

LAND PARTITION PLAT NO. 2005-13

BEING A PORTION OF PARCEL 2 OF LAND PARTITION NO. 98-41 AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED BOOK 101, PAGE 558; SITUATED IN THE SW1/4 AND THE NW1/4 SECTION 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON

JULY 21, 2005

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PEGGY CAREY, CITY MANAGER FOR THE CITY OF JOHN DAY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE INTO THREE PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 286, 361, 1129, 1300 AND 1683 AND LAND PARTITION PLAT NO.'S 98-41 AND 2003-18. I ACCEPT THE MONUMENTS FROM THESE SURVEYS.

THE HISTORY OF SURVEYS APPURTENANT TO THIS LAND PARTITION ARE AS FOLLOWS:

LAND PARTITION PLAT NO. 98-41, COMPLETED IN DECEMBER OF 1998 BY ROBERT BAGETT, DIVIDED ANSEL KRUTSINGER'S PROPERTY INTO THREE PARCELS. ON THAT PLAT, THERE IS A TRACT OF LAND SITUATED WITHIN PARCEL 2 THAT WAS OWNED BY THE CITY OF JOHN DAY. THIS TRACT WAS SURVEYED BY MR. BAGETT IN FEBRUARY OF 1989 AND FILED AS MAP OF SURVEY NO. 1070. THE CITY'S TRACT WAS SHOWN AS NOT A PART ON PARTITION PLAT NO. 98-41.

IN DECEMBER OF 2003, I SURVEYED AND PREPARED MAP OF SURVEY NO. 1683. THIS MAP WAS FOR A PROPERTY LINE ADJUSTMENT BETWEEN MR. KRUTSINGER AND THE CITY OF JOHN DAY. THE PROPERTY LINE ADJUSTMENT EXPANDED THE CITY'S TRACT, AS SHOWN ON RECORD SURVEY NO. 1070, TO ENCOMPASS APPROXIMATELY 7 ACRES FROM PARCEL 2 OF LAND PARTITION NO. 98-41.

LATER IN DECEMBER OF 2003 I SURVEYED AND PREPARED LAND PARTITION PLAT NO. 2003-18 FOR MR. KRUTSINGER. PARTITION PLAT NO. 2003-18 DIVIDED THE PORTION OF PARCEL 2 FROM LAND PARTITION NO. 98-41 THAT WAS NOT DEEDED TO THE CITY OF JOHN DAY INTO THREE PARCELS.

THE PURPOSE OF THIS CURRENT PARTITION IS TO PARTITION THE LAND THAT THE CITY ACQUIRED FROM MR. KRUTSINGER, THROUGH THE PROPERTY LINE ADJUSTMENT, INTO THREE PARCELS.

THE W1/4 OF SECTION 26 HAS TEMPORARILY BEEN REMOVED BY THE GRANT COUNTY SURVEYOR DUE TO ROAD BUILDING ACTIVITIES. I USED THE RECORD POSITION FOR THIS CORNER FOR MAPPING PURPOSES.

I SET MONUMENTS SHOWN HEREON IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY THE CITY OF JOHN DAY AND ANSEL KRUTSINGER, AS SHOWN HEREON.

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 LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE SW1/4 AND IN THE NW1/4 SECTION 26, TWP. 13 S., R. 31 E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEING A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 98-41, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 101, PAGE 558, DEED RECORDS OF GRANT COUNTY, OREGON, SAID TRACTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:
ALL THAT PORTION OF SAID PARCEL 2 LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 80, SAID POINT BEING 231.36 FEET NORTH AND 202.24 FEET EAST OF THE W1/4 CORNER OF SAID SECTION 26;

THENCE EAST, 366.69 FEET;
THENCE NORTH, 280.22 FEET;
THENCE N 89°39'33"E., 213.82 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 80.

ALL ACCORDING TO RECORD MAP OF SURVEY NO. 1683, FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF GRANT COUNTY, OREGON;

TRACT B
THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 101, PAGE 558, RECORDS OF GRANT COUNTY, OREGON, AS SHOWN ON RECORD MAP OF SURVEY NO. 1070.

I DO HEREBY DESIGNATE THE NW CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS PARTITION CONTAINS 7.45 ACRES, MORE OR LESS.

BAGETT, GRIFFITH & BLACKMAN
217 NORTH CANYON BLVD.
JOHN DAY, OREGON
(541) 575-1251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2006

RECEIVED AND
FILED

Aug 10 2005
OFFICE OF COUNTY SURVEYOR

Attest:
Prudence J. Livingston

APPROVALS

APPROVED THIS 20th DAY OF AUG, 2005
Jackie Burris
WALLOA COUNTY SURVEYOR

APPROVED THIS 8th DAY OF August, 2005
Shannon N. Springer
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Steve R. Dwyer
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 08-08-2005

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 8 DAY OF August 2005 AT 4:50 CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2005-13 GRANT COUNTY RECORDS.
Kathy McKeenan
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2005-13
Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
2. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED SEPTEMBER 18, 1961, RECORDED SEPTEMBER 19, 1961 IN BOOK 85 PAGE 570, DEED RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
3. A PRIVATE RIGHT OF WAY AND EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, OREGON, A MUNICIPAL CORPORATION, DATED DECEMBER 13, 1955, RECORDED AUGUST 27, 1969 IN BOOK 101 PAGE 559, DEED RECORDS OF GRANT COUNTY, OREGON. A RIGHT OF WAY AND EASEMENT FOR PIPELINE PURPOSES, NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
4. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE STATE OF OREGON, BY AND THROUGH ITS STATE BOARD OF AERONAUTICS, RECORDED FEBRUARY 23, 1960 IN BOOK 82, PAGE 401 FOR A WATER PIPE. 10 FEET WIDE. A PORTION OF THIS EASEMENT IS SHOWN IN ITS APPROXIMATE LOCATION.
5. RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DATED SEPTEMBER 14, 1994, RECORDED SEPTEMBER 14, 1994 AS INSTRUMENT NO. 941994, DEED RECORDS OF GRANT COUNTY, OREGON, FOR COUNTY ROAD NO. 80 RIGHT OF WAY, VARIABLE WIDTH, AS SHOWN.
6. A PRIVATE ACCESS AND UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED DECEMBER 29, 2003, RECORDED DECEMBER 30, 2003 AS INSTRUMENT NO. 033762, DEED RECORDS OF GRANT COUNTY, OREGON. 30.0 FEET WIDE, AS SHOWN.
7. A PRIVATE UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED DECEMBER 29, 2003, RECORDED DECEMBER 30, 2003 AS INSTRUMENT NO. 033762, DEED RECORDS OF GRANT COUNTY, OREGON. 30.0 FEET WIDE, AS SHOWN.
8. A PRIVATE SEWERLINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, RECORDED NOVEMBER 4, 2004 AS INSTRUMENT NO. 042983, RECORDS OF GRANT COUNTY, OREGON. VARIABLE WIDTH, AS SHOWN.
9. ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF JOHN DAY, OWNER, DOES HEREBY DECLARE THAT IT HAS CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

Peggy Carey
CITY OF JOHN DAY

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON AUG 8, 2005,
BY PEGGY CAREY.

Anna K. Bass
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3/26/06

