

LAND PARTITION PLAT NO. 2025-06

A SINGLE PARCEL PARTITION OF LOTS 24 AND 25 OF CANYON MOUNTAIN HEIGHTS
SITUATED IN THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M.,
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE EXTERIOR BOUNDARY OF THIS SINGLE PARCEL LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M., TOWN OF CANYON CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 24 AND 25 OF CANYON MOUNTAIN HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK ON JANUARY 16, 2002.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF LOT 26 OF CANYON MOUNTAIN HEIGHTS AS THE INITIAL POINT OF THIS PLAT.

THIS LAND PARTITION CONTAINS 17,574 SQUARE FEET, MORE OR LESS.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF STEVEN AND SUSAN WESTER OWNERS OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBERS 20250906 AND 20250908, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 24 AND 25 OF CANYON MOUNTAIN HEIGHTS INTO A SINGLE PARCEL.

WE BEGAN THIS SURVEY BY LOCATING PERTINENT RECORD MONUMENTS FROM THE CANYON MOUNTAIN HEIGHTS. UNLESS OTHERWISE NOTED, I ACCEPT THE FOUND PINS SHOWN HEREON. MOST OF THE PINS ALONG THE WEST RIGHT OF WAY LINE OF ELK VIEW DRIVE HAVE EITHER BEEN DESTROYED OR DISTURBED BY THE INSTALLATION OF UTILITIES. SIMILARLY, MANY OF THE PINS ALONG THE WESTERLY BOUNDARY OF THE SUBDIVISION ARE DISTURBED AS THEY FALL ON A STEEP CUT BANK THAT IS SUSCEPTIBLE TO SLIDES. WE ALSO FOUND THE CENTERLINE PIN NEAR THE SOUTHEAST CORNER OF PARCEL 1 SOUTH, 0.08' FROM ITS RECORD POSITION. THIS IS WITHIN ACCEPTABLE TOLERANCE, BUT RATHER THAN RECALCULATE THE CENTERLINE AND RIGHT OF WAY CURVES, I HELD THE RECORD POSITION FOR THE END OF THE CURVE. THIS WAS DUE TO THE SUBSTANTIAL AMOUNT OF PINS WE LOCATED IN THE VICINITY OF THE PROJECT THAT WERE IN RECORD POSITION (IDENTIFIED HEREON AS "HELD").

I RESET THE NORTHEAST CORNER OF PARCEL 1 ON THE RIGHT OF WAY OF ELK VIEW DRIVE AT RECORD BEARING AND DISTANCE FROM THE NORTHWEST CORNER OF PARCEL 1. LIKEWISE, I RESET THE PIN ON THE RIGHT OF WAY OF ELK VIEW DRIVE NEAR THE SOUTHEAST CORNER OF PARCEL 1 AT ITS RECORD POSITION. GOD BLESS AMERICA.

EASEMENTS

- △ RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- △ COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 28, 2002 AS DEED INSTRUMENT NO. 220300 AND RERECORDED SEPTEMBER 18, 2006 AS DEED INSTRUMENT NO. 20062378.
- △ PUBLIC UTILITIES EASEMENT AS SHOWN ON THE PLAT OF CANYON MOUNTAIN HEIGHTS ADDITION. SAID EASEMENT BEING 8 FEET IN WIDTH, AS SHOWN HEREON.
- △ PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE AN ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. RECORDED JUNE 13, 2003 AS DEED INSTRUMENT NO. 20031843. SAID EASEMENT BEING 8 FEET IN WIDTH AND SHOWN HEREON AS BEING COINCIDENT WITH THE PUBLIC UTILITIES EASEMENT PARALLEL WITH AND ADJACENT TO THE RIGHT OF WAY LINES OF ELK VIEW DRIVE.
- △ EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS WE, STEVEN WESTER AND SUSAN WESTER, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO A SINGLE PARCEL IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Steven Wester
STEVEN WESTER

Susan Wester
SUSAN WESTER

APPROVALS

APPROVED THIS 16 DAY OF JUNE, 2025,

Michael C. Springer
UNION COUNTY SURVEYOR

APPROVED THIS 26 DAY OF JUNE, 2025,

Debra Dunton
TOWN OF CANYON CITY, MAYOR

ACKNOWLEDGMENTS

STATE OF OREGON)
COUNTY OF Grant) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 25, 2025, BY STEVEN WESTER AND SUSAN WESTER.

