

REPLAT NO. 2021-R 01

A REPLAT OF LOT 29 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE NE1/4 AND THE SE1/4 SECTION 27, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

NARRATIVE

THIS REPLAT WAS PREPARED AT THE REQUEST OF NICHOLAS GREEN, MANAGER FOR THE CITY OF JOHN DAY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 29 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION INTO THREE NEW LOTS.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND RECORD MAP OF SURVEY NO'S 324, 515, 1659, 1715 AND THE PLAT OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION. UNLESS OTHERWISE NOTED, THE FOUND MONUMENTS SHOWN HEREON FROM THESE SURVEYS ARE ACCEPTED.

THE DIVISION LINE BETWEEN LOT 31 AND LOT 32 IS A WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3. THE NEW MONUMENT AT THE SOUTHWEST CORNER OF LOT 31 IS SET ACCORDING TO THE EVIDENCE FOUND AND AT A LOCATION APPROVED BY MR. GREEN. GOD BLESS AMERICA.

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 BEING SITUATED IN SECTION 27, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 29 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED FOR THE RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON OCTOBER 15, 2003.

EXCEPTING THEREFROM THE RIGHTS OF WAY FOR NORTH INDUSTRIAL LANE (COUNTY ROAD NO. 80-C) AND WEST INDUSTRIAL ROAD (COUNTY ROAD NO. 80-D)

THIS PARTITION CONTAINS 54.42 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE FOUND 5/8" IRON PIN AT THE C1/4 CORNER SAID SECTION 27 AS THE INITIAL POINT OF THIS REPLAT.

EASEMENTS

1. ANY RIGHTS OF WAY FOR PUBLIC UTILITIES CROSSING THE DESCRIBED LANDS.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
3. PRIVATE EASEMENT AS RESERVED IN DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROAD EASEMENT IN COMMON WITH OTHERS. RECORDED DECEMBER 23, 1975 IN BOOK 114, PAGE 55. SAID EASEMENT BEING 20 FEET IN WIDTH. (EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO EVA M. HARRIS. RECORDED OCTOBER 2, 1979 IN BOOK 121, PAGE 788. SAID EASEMENT BEING 20 FEET IN WIDTH. (EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
5. EASEMENTS AS SHOWN ON THE GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION PLAT FILED FOR THE RECORD IN THE OFFICE GRANT COUNTY CLERK, OCTOBER 15, 2003, FOR PUBLIC ACCESS AND UTILITY EASEMENT, AND PUBLIC DRAINAGE EASEMENT, AS SHOWN.
6. AVIATION AND HAZARD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO GRANT COUNTY, OREGON, RECORDED MAY 28, 2003 AS INSTRUMENT NO. 031619. AFFECTS ALL OF LOT 29 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION. WIDTH VARIES.
7. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CUTS AND FILLS AND RIGHT OF WAY AND A 10 FT. WIDE STORM DRAIN. GRANTED TO GRANT COUNTY, OREGON, RECORDED OCTOBER 9, 2003 AS INSTRUMENT NO. 20033069. NO SPECIFIED WIDTH IS GIVEN FOR THE CUTS AND FILLS EASEMENT. THE RIGHT OF WAY PORTION OF SAID EASEMENT IS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD NO. 80-A (INDUSTRIAL PARK ROAD).
8. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY, CUTS AND FILLS. GRANTED TO GRANT COUNTY, OREGON, RECORDED MAY 25, 2005 AS INSTRUMENT NO. 20051270. SAID EASEMENT IS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD NO. 80-C (NORTH INDUSTRIAL LANE).
9. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY, CUTS AND FILLS. GRANTED TO GRANT COUNTY, OREGON, RECORDED MAY 25, 2005 AS INSTRUMENT NO. 20051271. SAID EASEMENT IS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD NO. 80-D (WEST INDUSTRIAL ROAD).
10. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES. GRANTED TO THE CITY OF JOHN DAY, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 20053017. SAID EASEMENT BEING 5 FEET IN WIDTH, AS SHOWN.
11. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES. GRANTED TO CENTURYTEL, INC. RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 20053019. SAID EASEMENT BEING 5 FEET IN WIDTH, AS SHOWN.
12. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. RECORDED DECEMBER 14, 2005 AS INSTRUMENT NO. 20053259. SAID EASEMENT BEING 10 FEET IN WIDTH, AS SHOWN.
13. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS. GRANTED TO H. LEE HARRIS TRUST, RECORDED DECEMBER 18, 2006 AS INSTRUMENT NO. 20063204. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN.
14. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS. GRANTED TO EVA M. HARRIS TRUST, RECORDED DECEMBER 20, 2006 AS INSTRUMENT NO. 20063233. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN.
15. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A PRIVATE ACCESS. GRANTED TO JERAD L. HARRIS. RECORDED APRIL 20, 2007 AS INSTRUMENT NO. 20071089. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN.
16. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT I, NICHOLAS GREEN, AN AUTHORIZED REPRESENTATIVE OF THE CITY OF JOHN DAY, OREGON, DO HEREBY DECLARE THAT SAID CITY IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Nicholas Green
CITY OF JOHN DAY

