

LAND PARTITION PLAT NO. 2015-05

SITUATED IN THE NW1/4SW1/4 SECTION 23,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

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, PARCELS 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE CITY OF JOHN DAY, GRANT COUNTY, OREGON, AS FOLLOWS.

T.13S., R.31E., W.M.:

SECTION 23: A TRACT OF LAND SITUATED IN THE NW1/4SW1/4 DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION NO. 92-2, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, THENCE S 00°22'08"W., 5.01 FEET ALONG THE WEST LINE OF SAID PARCEL 1 TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING S 00°22'08"W., 252.01 FEET;

THENCE S 89°44'45"W., 178.12 FEET TO THE EAST RIGHT OF WAY LINE OF NW BOULDER LANE,

THENCE ALONG SAID RIGHT OF WAY LINE N.00°12'00"E., 271.46 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE WITH THE SOUTH RIGHT OF WAY LINE NW BRIDGE STREET,

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF NW BRIDGE STREET THE FOLLOWING COURSES AND DISTANCES:

S.83°50'00"E., 150.31 FEET;

29.47 FEET ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S85°05'35"E., 29.46 FEET) TO THE POINT OF BEGINNING

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

THIS PARTITION CONTAINS 1.07 ACRES (46,668 SQ. FT.)

EASEMENTS

SAID PARCELS SUBJECT TO THE FOLLOWING:

1. ANY RIGHTS OF WAY FOR PUBLIC UTILITIES CROSSING THE DESCRIBED LANDS.
2. THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS
3. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 99, 562, 1042,
1207 & 1506

THE PLAT OF NORTH HEIGHTS SUBDIVISION

DEED RECORD INSTRUMENT NO. 20131796

DEED RECORD BOOK 59 PAGE 480

PRELIMINARY TITLE REPORT ORDER NO. 24682

APPROVALS

APPROVED THIS 3RD DAY OF AUGUST, 2015.

Michael C. Springer
UNION COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2015.

[Signature]
CITY OF JOHN DAY, MAYOR

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 08-06-2015

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 6 DAY OF AUGUST, 2015 AT
11:07 O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2015-05 GRANT COUNTY RECORDS.

Valie Ellison
GRANT COUNTY CLERK Deputy

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, DAVID DUNCAN AND LINDSEY MADDEN (FORMERLY KNOWN AS LINDSEY DUNCAN) HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

WE DO HEREBY CREATE THE FOLLOWING EASEMENTS

EASEMENT "A":

A PRIVATE, PERPETUAL 20 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS PARCEL 1 TO THE BENEFIT OF PARCEL 2 SAID EASEMENT "A" IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS AND UTILITIES FROM SAID PARCEL 2 TO NW BOULDER LANE, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT "B":

A PRIVATE, PERPETUAL 20 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS PARCEL 2 TO THE BENEFIT OF PARCEL 1. SAID EASEMENT "B" IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS AND UTILITIES TO PARCEL 1, AS SHOWN ON THE ANNEXED PLAT

EASEMENT "C":

A PRIVATE, PERPETUAL 5 FOOT WIDE POWER LINE EASEMENT OVER, UNDER AND ACROSS PARCEL 2 TO THE BENEFIT OF PARCEL 1. SAID EASEMENT "C" IS FOR THE PURPOSE OF PROVIDING A RIGHT OF WAY FOR POWER LINES FROM AN EXISTING POLE SITUATED ON SAID PARCEL 2 TO EASEMENT "B" AND TO PARCEL 1, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT "D":

A PRIVATE, PERPETUAL 5 FOOT WIDE POWER LINE EASEMENT OVER, UNDER AND ACROSS PARCEL 2 TO THE BENEFIT OF PARCEL 1. SAID EASEMENT "D" IS FOR THE PURPOSE OF PROVIDING A RIGHT OF WAY FOR POWER LINES FROM AN EXISTING POLE SITUATED ON SAID PARCEL 2 TO EASEMENT "B" AND TO PARCEL 1, AS SHOWN ON THE ANNEXED PLAT.

[Signature]
DAVID DUNCAN

[Signature]
LINDSEY MADDEN
(FORMERLY LINDSEY DUNCAN)

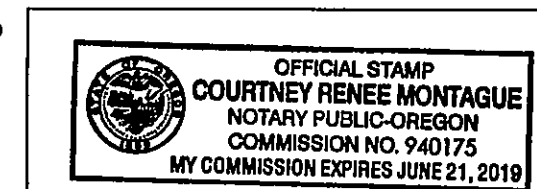
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8-6, 2015,
BY DAVID DUNCAN

Courtney Renee Montague
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES June 21, 2019

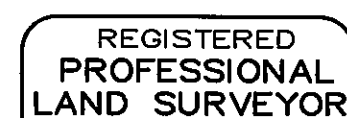
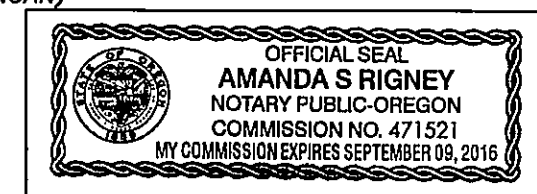


STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 5, 2015,
BY LINDSEY MADDEN (FORMERLY LINDSEY DUNCAN)

Amanda S Rigney
NOTARY PUBLIC FOR OREGON

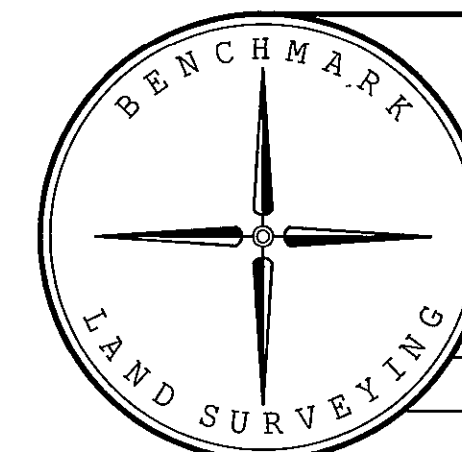
MY COMMISSION EXPIRES 9/9/16



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

AUG 6 2015

BY: [Signature]



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 PLAT
SITUATED IN THE NW1/4SW1/4 SECTION 23,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	DAVID DUNCAN & LINDSEY MADDEN	
SURVEYED BY	MCS & NNS	7/27/2015
DRAWN BY: MCS		SHEET 2 OF 2