

# LITTLE CANYON HEIGHTS ADDITION TO CANYON CITY

A Portion of Parcel 1, Land Partition No. 2002-02  
Situated in Gov't Lot 1, Section 2  
T14S, R31E, W.M.  
Town of Canyon City  
Grant County, Oregon

January 12, 2002  
Sheet 1 of 2

## APPROVALS

Approved this 27 day of JAN, 2003

Robert D. Beyer  
Grant County Surveyor

Approved this 19 day of February, 2003

Donald E. Thompson  
Mayor of City of Canyon City

Approved this 7 day of February, 2003

Madison J. Johnson  
Chairman of the City Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Gene D. Sutton  
Grant County Assessor and Tax Collector  
Date 02-20-2003

Approved by the Grant County Board of Commissioners this 29<sup>th</sup> day of JANUARY, 2003

Dennis Reynolds  
County Judge

Swet W. Myers  
Commissioner

Brad Britton  
Commissioner

I do hereby certify that this plat was received and recorded on the 20<sup>th</sup> day of Jan, 2003 at 11:25 o'clock A.M.

Bea D. Perry  
Grant County Clerk

I do hereby certify that this is a true and exact copy of Little Canyon Heights Addition.

Jack L. Watson  
Jack L. Watson

## DECLARATION

Know all people by these present that I, Charles J. Stinnett, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, said lands hereafter to be known as Little Canyon Heights, an addition to the Town of Canyon City, Oregon, and that I have caused the same to be surveyed, subdivided and platted into lots, public roads, and public utility easements in accordance with the provisions of ORS Chapter 92 and the subdivision ordinances of Canyon City. Charles J. Stinnett does hereby dedicate to the public without reservation or restriction, Elk View Drive, for ingress and egress as a public road, the public utility easements, also the sanitary sewer disposal system and the water supply system.

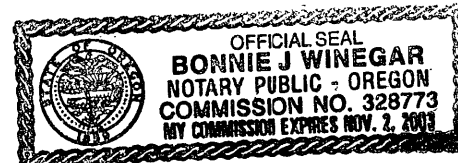
Charles J. Stinnett  
Charles J. Stinnett

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

Know all people by these presents, on this 18<sup>th</sup> day of February, 2003 before me, a notary public in and for the State of Oregon, personally appeared the above named, Charles J. Stinnett, who executed the foregoing declaration and who acknowledged to me that he executed the same freely and voluntarily for the purpose therein named.

Bonnie J. Winegar  
Notary Public of Oregon  
My Commission Expires 11-2-03



## EASEMENTS

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
- 3) A private easement, including the terms and provisions thereof, to West Coast Power Company, a Delaware corp., dated April 26, 1937, recorded April 26, 1937, in Deed Book 41, Page 603, records of Grant County, Oregon. No width is given, the easement is not shown due to insufficient data given in the deed.
- 4) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated April 1, 1970, recorded April 17, 1970, in Deed Book 103, Page 257, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width. The easement is not shown, the deed states "all as staked and/or constructed on the ground".
- 5) A private easement, including the terms and provisions thereof, to Jack McKenna, dba, Blue Mt. TV Cable Company, dated June 24, 1971, recorded June 24, 1971, in Deed Book 108, Page 155, records of Grant County, Oregon. For television cable lines, No width is given, the easement is not shown due to insufficient data given in the deed.

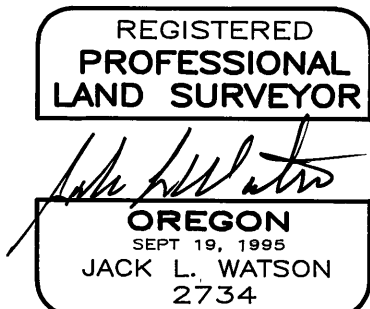
## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed, subdivided and marked with proper monuments, the lots of Little Canyon Heights, in accordance with the statutes of the State of Oregon. Little Canyon Heights, is a subdivision of a portion of Parcel 1, Land Partition No. 2002-02 situated in Gov't Lot 1 of Section 2, T14S, R31E, W.M., Town of Canyon City, Grant County, Oregon, described as follows:

Beginning at the NE corner of Section 2 which I designate as the Initial Point of this subdivision, which is a 2 1/2" x 30" aluminum pipe with attached 3" aluminum cap; thence S89°35'37"W, along the north line of said Gov't Lot 1, 550.00 feet; thence S00°29'44"E, 701.47 feet; thence 98.20 feet along the arc of a 120.00 foot radius curve left, the long chord of which bears (N67°29'50"E, 95.48 feet); thence 279.71 feet along the arc of a 1005.00 foot radius curve right, the long chord of which bears (N52°01'35"E, 278.81 feet); thence N60°00'00"E, 155.55 feet; thence 109.86 feet along the arc of a 530.00 foot radius curve right, the long chord of which bears (N65°56'18"E, 109.66 feet) to the east line of said Gov't Lot 1; thence leaving said right of way, N00°09'52"E, 374.76 feet to the point of beginning.

Little Canyon Heights contains 6.66 acres.

Cornerstone Surveying, Inc  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
575-1813



Renewal Date 6/30/2004

## NARRATIVE

This survey was performed at the request of Charlie Stinnett. The purpose of this survey is to subdivide a portion of Parcel 1, Land Partition No. 2002-02, dated January 25, 2002, recorded February 21, 2002 in the office of the Grant County Clerk.

A search was made of the available records pertaining to this survey. Canyon Mountain Heights addition to Canyon City lies north of this subdivision. Elk View Drive is an extension of the street platted in Canyon Mountain Heights. The right of way for Elk View Drive in this addition was surveyed and monumented as shown on Map of Survey No. 1619. I found and accepted the monuments along the right of way of Elk View Drive. The existing road center line of Izee Street, a county road, was located. The present road location was established as the county road on January 22, 2003, recorded in Grant County Commissioners Journal Z23821. The right of way for West Izee Street is shown on Survey No. 1647. A 2" iron pipe was found at the closing corner at the NE corner of Section 2. I set a monument at the intersection of the east line of Section 2 and the township line, which is the NE corner of Little Canyon Heights. The NE corner of William Skinner's property described in Deed Instrument No. 990604 is called for in the Town of Canyon City Charter Amendment, dated April 26, 1935. The NE corner of Mr. Skinner's property defines the city limits and was determined in this survey. I found and accepted the monuments at the NW corner of Lot 1 and at the SW corner of Lot 2, Block 2, Adam Heights Addition. I used the deed record distances and rotated the deed bearings counterclockwise 00°00'30" to establish the NE corner of Mr. Skinner's property. There are no water rights appurtenant to this subdivision.