

REPLAT NO. 2018- R02

BEING A REPLAT OF THE W1/2 LOT 8 AND AND ALL OF LOT 9 OF BREEDLOVE ADDITION
SITUATED IN THE S1/2SW1/4 SECTION 23, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF JOE AND LINDSEY MADDEN ON BEHALF OF DAVID HUFF, OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 990008. THE PURPOSE OF THIS SURVEY WAS TO REPLAT MR. HUFF'S PROPERTY INTO TWO LOTS, AS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON RECORD SURVEY NO'S 1042, 1203 AND 1961. I ACCEPT THE FOUND MONUMENTS FROM THESE SURVEYS SHOWN ON THE ANNEXED PLAT. A NOTE ON THE ORIGINAL PLAT OF BREEDLOVE STATES: "ALL CORNERS MARKED IN ACCORDANCE WITH CHAPTER 159, OREGON LAWS OF 1949." I FOUND A 1 INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 5 OF SAID BREEDLOVE ADDITION. THIS PIPE HAS BEEN ACCEPTED AS THE LOT CORNER IN PREVIOUS SURVEYS AND I ACCEPT IT AS WELL.

TO ESTABLISH THE SOUTH LINE OF LOTS 5 THROUGH 9, I HELD THE FOUND AND COMMONLY ACCEPTED 1 INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 5 AND THE FOUND IRON PIN AT THE SOUTHWEST CORNER OF LOT 9. THE LOT WIDTHS ALONG SAID SOUTH LINE WERE THEN CALCULATED BY PROPORTIONATE MEASURE. THE NORTH LINE OF LOTS 6 THROUGH 9 IS PARALLEL TO AND 20 FEET DISTANT FROM THE CENTERLINE OF NW FIRST AVENUE. I HELD THE PLAT RECORD DISTANCE OF 203.7 FEET FROM THE NORTHEAST CORNER OF LOT 6 TO THE NORTHWEST CORNER OF LOT 9.

THE DESCRIPTION IN DEED INSTRUMENT NO. 990008 EXCEPTS TWO RIGHT OF WAY CONVEYANCES DESCRIBED IN DEED RECORD BOOK 104, PAGE 253 AND IN DEED INSTRUMENT NO. 922338 BOTH OF WHICH ARE SHOWN ON RECORD SURVEY NO'S 1042 AND 1203, RESPECTIVELY. SINCE THERE WAS NO CONVEYANCE FROM THE CITY TO THE ADJACENT LANDOWNER, THE CHANGES IN RIGHT OF WAY ONLY AFFECTED A PORTION OF THE WEST LINE OF LOT 10, AS SHOWN ON THE ANNEXED PLAT. THE REMAINDER OF THE WEST LINE OF LOT 10 AND THE WEST LINE OF LOT 11 ARE UNAFFECTED BY CHANGES IN THE RIGHT OF WAY AND ARE SHOWN HEREON IN CONFORMITY WITH THE ORIGINAL BOUNDARY FROM SAID BREEDLOVE ADDITION.

I REPLACED THE MISSING APPURTENANT RIGHT OF WAY MONUMENTS SHOWN ON SURVEY NO. 1023 IN THEIR RECORD POSITIONS. NEW PINS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY JOE AND LINDSEY MADDEN. THE NORTHEAST CORNER OF LOT 10 FALLS ON THE FACE OF A BLOCK RETAINING WALL. AN OFFSET PIN WAS SET S.00°02'57"E., 1.71 FEET FROM THE TRUE CORNER POSITION. WE SET COPPER DISCS AT THE TWO CORNERS ALONG THE WEST LINE OF LOT 10 THAT FELL IN THE CONCRETE SIDEWALK.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1042, 1203 & 1961
PLAT OF BREEDLOVE ADDITION TO JOHN DAY
DEED RECORD INSTRUMENT NO.'S 922338, 990008 & 20180244
PRELIMINARY TITLE REPORT ORDER NO. 26211

APPROVALS

APPROVED THIS 14 DAY OF SEPT., 2018.

[Signature]
DEPUTY
UNION COUNTY SURVEYOR

APPROVED THIS 13 DAY OF October, 2018.

[Signature]
CITY OF JOHN DAY, MAYOR

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11/2/2018

APPROVED THIS 24th DAY OF October, 2018.

[Signature]
GRANT COUNTY JUDGE

[Signature]
GRANT COUNT COMMISSIONER

[Signature]
GRANT COUNT COMMISSIONER

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 19th DAY OF November, 2018 AT
8:09 O'CLOCK A.M., AND RECORDED AS REPLAT NO.
2018-R02 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

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED LOTS 10 AND 11 OF THIS REPLAT OF A PORTION OF BREEDLOVE ADDITION TO JOHN DAY. SAID REPLAT BEING SITUATED IN THE S1/2SW1/4 SECTION 23, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE W1/2 OF LOT 8 AND ALL OF LOT 9 OF BREEDLOVE ADDITION OF THE CITY OF JOHN DAY, GRANT COUNTY, OREGON, AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE IN BOOK 2 OF TOWN PLATS, AT PAGE 10.

SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF JOHN DAY, OREGON BY DEEDS RECORDED SEPTEMBER 16, 1970, IN BOOK 104, PAGE 253, AND NOVEMBER 12, 1992 AS INSTRUMENT NO. 922338, FOR RIGHT OF WAY.

CONTAINING 0.18 ACRES (7677 SQ. FT.)

I DO HEREBY DESIGNATE THE SE CORNER OF THE E1/2 OF LOT 8 OF SAID BREEDLOVE ADDITION AS THE INITIAL POINT OF THIS REPLAT.

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

DECLARATION

KNOW ALL PEOPLE BY THE PRESENTS THAT I DAVID E. HUFF, DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE REPLATTED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

[Signature]
DAVID E. HUFF

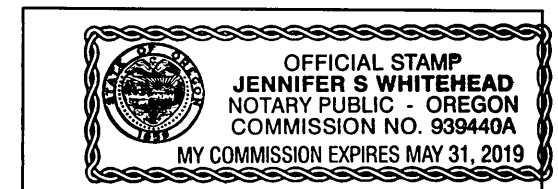
ACKNOWLEDGMENT

STATE OF Oregon } ss
COUNTY OF Lincoln }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 09, 2018,
BY DAVID E. HUFF.

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES May 31, 2019



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2020

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

Nov 19, 2018

BY: *[Signature]*



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-623-5852

BEING A REPLAT OF THE W1/2 LOT 8 AND AND ALL OF LOT
9 OF BREEDLOVE ADDITION SITUATED IN THE S1/2SW1/4
SECTION 23, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR DAVID HUFF / JOE AND LINDSEY MADDEN

SURVEYED BY MCS & JBS 9/10/2018

Drawn by: MCS SHEET 2 OF 2

RECORD MAP OF SURVEY NO. 2098