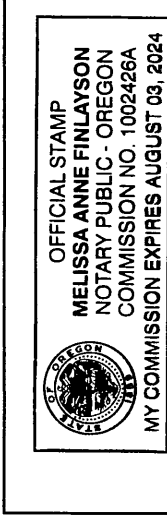
ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 14, 2021,

BY NICHOLAS GREEN,

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES August 3, 2024



APPROVALS

APPROVED THIS 17 DAY OF OCTOBER, 2021,
[Signature]
GRANT COUNTY SURVEYOR

APPROVED THIS 14 DAY OF October, 2021.

[Signature]
GRANT COUNTY JUDGE

[Signature]
GRANT COUNTY COMMISSIONER

[Signature]
GRANT COUNTY COMMISSIONER

APPROVED THIS 14 DAY OF October, 2021.
[Signature]
CITY OF JOHN DAY

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 10/14/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 14 DAY OF October, 2021 AT
2:25 O'CLOCK P.M., AND RECORDED AS REPLAT NO.
2021-R 01 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

REFERENCES

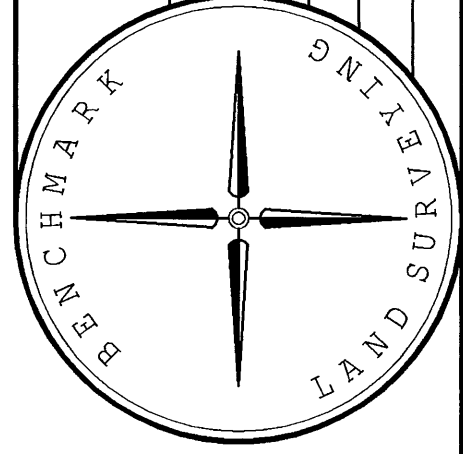
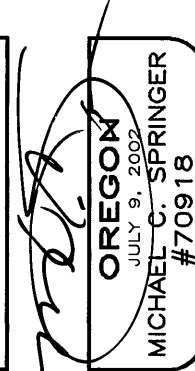
RECORD MAP OF SURVEY NO.'S 324, 515, 1659 & 1715
LAND PARTITION PLAT NO. 2000-12
GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION PLAT
DEED RECORD INSTRUMENT NO.'S
PRELIMINARY TITLE REPORT ORDER NO. 27914

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

OCT 14 2021

BY: [Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmark1s.com

A REPLAT OF LOT 29 OF GRANT COUNTY
AIRPORT INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE NE1/4 AND THE SE1/4 SECTION 27,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	THE CITY OF JOHN DAY
SURVEYED BY	MCS & NNS
DATE	9/25/2021
DRAWN BY	MCS
SHEET	4 OF 4