

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

DECLARATION/DEDICATION

KNOW ALL MEN BY THE PRESENTS THAT I, FRANCIS M. HOLMSTROM, DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO THE LOTS AS SHOWN ON THE ANNEXED PLAT, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

AND THAT I DO HEREBY DEDICATE TO THE PUBLIC FOREVER AND WITHOUT RESERVATION, CHAROLAIS DRIVE;

AND THAT I DO HEREBY CREATE EASEMENT "A": A PRIVATE ACCESS AND UTILITY EASEMENT OVER, ACROSS AND UNDER LOT 2 TO THE BENEFIT OF LOT 1. SAID EASEMENT "A" HAS A VARIABLE WIDTH, AS SHOWN ON THE ANNEXED PLAT;

AND THAT I DO HEREBY CREATE EASEMENT "B": A PRIVATE ACCESS EASEMENT OVER AND ACROSS A PORTION OF PARCEL 1 OF LAND PARTITION PLAT NO. 2006-02. SAID EASEMENT "B" BEING 30 FEET IN WIDTH AS SHOWN ON THE ANNEXED PLAT;

AND THAT I DO HEREBY GRANT TO THE CITY OF JOHN DAY, EASEMENT "C": A PRIVATE SLOPE MAINTENANCE EASEMENT OVER AND ACROSS THE SOUTHERLY 20 FEET OF LOTS 1, 2, 3 AND 4;

AND THAT I DO HEREBY CREATE TRACT "A" IN ITS ENTIRETY AS A PRIVATE UTILITY EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. SAID TRACT "A" IS CREATED FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4 AND THE CITY OF JOHN DAY.

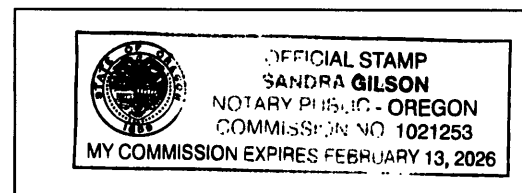
Francis M. Holmstrom
FRANCIS M. HOLMSTROM

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 14, 2022, BY FRANCIS M. HOLMSTROM

Sandra Gilson
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 2/13/2026



APPROVALS

APPROVED THIS 11 DAY OF July, 2022,
[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 20th DAY OF July, 2022,
Scott W. Myers
GRANT COUNTY JUDGE

APPROVED THIS 14th DAY OF July, 2022,
[Signature]
CITY OF JOHN DAY

[Signature]
GRANT COUNTY COMMISSIONER
[Signature]
GRANT COUNTY COMMISSIONER

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 07/14/2022

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT
[Signature]
BENCHMARK LAND SURVEYING

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON
THE 10th DAY OF July, 2022 AT 1:20 P.M.
AND RECORDED AS HOLMSTROM HEIGHTS SUBDIVISION IN THE
GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK



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 BOUNDARY, LOTS AND STREET SHOWN ON THIS SUBDIVISION PLAT. SAID SUBDIVISION BEING SITUATED IN THE SW1/4NE1/4 AND THE SE1/4NW1/4 SECTION 23, T.13S., R.31E., CITY OF JOHN DAY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 1 OF LAND PARTITION NO. 2006-02, ACCORDING TO THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE, FILED FEBRUARY 23, 2006, DESCRIBED AND BOUNDED BY THE FOLLOWING TRACT:

BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING", SAID PIN BEING 493.23 FEET NORTH AND 2080.46 FEET EAST FROM THE W1/4 CORNER OF SAID SECTION 23;
THENCE S.00°01'05"W., 182.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHAROLAIS DRIVE;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.84°02'49"E., 351.90 FEET;
THENCE, LEAVING SAID RIGHT OF WAY LINE, S.00°24'36"E., 60.28 FEET;
THENCE N.84°02'49"E., 217.56 FEET;
THENCE N.88°36'19"E., 50.01 FEET;
THENCE SOUTH, 218.29 FEET;
THENCE N.88°31'25"E., 49.45 FEET;
THENCE NORTH, 218.27 FEET;
THENCE N.88°35'00"E., 383.17 FEET;
THENCE 230.46 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.67°24'30"E., 223.78 FEET);
THENCE 191.84 FEET ALONG THE ARC OF A 275 FOOT RADIUS REVERSE CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.63°23'04"E., 187.98 FEET);
THENCE 109.13 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS REVERSE CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.41°41'05"E., 99.76 FEET);
THENCE N.89°59'49"E., 60.00 FEET;
THENCE 196.44 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.41°41'05"W., 179.56 FEET);
THENCE 149.99 FEET ALONG THE ARC OF A 215.00 FOOT RADIUS REVERSE CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.63°23'04"W., 146.96 FEET);
THENCE 260.49 FEET ALONG THE ARC OF A 335.00 FOOT RADIUS REVERSE CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.65°40'32"W., 253.98 FEET);
THENCE NORTH, 200.59 FEET;
THENCE S.88°35'00"W., 510.52 FEET;
THENCE S.80°02'50"W., 439.12 FEET TO THE SOUTHEAST CORNER OF THE CITY OF JOHN DAY WELL NO. 5 TRACT;
THENCE N.89°58'07"W., 125.14 FEET ALONG THE SOUTH LINE OF SAID WELL NO. 5 TRACT TO THE POINT OF BEGINNING.

THIS SUBDIVISION CONTAINS 6.70 ACRES, MORE OR LESS.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF NICHOLAS GREEN, CITY MANAGER FOR THE CITY OF JOHN DAY, ON BEHALF OF THE CITY OF JOHN DAY AND FRANCIS HOLMSTROM. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE A PORTION PARCEL 1 OF LAND PARTITION PLAT NO. 2006-02 AND TO CREATE THE EXTENSION OF CHAROLAIS DRIVE.

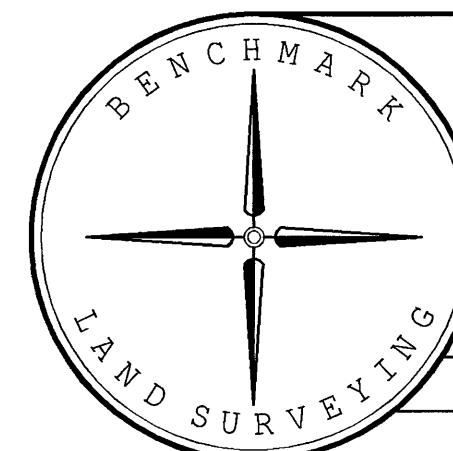
A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND LAND PARTITION PLAT NO.'S 2006-02 AND 2015-04 AND RECORD MAP OF SURVEY NO'S 190, 583, 1032, 1140, 1559 AND 1864. WE LOCATED THE APPURTENANT CONTROLLING RECORD MONUMENTS SHOWN ON THE ANNEXED MAP. FOUND MONUMENTS SHOWN ON THE ANNEXED PLAT WERE ACCEPTED.

SEVERAL PINS ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CHAROLAIS DRIVE HAD BEEN DESTROYED OVER THE YEARS. OTHER PINS WERE BURIED UNDER SEVERAL FEET IF FILL DIRT FROM RECENT ROAD CONSTRUCTION ACTIVITIES. THE NORTHWEST CORNER OF PARCEL 2, LAND PARTITION PLAT 2006-02 WAS REPLACED BY INTERSECTING THE RECORD BEARINGS FROM THE NORTHEAST AND SOUTHWEST CORNERS OF SAID PARCEL 2. THE NORTHEAST CORNER OF THE STODDARD TRACT WAS REPLACED BY HOLDING THE RECORD BEARING AND DISTANCE FROM THE FOUND PIN AT THE SOUTHEAST CORNER OF EXISTING CHAROLAIS DRIVE FROM SURVEY NO. 1032. THE NORTHWEST AND SOUTHWEST CORNERS OF TRACT "A" WERE PLACED BY GIVING THE 50 FOOT STRIP ADJACENT TO AND WESTERLY OF TRACT "A" ITS FULL RECORD WIDTH OF 50 FEET.

SUBDIVISION BOUNDARY PINS AND LOT CORNERS WERE PLACE ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY LISA MENDEZ (A REPRESENTATIVE FOR MRS. HOLMSTROM) AND NICHOLAS GREEN. GOD BLESS AMERICA.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUL 21 2022
BY: *[Signature]*



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
DRAWN BY: MCS	6/23/2022
SHEET 3 OF 3	