

SUBDIVISION REPLAT NO. 2018-R 01

A REPLAT OF LOTS 1 - 6 OF BLOCK 1 AND THE VACATED ALLEY AND VACATED FIRST STREET ADJACENT TO BLOCK 1 OF SENECA SITUATED IN THE SW1/4SW1/4 SECTION 35, T.16S., R.31E., W.M., CITY OF SENECA, GRANT COUNTY, OREGON

APPROVALS

APPROVED THIS 15th DAY OF MAY, 2018.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 21 DAY OF MAY, 2018.

[Signature]
MAYOR, CITY OF SENECA

APPROVED THIS 23rd DAY OF May, 2018.

[Signature]
GRANT COUNTY JUDGE

[Signature]
GRANT COUNTY COMMISSIONER

[Signature]
GRANT COUNTY COMMISSIONER

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 05/23/2018

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 23rd DAY OF May, 2018 AT 2:58 O'CLOCK P.M. AND RECORDED AS SENECA REPLAT NO. 2018-R 01, GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF JOSH WALKER ON BEHALF OF THE CITY OF SENECA. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOTS 1 THROUGH 6 OF BLOCK 1 OF SENECA, THE PORTION OF VACATED FIRST STREET AND THE VACATED ALLEY ADJACENT TO BLOCK 1 INTO THREE NEW LOTS AS SHOWN HEREON. THE SUBJECT PROPERTY IS DESCRIBED IN DEED INSTRUMENT NO. 222371 AND BOOK 93, PAGE 379, DEED RECORDS OF GRANT COUNTY, OREGON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. SENECA WAS PLATTED IN 1930 BY M.D. HALEY. IN 1978, CHARLES PALMER, PLS, RECORDED MAP OF SURVEY NO. 496, WHICH IS A RETRACEMENT OF THE ENTIRE SENECA SUBDIVISION. DURING THE COURSE OF HIS SURVEY, HE MONUMENTED NEARLY ALL OF THE BLOCK CORNERS IN SENECA, INCLUDING CORNERS ALONG SECOND STREET, AS SHOWN HEREON. RECORD SURVEY NO. 779 WAS CONDUCTED BY ROBERT BAGETT, PLS IN JULY 1983. DURING HIS SURVEY MR. BAGETT SET THE S1/4 OF SECTION 35 AND SHOWS THE BEARING OF S.89°39'44"E., BETWEEN THE SOUTHWEST CORNER AND S1/4 CORNER OF SAID SECTION 35, WHICH IS THE BASIS OF BEARINGS FOR THIS SURVEY. LAND PARTITION PLAT 2013-02 WAS PREPARED BY KENNETH DELANO, JR., PLS IN FEBRUARY 2013. DURING HIS SURVEY, MR. DELANO RESET THE INITIAL POINT OF SENECA AND OTHER MONUMENTS RELEVANT TO THIS SURVEY AS SHOWN HEREON.

I ALSO FOUND OREGON STATE HIGHWAY DEPARTMENT MAP NO. 5B-18-16. THERE IS NO DATE ON THE COPY OF THIS MAP THAT I OBTAINED. THE HIGHWAY MAP SHOWS AN ALIGNMENT FOR HIGHWAY 395 THROUGH SENECA THAT INCLUDES A CIRCULAR CURVE BEGINNING ADJACENT TO BLOCK 1 AT A POINT APPROXIMATELY 30 FEET NORTH OF THE SOUTH LINE OF SECTION 35. I SPOKE WITH EMPLOYEES OF THE OREGON DEPARTMENT OF TRANSPORTATION, REGION 5 SURVEY TEAM. IT WAS THEIR CONCLUSION, AS WELL AS MINE, THAT THERE IS NOT A DEEDED RIGHT OF WAY THROUGH THIS PORTION OF SENECA. THE STRIP MAP IS MOST LIKELY AN AS-BUILT MAP, BUT DOES NOT AFFECT OWNERSHIP. WITH THIS IN MIND, I SHOW THE EAST LINE OF BLOCK 1 EXTENDING IN A STRAIGHT LINE TO THE SOUTH LINE OF SECTION 35 AS PER THE ORIGINAL PLAT OF SENECA. I ALSO SHOW U.S. HIGHWAY 395 COINCIDENT WITH THE ORIGINAL LOCATION AND WIDTH OF BARNS AVENUE PER THE ORIGINAL PLAT OF SENECA.

