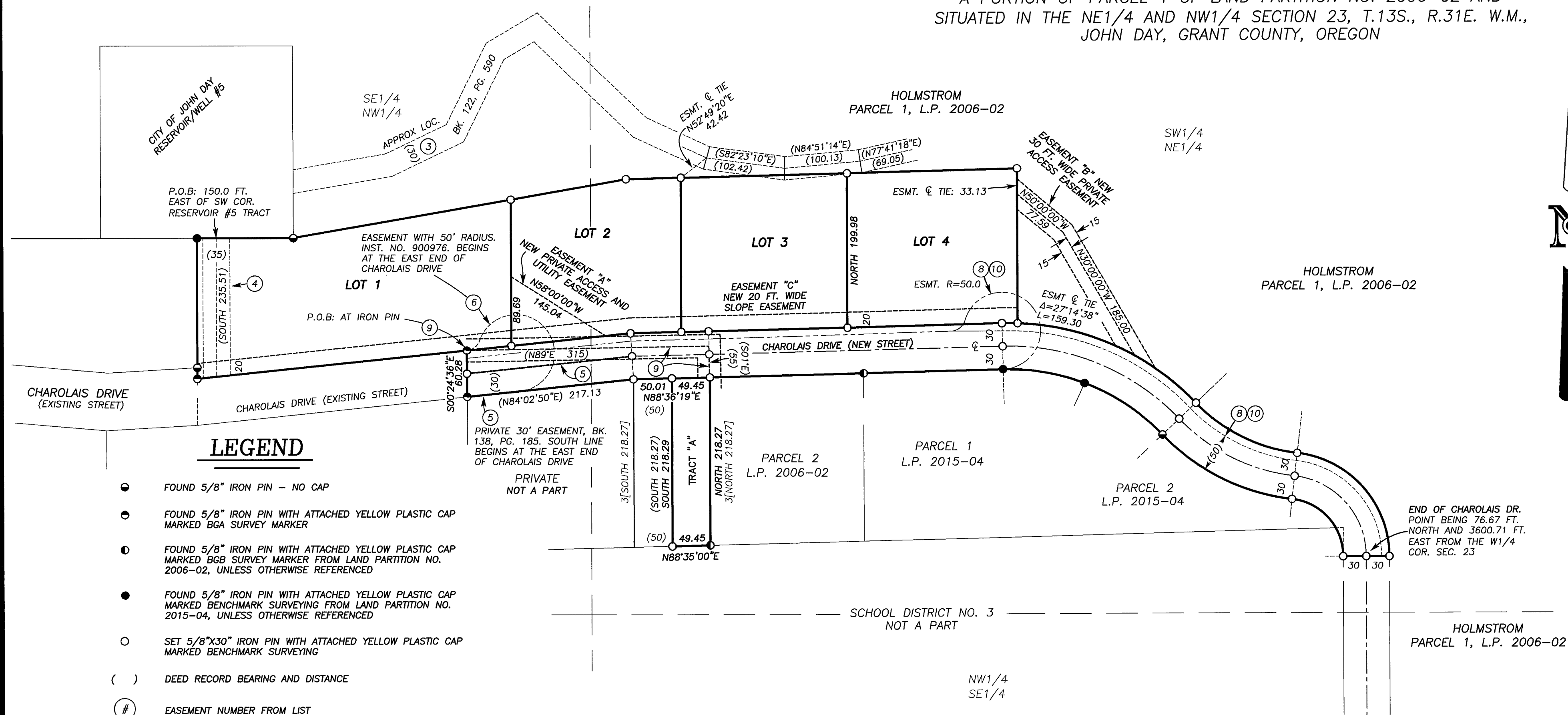


HOLMSTROM HEIGHTS SUBDIVISION

A PORTION OF PARCEL 1 OF LAND PARTITION NO. 2006-02 AND
SITUATED IN THE NE1/4 AND NW1/4 SECTION 23, T.13S., R.31E. W.M.,
JOHN DAY, GRANT COUNTY, OREGON



LEGEND

- FOUND 5/8" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM LAND PARTITION NO. 2006-02, UNLESS OTHERWISE REFERENCED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM LAND PARTITION NO. 2015-04, UNLESS OTHERWISE REFERENCED
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- # EASEMENT NUMBER FROM LIST

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE BOUNDARIES OF STREETS, ROADS, OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR CONSTRUCTION AND MAINTENANCE OF A DRAIN DITCH, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED MARCH 11, 1980, BOOK 122, PAGE 590. 30 FT. WIDE. APPROX. LOCATION SHOWN.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR CONSTRUCTION AND MAINTENANCE OF A DOMESTIC WATERLINE TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED MARCH 11, 1980, BOOK 122, PAGE 591. 35 FT. WIDE AND 30 FT. WIDE. APPROX. LOCATION SHOWN.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS GRANTED TO DAVID L. HOLMSTROM, ETUX. RECORDED JANUARY 13, 1989, BOOK 138, PAGE 185. 30 FT WIDE. APPROX. LOCATION SHOWN.
- A PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR "ROAD TURN AROUND EASEMENT", TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED OCTOBER 10, 1990, INSTR. NO. 900976. WIDTH VARIES. APPROX. LOCATION SHOWN.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR TELEPHONE FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TELEPHONE CORPORATION, A CORP. RECORDED JUNE 8, 1994, INSTRUMENT NO. 941178. SAID EASEMENT IS 20 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE ACCESS AND UTILITIES EASEMENT AND PRIVATE EMERGENCY VEHICLE ACCESS EASEMENT, BOTH CREATED ON LAND PARTITION PLAT NO. 2006-02. SAID ACCESS AND UTILITIES EASEMENT IS 50 FEET IN WIDTH AND INCLUDES A CUL-DE-SAC WITH A 50 FOOT RADIUS. THE EMERGENCY VEHICLE ACCESS EASEMENT IS 50 FOOT IN WIDTH AND IS COINCIDENT WITH THE ACCESS AND UTILITIES EASEMENT, AS SHOWN.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL POWER LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE CORP. RECORDED NOVEMBER 22, 2006, INSTRUMENT NO. 20060991. SAID EASEMENT IS 30 FEET IN WIDTH. APPROX. LOCATION SHOWN.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS. GRANTED TO BLUE MOUNTAIN CUSTOM HOMES AND DEVELOPMENT. RECORDED JULY 25, 2018, INSTRUMENT NO. 20181678. SAID EASEMENT IS 50 FEET IN WIDTH. THE LOCATION SHOWN ON THE ANNEXED PLAT IS COINCIDENT WITH THE PRIVATE ACCESS AND UTILITIES EASEMENT AND PRIVATE EMERGENCY VEHICLE ACCESS EASEMENT CREATED ON LAND PARTITION PLAT NO 2006-02.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

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

BENCHMARK LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1140
AS SHOWN



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

THE PLAT OF HOLMSTROM HEIGHTS SUBDIVISION
A PORTION OF PARCEL 1 OF LAND PARTITION NO. 2006-02
SITUATED IN THE NE1/4 AND NW1/4 SECTION 23,
T.13S., R.31E. W.M., JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	FRANCIS HOLMSTROM
SURVEYED BY	MCS, DDD & NNS
SCALE: 1"=100'	DRAWN BY: MCS
	SHEET 2 OF 3

RECORD MAP OF SURVEY NO. 2188