

LAND PARTITION PLAT NO. 2022-08

SITUATED IN NE1/4NW1/4 SECTION 2, T.17S., R.31E., W.M.
CITY OF SENECA, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF TERESA SOUTHWORTH ON BEHALF OF SOUTHWORTH BROS, INC., OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20201939. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND LAND PARTITION PLAT NO.'S 2003-09, 2013-02 AND 2019-04 AND RECORD MAP OF SURVEY NO'S 496, 779, 1337, 1509, 1517 AND 1674. WE LOCATED THE APPURTENANT CONTROLLING RECORD MONUMENTS SHOWN ON THE ANNEXED MAP. FOUND MONUMENTS ARE ACCEPTED, UNLESS OTHERWISE NOTED. THE PINS NOT ACCEPTED APPEAR TO HAVE DISTURBED BY FENCING ACTIVITIES.

NEW PINS WERE SET IN ACCORDANCE WITH THE DEED DESCRIPTION, THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY THE SOUTHWORTHS. 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.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD OF MAP SURVEYS NO.'S 496, 779, 981, 1337, 1509
1517 & 1674

LAND PARTITION PLAT NO.'S 99-19, 2003-09, 2013-02 & 2019-04

1930 PLAT OF SENECA

DEED RECORD INSTRUMENT NO. 20201939

PRELIMINARY TITLE REPORT ORDER NO. 28399

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 BOUNDARY AND PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE NE1/4NW1/4 SECTION 2, T.17S., R.31E., CITY OF SENECA, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED FS&E SURVEY MARKER, SAID POINT BEING S.89°38'00"E., A DISTANCE OF 1911.50 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 34 AND 35, T.16S., R.31E., W.M. AND SECTIONS 2 AND 3, T.17S., R.31E., W.M.;

THENCE S.00°22'00"W., 414.00 FEET;
THENCE S.89°38'00"E., 237.00 FEET;
THENCE N.00°22'00"E., 414.00 FEET;
THENCE N.89°38'00"W., 237.00 FEET TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 98,118 SQUARE FEET (2.25 ACRES).

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT, SOUTHWORTH BROS, INC., DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT SAID CORPORATION HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

APPROVALS

APPROVED THIS 7 DAY OF SEPTEMBER, 2022.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 12 DAY OF September, 2022.

[Signature]
CITY OF SENECA, MAYOR

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 09/14/2022

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 14th DAY OF September, 2022 AT 11:10 O'CLOCK AM., AND RECORDED AS LAND PARTITION PLAT NO. 2022-08 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

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

[Signature]
BENCHMARK LAND SURVEYING

[Signature]
JACK SOUTHWORTH, PRESIDENT
SOUTHWORTH BROS, INC.

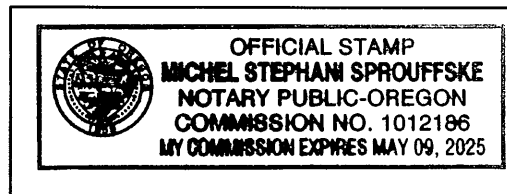
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 12, 2022, BY JACK SOUTHWORTH.

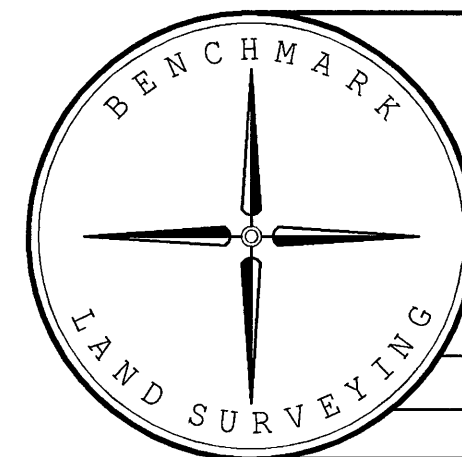
[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES May 09, 2025



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2024



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

LAND PARTITION PLAT
SITUATED IN NE1/4NW1/4 SEC. 2, T.17S., R.31E., W.M.
CITY OF SENECA, GRANT COUNTY, OREGON

SURVEYED FOR	SOUTHWORTH BROS., INC	
SURVEYED BY	MCS & DDD	8/22/2022
	DRAWN BY: DDD	SHEET 2 OF 2