

REPLAT NO. 2023-R01

A REPLAT OF LOT 9 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION AND LOT 37 OF REPLAT NO. 2022-R01, GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION SITUATED IN THE SET/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 DAVE HOLLAND ACTING ON BEHALF OF THE CITY OF JOHN DAY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 37 OF REPLAT NO. 2022-R01 AND LOT 9 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION INTO TWO NEW LOTS.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND RECORD MAP OF SURVEY NO'S 324, 515, 1659, 1715, 2167 (REPLAT NO. 2021-R01), 2178 (REPLAT NO. 2022-R01) 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 LOTS 38 AND 39 IS WESTERLY EXTENSION OF THE ORIGINAL SOUTH LINE OF LOT 9. THE NEW MONUMENT WAS SET ACCORDING TO THE EVIDENCE FOUND AND AT A LOCATION APPROVED BY MR. HOLLAND. GOD BLESS AMERICA.

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. 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.
4. AVIATION AND HAZARD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO GRANT COUNTY, OREGON, RECORDED OCTOBER 26, 2000 AS INSTRUMENT NO. 202613. AFFECTS ALL OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION. WIDTH VARIES.
5. 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 GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION. WIDTH VARIES.
6. 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).
7. 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).
8. 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.
9. 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.
10. 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.
11. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NOTE CERTAIN EASEMENTS CONTAINED IN THE PRELIMINARY TITLE REPORT ARE SITUATED IN THE NET/4 SECTION 27 AND DO NOT PERTAIN TO THE SUBJECT PROPERTY. SAID EASEMENTS THEREFOR NOT LISTED HEREIN.

REFERENCES

RECORD MAP OF SURVEY NO.'S 324, 515, 1659, 1715, 2167 & 2178
LAND PARTITION PLAT NO. 2000-12
GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION PLAT
REPLAT NO. 2021-R01 (SURVEY NO. 2167) &
REPLAT NO. 2022-R01 (SURVEY NO. 2178)
PRELIMINARY TITLE REPORT ORDER NO. 28567

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 THE SET/4 OF SECTION 27, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION ACCORDING THE THE PLAT THEREOF RECORDED OCTOBER 15, 2003 AND LOT 37 OF REPLAT NO. 2022-R01 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 2022.

THIS PARTITION CONTAINS 6.68 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE FOUND 5/8" IRON PIN AT THE NORTHWEST CORNER OF LOT 38 AS THE INITIAL POINT OF THIS REPLAT.


DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT I, HEATHER ROOKSTOOL, 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 REPLATTED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.


CITY OF JOHN DAY, MAYOR

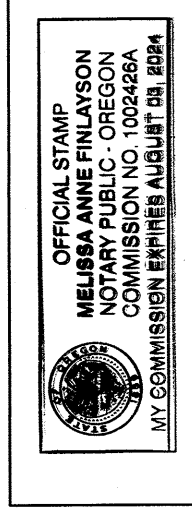
ACKNOWLEDGMENT
STATE OF OREGON, SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 8, 2023.

BY: 
HEATHER ROOKSTOOL,

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES August 3, 2024



APPROVALS

APPROVED THIS 6 DAY OF FEBRUARY, 2023.



DAVID HOLLAND
CITY OF JOHN DAY, COUNCIL PRESIDENT

APPROVED THIS 7 DAY OF FEBRUARY, 2023.


DAVID HOLLAND
CITY OF JOHN DAY, COUNCIL PRESIDENT

APPROVED THIS ___ DAY OF _____, 2023.


SETH W. MYERS
GRANT COUNTY JUDGE


JOHN A. MCCALL
GRANT COUNTY COMMISSIONER


JOHN A. MCCALL
GRANT COUNTY COMMISSIONER

ALL 40 VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO ~~THE~~ THE HAVE BEEN ASSESSED AND COLLECTED.

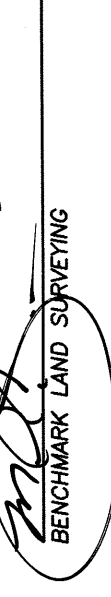

GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 02/07/2023

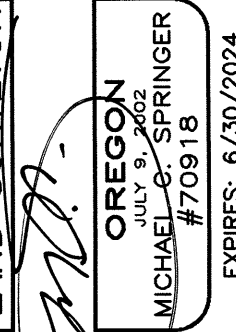
I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 15 DAY OF FEBRUARY, 2023 AT 10 O'CLOCK 15M, AND RECORDED AS REPLAT NO. 2023-R 01 GRANT COUNTY RECORDS.

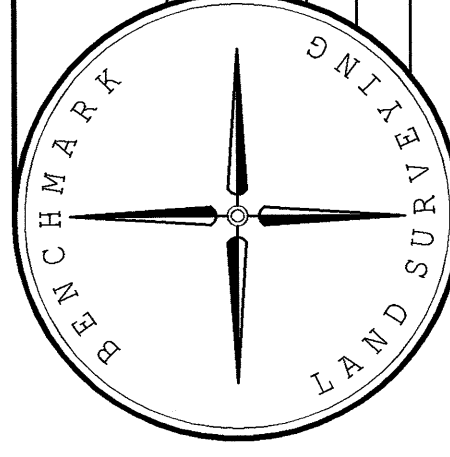

DEBRA NOULTON
GRANT COUNTY CLERK - Deputy Clerk

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


MICHAEL C. SPRINGER
BENCHMARK LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR


MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2024



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

A REPLAT IN GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE SET/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
SCALE: 1"=100'
DRAWN BY: MCS
1/31/2023
SHEET 2 OF 2

RECORD MAP OF SURVEY NO. 2203