

# REPLAT NO. 2020-R 02

## 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 LOTS OF THIS REPLAT. SAID REPLAT INCLUDES PORTIONS OF LOTS 1, 8 AND 11 AND SLIFFE ALLEY AND ALL OF LOT 2 OF BLOCK F OF THE 1914 PLAT OF JOHN DAY. SAID REPLAT BEING SITUATED IN THE NE1/4NW1/4 SECTION 26, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING, SAID IRON PIN BEING SITUATED AT THE NORTHEAST CORNER OF LOT 3 OF BLOCK F OF SAID PLAT OF JOHN DAY;

THENCE S.00°09'15"E., 261.30 FEET;

THENCE S.00°34'30"W., 75.55 FEET;

THENCE S.89°42'54"E., 30.08 FEET;

THENCE S.00°34'30"W., 121.98 FEET TO THE NORTH LINE OF AN UNDEDICATED ALLEY;

THENCE ALONG THE NORTH LINE OF SAID UNDEDICATED ALLEY THE FOLLOWING COURSES AND DISTANCES:

S.87°25'43"E., 63.21 FEET TO THE EAST LINE OF SLIFFE ALLEY;

S.00°12'44"W., 1.80 FEET ALONG THE EAST LINE OF SLIFFE ALLEY;

S.89°47'16"E., 34.00 FEET TO THE SOUTHWEST CORNER OF THE HARDWARE WAREHOUSE TRACT;

THENCE LEAVING THE NORTH LINE OF SAID UNDEDICATED ALLEY, ALONG THE WEST LINE OF SAID WAREHOUSE TRACT, N.00°12'44"E., 25.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID WAREHOUSE TRACT S.89°47'16"E., 71.00 FEET TO THE WEST RIGHT OF WAY LINE OF NE DAYTON STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, N.00°12'44"E., 268.03 FEET;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S.89°50'50"W., 84.60 FEET;

THENCE N.02°47'01"W., 71.57 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF SAID BLOCK F;

THENCE ALONG THE WEST LINE OF SAID LOT 1, N.00°12'44"E., 100.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE FIRST AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S.89°50'50"W., 110.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 70,940 SQFT. (1.63 ACRES)

## EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- LEASE AGREEMENT AND PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FROM JOHN DAY, OREGON, LODGE NO. 1824 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, AN OREGON CORPORATION TO THE SENIOR CITIZENS OF GRANT COUNTY, A CORPORATION. DATED FEBRUARY 24, 1977, RECORDED FEBRUARY 25, 1977 IN BOOK 116, PAGE 320. SAID EASEMENT BEING 20 FEET IN WIDTH, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES GRANTED TO THE SENIOR CITIZENS OF GRANT COUNTY. RECORDED APRIL 11, 1977 IN BOOK 116, PAGE 621. SAID EASEMENT BEING 20 FEET IN WIDTH, AS SHOWN.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

APR 28 2020

BY: [Signature]

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 28<sup>th</sup> DAY OF April, 2020 AT  
10:00 O'CLOCK A.M., AND RECORDED AS REPLAT NO.  
2020-R 02 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

REPLAT OF PORTIONS OF LOTS 1, 8, 11 AND SLIFFE ALLEY  
AND ALL OF LOT 2 OF BLOCK F OF THE 1914 PLAT OF JOHN DAY.  
SITUATED IN THE NE1/4NW1/4 SECTION 26, T.13S., R.31E. W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT THE JOHN DAY, OREGON, LODGE #1824 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, WHO ALSO ACQUIRED TITLE AS JOHN DAY, OREGON, LODGE #1824 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, AN OREGON CORPORATION AND AS JOHN DAY, OREGON LODGE NO. 1824 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID LODGE 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 ON THE ANNEXED PLAT.

SAID LODGE DOES HEREBY CREATE A PRIVATE ACCESS FOR THE PURPOSE OF INGRESS AND EGRESS FROM LOT 14 TO NE DAYTON STREET. SAID EASEMENT BEING OVER AND ACROSS THE NORTH 20 FEET OF LOT 15, AS SHOWN.

[Signature]  
JOHN DAY, OREGON, LODGE #1824 OF THE BENEVOLENT AND  
PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA

## ACKNOWLEDGMENT

STATE OF Oregon SS  
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 24, 2020,

BY Charles A. Caughlin E.R.

[Signature]  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8/24/2020



## APPROVALS

APPROVED THIS 22 DAY OF APRIL, 2020.

