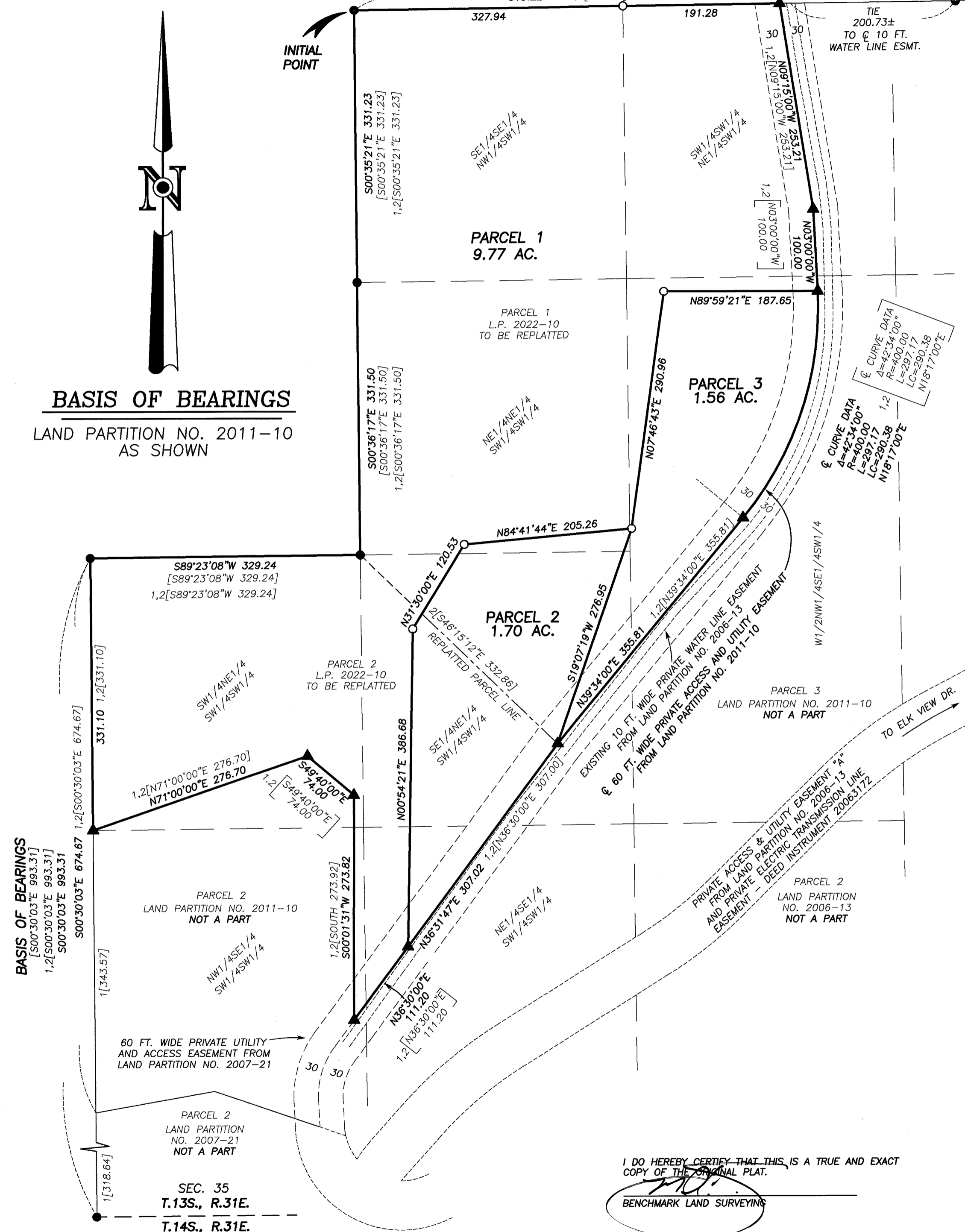


LAND PARTITION PLAT NO. 2024-02

A REPLAT OF PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2022-10 SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON



NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF DAVE LUNDY, OWNER OF PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. 2022-10, AS EVIDENCED BY DEED INSTRUMENT NO. 051064. THE PURPOSE OF THIS SURVEY WAS TO REPLAT BOTH PARCELS OF SAID LAND PARTITION NO. 2022-10 INTO THREE PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM SURVEY NO. 1732 AND LAND PARTITION PLAT NO. 2011-10. ALL FOUND PINS SHOWN HEREON ARE ACCEPTED AND UTILIZED AS CONTROL FOR THIS SURVEY.

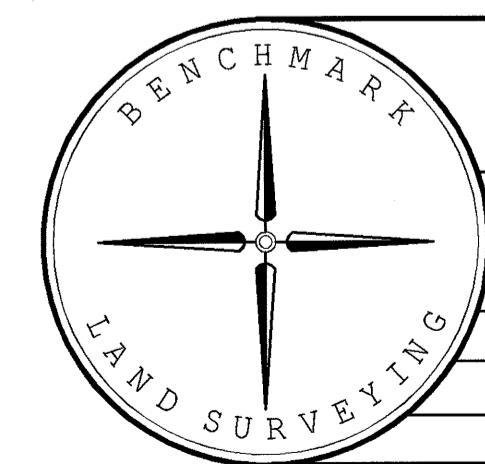
THIS PLAT WILL SERVE TO VACATE THE DIVISION LINE BETWEEN PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. 2022-10. NEW PINS WERE SET AT LOCATIONS APPROVED BY MR. LUNDY AND ACCORDING TO THE EVIDENCE FOUND. NO UNUSUAL CONDITIONS WERE FOUND DURING THE FIELD SURVEY. GOD BLESS AMERICA.

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP MARKED "BGB SURVEY MARKER" FROM SURVEY NO. 1732
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER" FROM SURVEY NO. 1732
- ▲ FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING" FROM LAND PARTITION NO. 2011-10
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- [] RECORD BEARING AND DISTANCE: SURVEY NO. 1732
- 1[] RECORD BEARING AND DISTANCE: LAND PARTITION PLAT NO. 2011-10
- 2[] RECORD BEARING AND DISTANCE: LAND PARTITION PLAT NO. 2022-10
- PREVIOUS PARCEL LINE REPLATTED AND VACATED BY THIS PLAT

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
BENCHMARK LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL C. SPRINGER #70918
EXPIRES: 6/30/2024



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmark1s.com

A REPLAT OF PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2022-10 SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	DAVID LUNDY	
SURVEYED BY	MCS	4/16/2024
DRAWN BY: MCS		SHEET 1 OF 2

LAND PARTITION PLAT NO. 2024-02

A REPLAT OF PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2022-10
SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M.,
CANYON CITY, GRANT COUNTY, OREGON

