

LAND PARTITION PLAT NO. 2015-04

BEING A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 2006-2
SITUATED IN SW1/4NE1/4 SECTION 23, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF JESSE MADDEN ON BEHALF OF BLUE MOUNTAIN CUSTOM HOMES AND DEVELOPMENT, INC., WITH THE PURPOSE OF DIVIDING PARCEL 3 OF LAND PARTITION NO. 2006-2 INTO TWO PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM LAND PARTITION PLAT NO. 2006-2. TWO OF THE MONUMENTS FROM SAID PARTITION ON THE NORTHERLY LINE WERE SEARCHED FOR BUT NOT RECOVERED. THESE FELL UNDER A SUBSTANTIAL AMOUNT OF FILL MATERIAL DEPOSITED DURING ROAD CONSTRUCTION. I ACCEPT ALL THE OTHER FOUND CONTROLLING MONUMENTS, AND SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND, THE PLAT RECORD AND AT POSITIONS APPROVED BY JESSE MADDEN.

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 2006-2
AS SHOWN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BLUE MOUNTAIN CUSTOM HOMES AND DEVELOPMENT, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON HEREON, AND THAT SAID CORPORATION DOES HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE SEWER EASEMENT, OVER, UNDER AND ACROSS PARCEL 2 OF THIS PARTITION, BEING 30 FEET WIDE AS SHOWN HEREON.

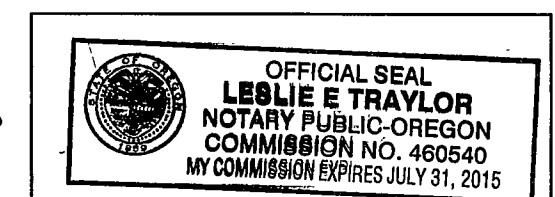
Jesse Madden
JESSE MADDEN, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 30, 2015,
BY JESSE MADDEN.

Leslie E. Traylor
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7-31-15

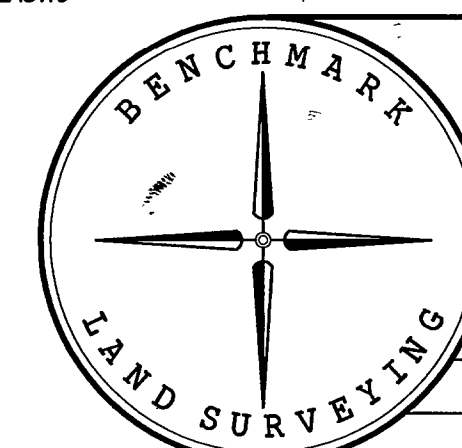


REFERENCES

RECORD MAP OF SURVEY NO.'S 166, 190 & 528
DEED RECORD INSTRUMENT NO. 20141919
LAND PARTITION PLAT NO. 2006-2
PRELIMINARY TITLE REPORT ORDER NO. 24640

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER" FROM LAND PARTITION PLAT NO. 2006-2
- FOUND 5/8" IRON PIN - NO CAP FROM LAND PARTITION PLAT NO. 2006-2
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. 2006-2



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION
BEING A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 2006-2
SITUATED IN SW1/4NE1/4 SECTION 23, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	BLUE MT. CUSTOM HOMES & DEVELOPMENT
SURVEYED BY	JLH & MCS
SCALE: 1"=60'	DRAWN BY: JLH
	6/27/2015

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1 AND 2 OF THIS PARTITION, BEING SITUATED IN THE SW1/4NE1/4 SECTION 23, TWP. 13 S., RANGE 31 E., CITY OF JOHN DAY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION NO. 2006-2, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

THIS PARTITION CONTAINS 2.12 ACRES.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PARTITION AS THE INITIAL POINT.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED APRIL 14, 1964 IN DEED BOOK 90 PAGE 532. SAID EASEMENT BEING 30 FEET WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO VISIBLE EVIDENCE OF SAID EASEMENT CROSSING THIS PARTITION WAS FOUND.
- 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 IN DEED BOOK 122 PAGE 591. SAID EASEMENT BEING 30 FEET IN WIDTH. LOCATION SHOWN HEREON.
- 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 BEING 20 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO VISIBLE EVIDENCE OF SAID EASEMENT CROSSING THIS PARTITION WAS FOUND.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. RECORDED NOVEMBER 22, 2006, INSTRUMENT NO. 20062992. SAID EASEMENT BEING 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO VISIBLE EVIDENCE OF SAID EASEMENT CROSSING THIS PARTITION WAS FOUND.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 29TH DAY OF JUNE, 2015.

Nich G. Robinson
UNION COUNTY SURVEYOR

APPROVED THIS 30 DAY OF JUNE, 2015.

[Signature]
CITY OF JOHN DAY

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06/30/2015

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 1 DAY OF JULY, 2015 AT 2:20O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2015-04 GRANT COUNTY RECORDS.

Vulie Ellison
GRANT COUNTY CLERK

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

[Signature]
BENCHMARK LAND SURVEYING