[Signature] DEPUTY  
JUNIOR COUNTY SURVEYOR

APPROVED THIS 24<sup>th</sup> DAY OF April, 2020.

[Signature]  
CITY OF JOHN DAY

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

[Signature] CHIEF DEPUTY ASSESSOR  
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 4/24/20

APPROVED THIS 27<sup>th</sup> DAY OF April, 2020.

[Signature]  
GRANT COUNTY JUDGE

[Signature]  
GRANT COUNTY COMMISSIONER

[Signature]  
GRANT COUNTY COMMISSIONER

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SANDIE GILSON ON BEHALF OF THE JOHN DAY, OREGON LODGE #1824 OF THE BENEVOLENT AND PROTECTIVE ORDER OF THE ELKS OF THE UNITED STATES OF AMERICA (THE ELKS). THE PURPOSE OF THIS SURVEY WAS TO REPLAT PORTIONS OF BLOCK F OF JOHN DAY INTO THREE NEW LOTS AS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS. GRANT COUNTY SURVEYOR'S RECORDS INCLUDED RELEVANT RECORD MAP OF SURVEY NO.'S 135, 208, 1008, 1054 AND 1870 AND THE 1914 PLAT OF JOHN DAY BY VERNON GLAZE. I BEGAN THE SURVEY BY LOCATING AND ACCEPTING THE APPURTENANT SURVEY MONUMENTS FROM THESE SURVEYS.

I HELD THE EAST LINES OF LOT 3 AND A PORTION OF LOT 4 AS PER RECORD SURVEY NO.'S 208 AND 1870. THE WEST RIGHT OF WAY LINE OF NE DAYTON STREET IS DETERMINED BY HOLDING THE CENTERLINE MONUMENTS AND USING THE RECORD RIGHT OF WAY WIDTHS PER SURVEY NO. 1008. LIKEWISE, THE SOUTH RIGHT OF WAY LINE OF NE FIRST STREET IS DETERMINED BY HOLDING THE CENTERLINE MONUMENTS AND USING THE RECORD RIGHT OF WAY WIDTHS PER SURVEY NO. 1008.

A PORTION OF THE SOUTHERN BOUNDARY OF THE ELKS TRACT RUNS ALONG AN UNDEDICATED ALLEY OF VARIABLE WIDTH. OTHER PORTIONS OF THE SOUTH BOUNDARY ARE ALONG THE WEST AND NORTH LINES OF THE HARDWARE WAREHOUSE TRACT (TRACT 4). I USED DEED CALLS AND RECORD DIMENSIONS FROM SURVEY NO. 135 TO DETERMINE THE APPROXIMATE LOCATION OF TRACT 4. UPON A SEARCH OF THE VICINITY, I FOUND A 5/8" IRON PIN PROJECTING FROM THE BASE OF THE CONCRETE WALL AT THE SOUTHEAST CORNER OF THE ELK'S BUILDING. JIM BELLINGER OF TRUE VALUE HARDWARE INFORMED ME THAT FOR MANY YEARS, MEMBERS OF THE ELK'S LODGE HAVE TOLD HIM THIS WAS THE PROPERTY CORNER. THE FOUND PIN FITS HARMONIOUSLY WITH THE SURVEY AND DEED RECORDS AND IMPROVEMENTS. I PROCEED TO ESTABLISH THE SOUTH LINE OF TRACT 4 AS FOLLOWS: FROM THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF NE DAYTON STREET AND THE NORTH RIGHT OF WAY LINE OF HIGHWAY 26, I RUN ALONG THE WEST RIGHT OF WAY LINE OF NE DAYTON STREET THE DEED RECORD DISTANCE OF 111.30 FEET TO THE NE CORNER OF THE JOHN DAY HARDWARE TRACT. I THEN TURN 90°00'00" WESTERLY FROM THE RIGHT OF WAY LINE, WHICH YIELDS THE BEARING OF N.89°47'16"W. FROM THE AFOREMENTIONED 5/8" IRON PIN PROJECTING FROM THE ELK'S WALL I RUN THIS SAME BEARING EASTERLY TO THE RIGHT OF WAY LINE OF NE DAYTON STREET (ESTABLISHING THE NE CORNER OF TRACT 4). FROM THE NE CORNER OF TRACT 4, I RUN N.89°47'16"W, THE FULL DEED RECORD DISTANCE OF 71.00 FEET TO THE NW CORNER OF TRACT 4. THE WEST LINE OF TRACT 4 IS 25.00 FEET IN LENGTH AND PARALLEL WITH NE DAYTON STREET. THE SOUTH LINE OF TRACT 4 IS PARALLEL TO AND 25.00 FEET DISTANT FROM THE NORTH LINE OF SAID TRACT 4.

