

RE-PLAT NO. 1010-04
RE-PLAT OF LOTS 3, 4 & 5, BLOCK 1
MOUNTAIN VIEW SUBDIVISION, TRACT A
SITUATED IN THE SW1/4 OF SECTION 21,
T13S, R31E, W.M.
GRANT COUNTY, OREGON

March 2, 2020
Sheet 2 of 2

APPROVALS

Approved this 20 day of May, 2020
[Signature]
Grant County Surveyor

Approved this 18 day of June, 2020
Sharon Hunt for Shannon Springer
Grant County Planning Director

Approved this 2 day of JUNE, 2020
By the Grant County Board of Commissioners

Scott W. Myers 6/1/2020
County Judge
[Signature] 6/1/2020
Commissioner
[Signature]
Commissioner

All ad valorem and special assessments due pursuant to law have been assessed and collected.

[Signature]
Grant County Assessor and Tax Collector
Date 06/01/2020

I do hereby certify that this plat was received on the 8th day of June, 2020 at 9:30 o'clock A.M., and recorded as Re-Plat 1010-04.
Bruce F. [Signature]
Grant County Clerk

DECLARATION

Know all people by these presents that we, Tom G. Dieker, Christine Dieker, Dave Dieker, Dennis L. McKinnon and Kathy D. McKinnon, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be re-platted in accordance with the provisions of ORS Chapter 92 as shown hereon.

[Signature] Tom G. Dieker
[Signature] Christine Dieker
[Signature] Dave Dieker
[Signature] Dennis L. McKinnon
[Signature] Kathy D. McKinnon

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

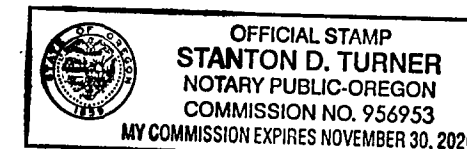
- 1) Rights of the public in and to any portion lying within the boundaries of streets, roads and highways.
- 2) A private utility easement, including the terms and conditions thereof, to West Coast Power Co., no width is given, recorded September 15, 1936, in Book 41, Page 354, deeds of Grant County, Oregon.
- 3) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Co., 40 feet in width, recorded August 28, 1951, in Book 63, Page 457, deeds of Grant County, Oregon. Not shown, easement states "All as staked on the ground", no utility line is constructed.
- 4) Private utility easements, including the terms and conditions thereof, as shown on the Plat of Tract A Mountain View Subdivision, 16 feet in width, recorded December 24, 1971, in the office of the Grant County Clerk in Book 2, Town Plats, Pages 29-30.
- 5) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Co., 16 feet in width, recorded April 5, 1972, in Book 108, Page 53, deeds of Grant County, Oregon.
- 6) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Co-Operative, no width is given, recorded April 10, 1989, in Book 138, Page 602, deeds of Grant County, Oregon. Not shown, easement states "All as staked on the ground", no utility line is constructed.
- 7) A public water line easement, including the terms and conditions thereof, to the City of John Day, 20 feet in width, recorded June 15, 1989, in Book 138, Page 992, deeds of Grant County, Oregon.
- 8) A private utility easement, including the terms and conditions thereof, to Oregon trail Electric Consumers Co-Operative, 15 feet in width, recorded August 9, 2012, in Instrument No. 20121589, deeds of Grant County, Oregon.
- 9) A private utility easement, including the terms and conditions thereof, to Oregon trail Electric Consumers Co-Operative, 20 feet in width, recorded August 9, 2012, in Instrument No. 20121590, deeds of Grant County, Oregon.

ACKNOWLEDGEMENTS

STATE OF OREGON }
COUNTY OF GRANT } ss
Marion

This instrument was acknowledged before me on this 26th day of May, 2020, by Tom G. Dieker.

[Signature] Stanton D. Turner
Notary Public of Oregon
My commission expires: 11/30/2020



STATE OF OREGON }
COUNTY OF GRANT } ss
Marion

This instrument was acknowledged before me on this 26th day of May, 2020, by Christine Dieker.

