

LAND PARTITION PLAT NO. 2019-01

SITUATED IN THE NE1/4NE1/4 SECTION 26, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF SCOTT MYERS, COUNTY JUDGE, ON BEHALF OF GRANT COUNTY, OREGON, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 203094, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON RECORD SURVEY NO.'S 89 AND 1211. SURVEY NO. 89 WAS PERFORMED BY DUANE GRIFFITH, PLS IN 1967. DURING THAT SURVEY MR. GRIFFITH MONUMENTED THE CORNERS OF THE INDIVIDUAL TRACTS THAT WHEN COMBINED, MAKE UP THE PROPERTY DESCRIBED IN THE COUNTY'S DEED. SURVEY NO. 1211 WAS PERFORMED BY ROBERT BAGETT, PLS IN 1991-1992. THE FOCUS OF THAT SURVEY WAS A STREET CENTERLINE MONUMENTATION PROJECT. DURING HIS SURVEY, MR. BAGETT RECOVERED IRON PIN MONUMENTS SET BY GRIFFITH IN 1967 AT THE NORTHEAST AND NORTHWEST CORNERS OF THE SUBJECT TRACT. BAGETT'S MAP ALSO SHOWS THE 8 FOOT PORTION OF HILLCREST ROAD THAT WAS VACATED PER CITY ORDINANCE 1-68, RECORDED IN BOOK 97, PAGE 326, RECORDS OF GRANT COUNTY, OREGON.

DURING THE COURSE OF THIS SURVEY, I FOUND THE NECESSARY CONTROLLING CENTERLINE MONUMENTS FROM SURVEY NO. 1211. OF THE PINS SET IN SURVEY NO. 89, I WAS ONLY ABLE TO RECOVER THE 1/2" IRON PIN SHOWN ON THE ANNEXED MAP AT THE NORTHEAST CORNER OF THE COUNTY'S PROPERTY. THE REMAINING PINS WERE SEARCHED FOR, BUT NOT FOUND AND ARE PRESUMED TO BE DESTROYED DURING EARTHWORK AND PAVING PROJECTS. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM THESE SURVEYS.

I HELD THE FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND THE FOUND CENTERLINE MONUMENT AT GUNTHER ROAD TO ESTABLISH THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 26. I USED THE DEED RECORD DISTANCE OF 309.00 FEET ALONG THE RIGHT OF WAY LINE FROM THE SAME 1/2" PIN TO ESTABLISH THE NORTHWEST PROPERTY CORNER. I HELD THE RECORD RELATIONSHIP DEPICTED ON SURVEY NO. 1211 BETWEEN THE CENTERLINE OF HILLCREST ROAD, THE SOUTH LINE OF THE SUBJECT TRACT AND THE 8.00 FOOT STRIP OF LAND VACATED BY ORDINANCE NO. 1-68.

MONUMENTS SET ON THE DIVISION LINE BETWEEN PARCEL 1 AND PARCELS 2 ARE AT LOCATIONS APPROVED BY JUDGE MYERS AND THE GRANT COUNT COURT. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE FOUND CENTERLINE MONUMENTS ON HILLCREST ROAD.

EASEMENTS

- 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 FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF HILLCREST DRIVE, NOW VACATED, AS RESERVED IN ORDINANCE NO. 1-68, RECORDED AUGUST 10, 1967 IN BOOK 97, PAGES 326-329. SAID EASEMENT BEING 8 FEET IN WIDTH, AS SHOWN.
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR WATER AND SEWER LINES. GRANTED TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION. RECORDED AUGUST 10, 1967 IN BOOK 97, PAGES 330-332. NO SPECIFIED WIDTH. APPROXIMATE LOCATIONS SHOWN ON THE ANNEXED MAP. LOCATION OF WATER LINE DETERMINED BY SCALING MAP RECORDED IN BOOK 97, PAGE 328; LOCATION OF SEWER LINE DETERMINED BY LOCATION OF SEWER MANHOLES, AS DEPICTED ON THE MAP RECORDED IN BOOK 97, PAGE 329.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 89 & 1211
DEED RECORD INSTRUMENT NO. 203094
CITY OF JOHN DAY ORDINANCE NO. 1-68: DEED RECORD BOOK 97 PAGE 326
PRELIMINARY TITLE REPORT ORDER NO. 26341



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JAN 8 2019

BY:

APPROVALS

APPROVED THIS 7 DAY OF JANUARY, 2019.