FROM THE SW CORNER OF TRACT 4, I EXTENDED THE BEARING OF N.89°47'16"W. THE DEED RECORD DISTANCE OF 34.00 FEET TO ESTABLISH A POINT ON THE EAST LINE OF SLIFFE ALLEY. FROM THE FOUND PIN ON THE NORTH SIDE OF THE UNDEDICATED ALLEY I EXTEND THE BEARING OF S.87°25'43"E., 63.21 FEET TO INTERSECT THE EAST LINE OF SLIFFE ALLEY. THIS CREATED A 1.80 FOOT JOG IN THE NORTH LINE OF THE UNDEDICATED ALLEY.

I DETERMINE THE WIDTHS OF LOTS 1, 2 AND 3 ALONG NE FIRST AVE. AS FOLLOWS: LOT 3 HAS BEEN SURVEYED AND MONUMENTED BY GIVING THE LOT ITS PLAT RECORD WIDTH OF 151.6 FEET SINCE 1988. IN ORDER TO STAY CONSISTENT WITH THE RECORDS, I GAVE LOT 3 ITS RECORD WIDTH OF 151.60 FEET. THE NORTH LINES OF LOTS 1 AND 2 WERE DETERMINED BY PROPORTIONATE MEASURE. TRACTS 1 AND 2 ARE CONTAINED IN THE NORTH 100 FEET OF LOT 1 OF BLOCK F. TRACT 3 IS ALSO CONTAINED WITHIN SAID LOT 1, BUT THE DEED CALL ALONG THE SOUTH LINE IS 85.0 FEET RATHER THAN THE PLAT RECORD OF 86.0 FEET. I RESEARCHED SEVERAL HISTORIC ITERATIONS OF THE DEED FOR TRACT 3 IN SEARCH OF A TYPOGRAPHICAL ERROR, BUT FOUND NONE. THE SOUTH LINE OF TRACT 3 IS HELD AT 85.00 FEET AS SHOWN HEREON.

NEW EXTERIOR BOUNDARY PINS WERE SET AS OUTLINED HEREIN AND ACCORDING THE EVIDENCE FOUND. I SET NEW PARCEL CORNERS AT THE DIRECTION OF MS. GILSON ON BEHALF OF THE ELKS LODGE.

## REFERENCES

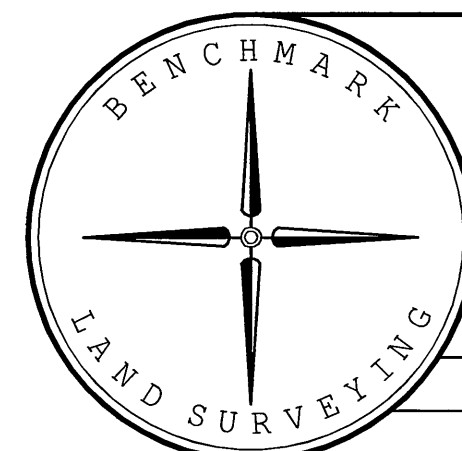
RECORD MAP OF SURVEY NO.'S 135, 208, 1008, 1246,  
1054, 1739 & 1870

1914 PLAT OF JOHN DAY BY VERNON GLAZE

DEED RECORD INSTRUMENT NO.'S 971236, 211325, 20170833,  
20181259 & 20182697

DEED RECORD BOOK 73, PAGE 567  
BOOK 76, PAGE 590  
BOOK 105, PAGE 63

PRELIMINARY TITLE REPORT ORDER NO. 26600



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 1207 DEWEY AVE., BAKER CITY, OREGON 541-575-1251 ~ 541-523-5852		
REPLAT OF PORTIONS OF LOTS 1, 8, 11 AND SLIFFE ALLEY AND ALL OF LOT 2 OF BLOCK F OF THE 1914 PLAT OF JOHN DAY. SITUATED IN THE NE1/4NW1/4 SECTION 26, T.13S., R.31E. W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON		
SURVEYED FOR	JOHN DAY, OR., ELKS LODGE #1824	
SURVEYED BY	MCS, ERS	4/18/2020
SCALE: 1"=40'	DRAWN BY: MCS	SHEET 2 OF 2

RECORD MAP OF SURVEY NO. 2128