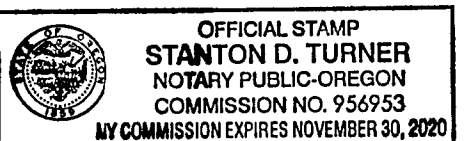
[Signature] Stanton D. Turner
Notary Public of Oregon
My commission expires: 11/30/2020



STATE OF OREGON }
COUNTY OF GRANT } ss
Marion

This instrument was acknowledged before me on this 26th day of May, 2020, by Dave Dieker.

[Signature] Stanton D. Turner
Notary Public of Oregon
My commission expires: 11/30/2020



SURVEYOR'S CERTIFICATE

I, Carl J. Stout, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Lots 10, 11 and 12 of this Re-Plat. This is a Re-Plat of Lots 3, 4 and 5, Block 1, of Tract A Mountain View Subdivision, which is recorded in the office of the Grant County Clerk. This Re-Plat is situated in the SW1/4 of Section 21, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Lots 3, 4 and 5, Block 1 of Tract A Mountain View Subdivision.

The Initial Point is the SE corner of Lot 12, which is a 5/8" iron pin with attached blue plastic cap.

The three lots of this Re-Plat contain 4.48 acres.

Carl Stout Surveying
112 Lamford Road
John Day, Oregon 97845
(541)620-2298



NARRATIVE

This survey was performed at the request of Dave Dieker. The purpose of this survey was to Re-Plat Lots 3, 4 & 5, Block 1, Mountain View Subdivision, Tract A. Mountain View Subdivision is recorded in the office of the Grant County Clerk in Book 2, Page 29-30 of Town Plats. Lot 3 is in the name of Tom and Christine Dieker and Dave Dieker, recorded in Grant County, Inst. No. 20190570. Lot 4 is in the name of Tom and Christine Dieker, recorded in Grant County, Inst. No. 20191764. Lot 5 is in the name of Dennis and Kathy McKinnon, recorded in Grant County Deed Book 108, Page 544.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments shown hereon. I found and accepted two monuments on the south right of way line of the highway. The monument found on the south right of way line at highway station 318+02.71 was established as shown on the Mountain View Subdivision plat. The monument found at the NE corner of Lot 3 was set during Survey No. 202. I used these two monuments to position the highway right of way, which is shown on Highway Drawing No. 7B-16-21, dated January 1974. Highway Drawing No. 7B-16-21 are grid bearings, which I rotated clockwise 01°05'27". The monuments found at the SE and NE corner of Lot 2 were used for the lot line between Lots 2 and 3. The monument at the NE lot corner is not on the highway right of way line and was used for the direction of the lot line only. The monument at the SE lot corner was accepted. I used the same procedure to establish the east line of Lot 12. The found monument at the NE corner of Lot 12 was used for the direction of the lot line only and a new monument was set where the lot line intersects the highway right of way line. I projected the line between found monuments along the north line of Lot 6 to intersect the east line of Lots 6 and 12 to position the SE corner of Lot 12. I did not use a proportion along the east line of lots 6 and 12 because the NE corner of Lot 12 is N12°27'56"W, 1.22 feet out of position.

Many of the monuments along Vista Drive are gone. I accepted the found monuments as shown to position Vista Drive. I found and accepted a Grant County surveyor brass cap at the SW corner of Section 21 and the brass cap monument at the Initial Point to establish my basis of bearings.

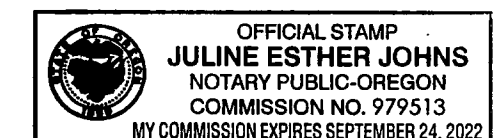
New monuments were established at the locations approved by Dave Dieker for the corners of the new Lots 10, 11 and 12. The purposed was to make Lots 10 and 11 each 1.00 acre. The lot line between Lots 11 and 12 was adjusted to gain the necessary acreage.

This survey was performed using RTK GPS receivers.

STATE OF OREGON }
COUNTY OF GRANT } ss

This instrument was acknowledged before me on this 1 day of June, 2020, by Dennis L. McKinnon and Kathy D. McKinnon.

[Signature]
Notary Public of Oregon
My commission expires: 9-24-2020



I do hereby certify that this is a true and exact copy of the original re-plat.

[Signature]
Carl J. Stout, PLS