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- ANY AND ALL MATTER PERTAINING TO THE MINING DITCH FORM MILL CREEK KNOWN AS THE TRACY DITCH AS DISCLOSED IN DEED RECORDED MAY 13, 1937 IN BOOK 41, PAGE 623. THE DEED DOCUMENT DESCRIBES LAND IN THE NW1/4 SECTION 35. THERE IS NO SPECIFIC DESCRIPTION OF THE DITCH AND NO WIDTH IS GIVEN. NOT PLOTTED.
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CLEARWATER LAND EXCHANGE-OREGON, AN OREGON PARTNERSHIP. RECORDED SEPTEMBER 17, 2001 IN AS DEED INSTRUMENT NO. 212394.
- A POWER LINE RIGHT OF WAY MODIFICATION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN CLEARWATER LAND EXCHANGE-OREGON, AN OREGON PARTNERSHIP AND OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. A CORP. RECORDED SEPTEMBER 24, 2001 AS DEED INSTRUMENT NO. 212449. THE DEED DOCUMENT ONLY STATES THAT THE RIGHT OF WAY IS SITUATED IN SECTION 35. THERE IS NO SPECIFIC DESCRIPTION OF THE RIGHT OF WAY AND NO WIDTH IS GIVEN. NOT PLOTTED.
- A 10 FOOT WIDE PRIVATE WATER LINE EASEMENT CREATED ON LAND PARTITION PLAT NO. 2006-13. SAID EASEMENT GRANTED TO THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2, AND 3 OF SAID LAND PARTITION PLAT NO. 2006-13, AS SHOWN. (LAND PARTITION PLAT NO. 2006-13 DESCRIBES THIS EASEMENT AS BEING CENTERED ON AN EXISTING ROAD)
- A 60 FOOT WIDE PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT CREATED ON LAND PARTITION PLAT NO. 2011-10. SAID EASEMENT GRANTED TO PARCELS 1, 2 AND 3 OF SAID LAND PARTITION PLAT NO. 2011-10, AS SHOWN.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE EXTERIOR BOUNDARY AND THE REPLATTED PARCELS OF THIS PLAT. SAID REPLAT BEING SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2022-10, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 3, 2022 IN THE OFFICE OF THE GRANT COUNTY, OREGON CLERK.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 1 OF THIS LAND PARTITION AS THE INITIAL POINT.

CONTAINING 13.03 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DAVID LUNDY DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE REPLATTED INTO THE PARCELS AS SHOWN ON THE ANNEXED PLAT IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

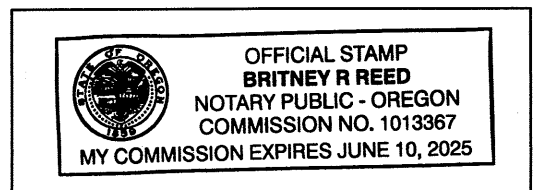
David Lundy
DAVID LUNDY

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 24, 2024, BY DAVID LUNDY

Britney R Reed
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES June 10, 2025



APPROVALS

APPROVED THIS 23 DAY OF APRIL, 2024.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 24 DAY OF APRIL, 2024.

[Signature]
CITY OF CANYON CITY, MAYOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO ~~THE~~ THE HAVE BEEN ASSESSED AND COLLECTED.

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 04/24/2024

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 24 DAY OF April, 2024 AT 3:25 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2024-02 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK - Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
BENCHMARK LAND SURVEYING

REFERENCES

- RECORD MAP OF SURVEY NO. 1732
- RECORD LAND PARTITION PLAT NO'S 2005-14, 2006-13, 2007-21, 2011-10 & 2022-10
- DEED RECORD INSTRUMENT NO. 051064
- PRELIMINARY TITLE REPORT ORDER NO. 28965

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

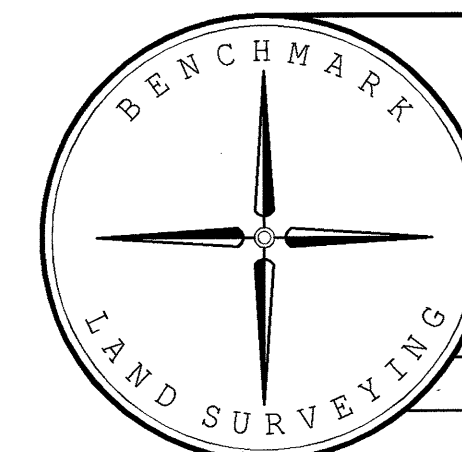
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 25 2024

[Signature]



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

A REPLAT OF PARCEL 1 AND PARCEL 2 OF
LAND PARTITION NO. 2022-10
SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M.,
CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	DAVID LUNDY
SURVEYED BY	MCS 4/16/2024
SCALE: 1"=100'	DRAWN BY: MCS SHEET 2 OF 2