AT THE REQUEST OF MR. WALKER, I HAVE DIVIDED THE SUBJECT PROPERTY INTO THREE EQUAL SIZE LOTS, AS SHOWN HEREON.

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 LOTS 7, 8 AND 9 OF THIS REPLAT, BEING SITUATED IN THE SW1/4 SECTION 35, T.16S., R.31E., W.M., CITY OF SENECA, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 1 OF THE TOWN OF SENECA, GRANT COUNTY, OREGON, AS SHOWN BY THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE IN BOOK 1 OF TOWN PLATS, AT PAGE 15. TOGETHER WITH THAT PORTION OF VACATED FIRST STREET AND THE ALLEY WHICH INURED THERETO PURSUANT TO VACATION THEREOF BY ORDER RECORDED SEPTEMBER 1, 1965 IN BOOK 93 OF DEEDS, PAGE 379.

I DO HEREBY DESIGNATE THE SW CORNER OF LOT 9 AS THE INITIAL POINT OF THIS REPLAT.

THIS REPLAT CONTAINS 0.99 ACRES, MORE OR LESS.

EASEMENTS

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, GRANTED TO WEST COAST POWER COMPANY, A CORP., RECORDED JULY 5, 1944 IN BOOK 47 PAGE 43. SAID EASEMENT BEING 20 FEET IN WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION AND INSUFFICIENT EVIDENCE ON THE GROUND.
3. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR SEWER LINE GRANTED TO CITY OF SENECA, RECORDED SEPTEMBER 26, 1973 IN BOOK 110 PAGE 447. SAID EASEMENT BEING 16 FEET IN WIDTH, AS SHOWN HEREON.
4. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP., RECORDED SEPTEMBER 26, 1990 INSTR. NO. 900825. SAID EASEMENT BEING 30 FEET WIDE, AS SHOWN HEREON.
5. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF SENECA, OREGON, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DOES HEREBY DECLARE THAT SAID CITY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

[Signature]
MAYOR, CITY OF SENECA

ACKNOWLEDGMENT

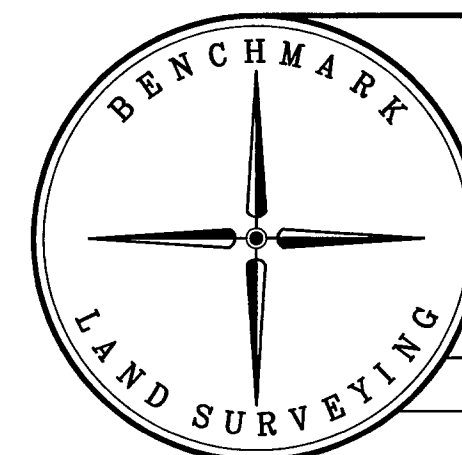
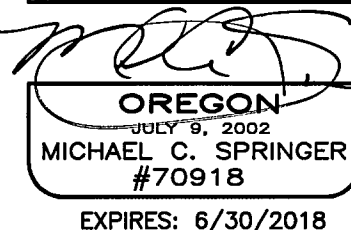
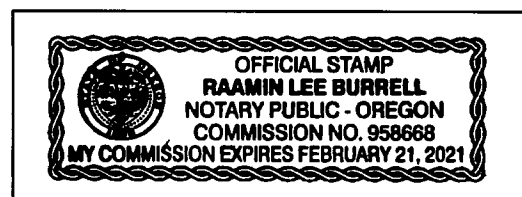
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 21ST, 2018, BY

RAAMIN LEE BURRELL

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 02/21/2018



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

[Signature]
BENCHMARK LAND SURVEYING

BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

REPLAT OF LOTS 1 - 6 OF BLOCK 1 AND THE VACATED ALLEY AND VACATED FIRST STREET ADJACENT TO BLOCK 1 OF SENECA SITUATED IN THE SW1/4SW1/4 SECTION 35, T.16S., R.31E., W.M., CITY OF SENECA, GRANT COUNTY, OREGON

SURVEYED FOR	CITY OF SENECA	
SURVEYED BY	MCS	4/12/2018
Drawn by: MCS		SHEET 2 OF 2