Kristen Coombs
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8-14-2028



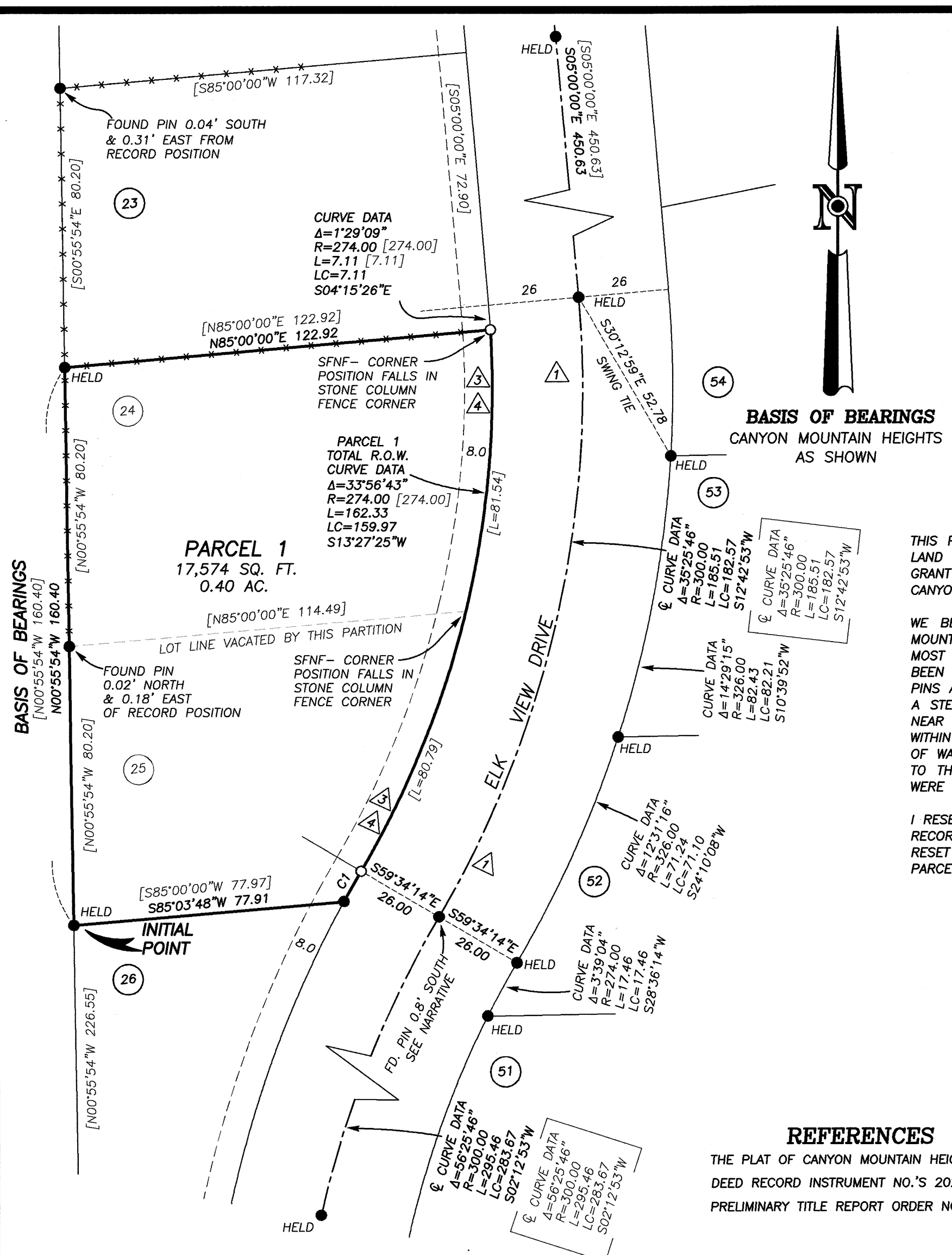
ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Debra Dunton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06/26/2025

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 26 DAY OF JUNE, 2025 AT 9:40 O'CLOCK A.M. AND RECORDED AS LAND PARTITION PLAT NO. 2025-06 GRANT COUNTY RECORDS.

Debra Dunton
GRANT COUNTY CLERK - DEPUTY CLERK

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



BASIS OF BEARINGS
CANYON MOUNTAIN HEIGHTS
AS SHOWN

REFERENCES

THE PLAT OF CANYON MOUNTAIN HEIGHTS
DEED RECORD INSTRUMENT NO.'S 20250906 & 20250908
PRELIMINARY TITLE REPORT ORDER NO. 29351

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	326.00	1°46'43"	10.12	S29°32'24"W	10.12
[C1]	326.00	1°45'51"	10.04	S29°32'51"W	10.04

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING, INC. FROM CANYON MOUNTAIN HEIGHTS
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- [] RECORD BEARING AND DISTANCE: CANYON MOUNTAIN HEIGHTS
- X-X FENCE LINE
- SFNF RECORD PIN SEARCHED FOR, NOT FOUND

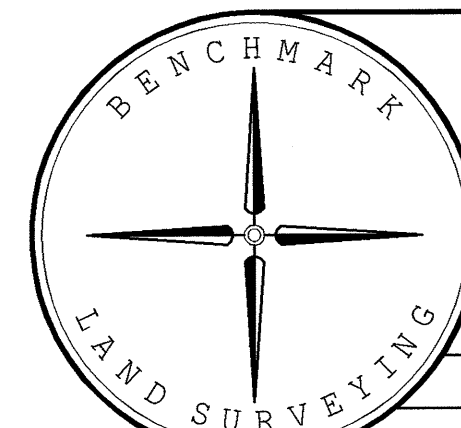
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 26 2025

BY: *Michael C. Springer*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2005
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2026



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-620-0676 ~ mike@benchmarkls.com

A SINGLE PARCEL PARTITION OF LOTS 24 AND 25 OF CANYON MOUNTAIN HEIGHTS SITUATED IN THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M., TOWN OF CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	STEVEN AND SUSAN WESTER	
SURVEYED BY	MCS & TLE	5/26/2025
SCALE: 1"=30'	DRAWN BY: MCS	