DUANE GRIFFITH
UNION/COUNTY SURVEYOR

APPROVED THIS 8th DAY OF January, 2019.

NICK GR
CITY OF JOHN DAY

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

PAUL HALL
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 01/08/2019

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 8th DAY OF January, 2019 AT
4:18 O'CLOCK P.M. AND RECORDED AS LAND PARTITION
PLAT NO. 2019-01 GRANT COUNTY RECORDS.

DUANE GRIFFITH
GRANT COUNTY CLERK

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

MICHAEL C. SPRINGER
BENCHMARK LAND SURVEYING

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, PARCEL 1 AND PARCEL 2 OF THIS LAND PARTITION, SAID LAND PARTITION BEING SITUATED IN THE NE1/4NE1/4 SECTION 26, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE OLD JOHN DAY HIGHWAY, SAID POINT BEING 962.49 FEET SOUTH AND 1737.45 FEET EAST (DEED RECORD: 970.1 FEET SOUTH AND 1732.8 FEET EAST) OF THE 1/4 CORNER COMMON TO SECTIONS 23 AND 26, T.13S., R.31E., W.M.;

THENCE S.88°32'15"E., 311.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD HIGHWAY (DEED RECORD: S.88°34'E., 311.0 FEET);

THENCE N.01°20'30"E., 171.96 FEET (DEED RECORD: N.0°57'E., 172.0 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY (STATE HIGHWAY 26);

THENCE N.83°36'16"W., 309.00 FEET (DEED RECORD: N.83°40'W., 309.0 FEET) ALONG SAID RIGHT OF WAY LINE;

THENCE S.02°17'00"W., 198.56 FEET (DEED RECORD: S.1°59'W., 198.3 FEET) TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED HILLCREST DRIVE ADJOINING THE SOUTH LINE OF THE TRACT FIRST DESCRIBED HEREIN, WHICH INURED THERETO PURSUANT TO VACATION THEREOF BY ORDINANCE NO. 1-68 OF THE CITY OF JOHN DAY, OREGON, RECORDED AUGUST 10, 1967 IN BOOK 97, PAGE 326, DEED RECORDS OF GRANT COUNTY, OREGON.

CONTAINING 1.37 ACRES.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING 764.09 FEET SOUTH AND 1745.36 FEET EAST OF THE N1/4 CORNER OF SAID SECTION 23.

DECLARATION

KNOW ALL PEOPLE BY THE PRESENTS THAT GRANT COUNTY, OREGON DOES HEREBY DECLARE THAT SAID COUNTY IS THE OWNER OF 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 HEREON.

SAID COUNTY DOES HEREBY CREATE A 25.00 FOOT WIDE PRIVATE ACCESS AND PARKING EASEMENT OVER AND ACROSS PARCEL 2 TO THE BENEFIT OF PARCEL 1 AND PARCEL 2. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS AND PARKING FOR SAID PARCELS 1 AND 2, AS SHOWN ON THE ANNEXED MAP.

SCOTT MYERS, GRANT COUNTY JUDGE

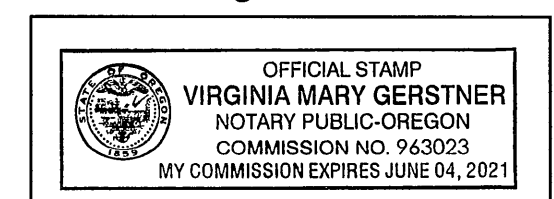
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 8, 2019,
BY SCOTT MYERS.

MICHAEL C. SPRINGER
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6/4/2021



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION
SITUATED IN THE NE1/4NE1/4 SECTION 26, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	GRANT COUNTY, OREGON	
SURVEYED BY	MCS & MRT	12/28/2018
	DRAWN BY: MCS	SHEET 2 OF 2