

LAND PARTITION PLAT NO. 2005-27

SITUATED IN BLOCK H, CITY OF JOHN DAY,
IN THE NW1/4 SECTION 26, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON
DECEMBER 20, 2005

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 SITUATED IN BLOCK H, CITY OF JOHN DAY, IN THE NW1/4 SECTION 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF MAIN STREET, (ALSO REFERRED TO AS JOHN DAY HIGHWAY NO. 26), AT THE NORTHEAST CORNER OF THE EAST FORK DEVELOPMENT, LLC PROPERTY, FORMERLY KNOWN AS THE TEXACO SERVICE STATION PROPERTY; SAID POINT BEING 667.20 FEET SOUTH AND 370.46 FEET WEST OF THE N1/4 CORNER OF SAID SECTION 26;

THENCE S.86°51'00"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 105.90 FEET (DEED RECORD S.86°45'E., 105.7 FEET) TO THE NW CORNER OF THE HILL PROPERTY, FORMERLY KNOWN AS THE BENSON PROPERTY;

THENCE S.08°17'14"W., 122.96 FEET (DEED RECORD S.8°45'W., 122.3 FEET) TO A POINT ON THE WEST LINE OF THE AMERICAN LEGION PROPERTY;

THENCE S.20°02'00"W., ALONG SAID WEST LINE, 46.19 FEET (DEED RECORD S.18°52'W., 47.1 FEET);

THENCE S.23°06'00"W., 39.30 FEET (DEED RECORD S.23°21'W.);

THENCE S.59°27'00"E., 40.24 FEET (DEED RECORD S.59°12'E.);

THENCE S.29°54'00"W., 20.59 FEET (DEED RECORD S.26°9'W., 22.3);

THENCE S.44°34'39"E., 66.15 FEET (DEED RECORD S.48°26'E., 65.8) TO THE WESTERLY RIGHT OF WAY LINE OF SE DAYTON STREET;

THENCE S.40°11'30"W., 27.13 FEET (DEED RECORD S.40°38'W.), ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE SE CORNER OF LOT 8, SAID BLOCK H;

THENCE N.52°42'32"W. (DEED RECORD N.52°36'W.), ALONG THE SOUTH LINE OF SAID LOT 8 AND THE CONTINUATION THEREOF, 144.44 FEET;

THENCE N.87°40'00"W., 31.76 FEET (DEED RECORD N.87°52'W., 32.6 FEET)

THENCE N.02°01'30"E., 36.54 FEET (DEED RECORD N.2°08'E., 37.0 FEET)

THENCE N.87°05'00"W., 51.00 FEET (DEED RECORD N87°52'W.) TO THE EASTERLY RIGHT OF WAY LINE OF NORTH CANYON BOULEVARD, (ALSO REFERRED TO AS THE JOHN DAY-BURNS HIGHWAY 395);

THENCE N.02°01'30"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 54.86 FEET (DEED RECORD N.2°16'30"E., 55.8 FEET) TO THE SW CORNER OF THE SMITH PROPERTY, FORMERLY KNOWN AS THE KIEHN PROPERTY;

THENCE S.88°55'54"E., ALONG THE SOUTH LINE OF SAID SMITH PROPERTY 65.64 FEET (DEED RECORD S.89°56'E., 65.0 FEET);

THENCE N.07°28'40"E., ALONG THE EASTERLY LINE OF SAID SMITH PROPERTY AND EAST FORK DEVELOPMENT, LLC PROPERTY, 133.47 FEET (DEED RECORD N.7°50'E., 132.1 FEET) TO THE POINT OF BEGINNING.

I DO HEREBY DESIGNATE THE FOUND 5/8" IRON PIN ON THE WEST BOUNDARY OF PARCEL 1 TO BE THE INITIAL POINT OF THIS LAND PARTITION, AS SHOWN.

THIS PARTITION CONTAINS 30914 SQ. FT., MORE OR LESS

BAGETT, GRIFFITH & BLACKMAN, INC.
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OR 97845

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND DO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A PUBLIC ALLEY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO THE CITY OF JOHN DAY, RECORDED OCTOBER 14, 1952, BOOK 66, PAGE 441, 14 FEET WIDE, AS SHOWN HEREON
3. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO. 336
DEED RECORD INSTRUMENT NO. 033004
PLAT OF JOHN DAY

RECEIVED AND
FILED

DEC. 29, 2005
OFFICE OF COUNTY SURVEYOR

Michael C. Springer
ATTEST: *Kathy McManis*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

APPROVALS

APPROVED THIS 20TH DAY OF DEC., 2005
Jeffrey Burris
WALTONA COUNTY SURVEYOR

APPROVED THIS 29 DAY OF DEC., 2005
Bibb
CITY OF JOHN DAY

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Karen G. Oliver
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12.29.2005

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 29 DAY OF December, 2005 AT 1:00 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2005-27 GRANT COUNTY RECORDS.
Kathy McManis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2005-27
Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GREG ARMSTRONG. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION, AS SHOWN. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS, AS SHOWN HEREON.

MY RESEARCH DISCLOSED THAT THIS TRACT OF LAND WAS SURVEYED BY ROBERT BAGETT, PLS, IN APRIL, 1974 AND RECORDED AS MAP OF SURVEY NO. 336. DURING THE COURSE OF MR. BAGETT'S SURVEY, HE POSITIONED THE PROPERTY CORNERS AND SET MANY MONUMENTS IN THIS BLOCK. I FOUND AND ACCEPT THE APPURTENANT MONUMENTS OF THIS SURVEY, UNLESS OTHERWISE NOTED ON THIS PLAT.

DUE TO THE PROXIMITY OF EXISTING BUILDINGS TO BOUNDARY LINES, IT WAS NECESSARY TO SET OFFSET MONUMENTS AT SEVERAL LOCATIONS. OTHER MONUMENTS WERE SET AT RECORD POSITIONS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. ARMSTRONG, AS SHOWN HEREON.

THE BEARINGS FOR THIS LAND PARTITION ARE BASED ON RECORD SURVEY NO. 336.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, GREG ARMSTRONG AND MARLA ARMSTRONG, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED SAID LAND TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

G. Armstrong
GREG ARMSTRONG
Marla A. Armstrong
MARLA ARMSTRONG

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-23, 2005
BY GREG ARMSTRONG AND MARLA ARMSTRONG.

Barbara J. Hicks
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES June 10, 2009

