

LAND PARTITION PLAT NO. 2020-02

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

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF MRS. CAROL ROE, OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 962271. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY FIELD MEASUREMENTS WERE MADE TO LOCATE APURTENANT MONUMENTS SHOWN ON RECORD SURVEY NOS 1129, 1403, 2124 AND SEVERAL UNRECORDED RIGHT OF WAY PINS SHOWN HEREON. I ALSO UTILIZED INFORMATION FROM RECORD MAP OF SURVEY NO. S 276, 802, 932 AND THE 1914 PLAT OF JOHN DAY BY VERNON GLAZE

IN PREPARATION FOR THIS LAND PARTITION AND IN ORDER TO ELIMINATE CERTAIN AMBIGUITIES IN DEED DESCRIPTIONS, I PREPARED RECORD MAP OF SURVEY NO. 2124 IN JANUARY 2020. IN ADDITION TO IDENTIFYING THE BOUNDARY OF THE SUBJECT PROPERTY, SURVEY NO. 2124 WAS ALSO A PROPERTY LINE ADJUSTMENT BETWEEN MRS. ROE AND THE ADJACENT LANDOWNER TO THE SOUTH.

DURING THE COURSE OF THIS SURVEY I FOUND SEVERAL IRON PINS WITH ODOT ALUMINUM CAPS ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 26. AS DISCUSSED IN THE NARRATIVE FOR SURVEY NO. 2124, THERE IS NO RECORDED MAP SHOWING THESE PINS BEING SET. THE LOCATIONS OF THE PINS CORRESPOND TO DEED RIGHT OF WAY LOCATIONS AS WELL AS ODOT RIGHT OF WAY LOCATIONS SHOWN ON ODOT MAP 108-9-26. THE PINS ARE ACCEPTED AS MONUMENTS DELINEATING THE HIGHWAY RIGHT OF WAY.

ALL FOUND PINS ARE ACCEPTED AND NEW PINS WERE SET AT LOCATIONS APPROVED BY MRS. ROE AND ACCORDING TO THE EVIDENCE FOUND.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR PUBLIC ROADWAY PURPOSES (NOW WITHIN HIGHWAY 26 RIGHT OF WAY), GRANTED TO GRANT COUNTY, OREGON, RECORDED FEBRUARY 2, 1925 IN BOOK 35, PAGE 558. SAID ROADWAY IS 60 FEET IN WIDTH AND CONTAINED WITHIN THE RIGHT OF WAY LINES OF HIGHWAYS 26 AND 395.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A VARIABLE WIDTH PERMANENT EASEMENT TO CONSTRUCT AND MAINTAIN SLOPES GRANTED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, RECORDED JANUARY 31, 2001 AS INSTRUMENT NO. 210235.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A FLOOD BERM, GRANTED TO GRANT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, RECORDED MARCH 10, 2016 AS INSTRUMENT NO. 20160494. THE DEED INSTRUMENT STATES THAT THIS EASEMENT HAS A VARIABLE WIDTH; THE LOCATION SHOWN HEREON IS BASED ON PHYSICAL EVIDENCE OF THE BERM AS LOCATED BY SURVEY.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 11<sup>th</sup> DAY OF February, 2020.  
*[Signature]*  
JONIN COUNTY SURVEYOR

APPROVED THIS 13<sup>th</sup> DAY OF February, 2020.  
*[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: 02/13/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13<sup>th</sup> DAY OF February, 2020 AT 1:33 O'CLOCK P.M. AND RECORDED AS LAND PARTITION PLAT NO. 2020-02 GRANT COUNTY RECORDS.  
*[Signature]*  
GRANT COUNTY CLERK

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

REFERENCES

- RECORD MAP OF SURVEY NO. S 276, 802, 932, 1129, 1294, 1403 & 2124
- 1914 PLAT OF JOHN DAY BY VERNON GLAZE
- ODOT RIGHT OF WAY MAP NO. 10B-9-26
- DEED RECORD INSTRUMENT NO. S 961005, 962271, 210180, 210255 & 20200199
- DEED RECORD BOOK 75 PAGE 558  
BOOK 72 PAGE 375  
BOOK 91 PAGE 375  
BOOK 82 PAGE 168  
BOOK 93 PAGE 123

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

FEB 13 2020

BY: *[Signature]*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2004  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2020

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN BLOCK J OF JOHN DAY, AS SHOWN BY THE PLAT THEREOF ON FILE IN THE OFFICE OF THE GRANT COUNTY CLERK IN BOOK 1 OF TOWN PLATS AT PAGE 14. SAID LAND PARTITION BEING FURTHER SITUATED IN THE NW1/4NW1/4 SECTION 26, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET IN SAID CITY OF JOHN DAY, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF SW CANTON STREET AND THE SOUTHERLY LINE OF SAID MAIN STREET;

THENCE N.78°28'16"W., 88.50 FEET (RECORD: N.78°02'W., 88.5 FEET) ALONG THE SOUTHERLY LINE OF SAID MAIN STREET TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID MAIN STREET, N.78°02'W., 55.00 FEET (RECORD N.78°02'W., 55.0 FEET);

THENCE S.02°20'00"W., 303.0 FEET;

THENCE S.78°23'E., 47.0 FEET;

THENCE S.67°13'E., 78.0 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SW CANTON STREET AS DEEDED TO THE CITY OF JOHN DAY IN BOOK 72, PAGE 423, DEED RECORDS OF GRANT COUNTY, OREGON;

THENCE N.10°37'20"E., 149.21 FEET (RECORD, IN PART: N.10°32'E., 138.0 FEET, MORE OR LESS);

THENCE N.05°22'20"E., 1.10 FEET;

THENCE N.82°40'50"W., 88.02 FEET (RECORD: N.82°18'W., 88.0 FEET);

THENCE N.05°21'29"E., 169.40 FEET (RECORD: N.05°37'E., 169.5 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY DEED RECORDED JANUARY 31, 2001 AS INSTRUMENT NO. 210235.

ALSO EXCEPTING THEREFROM A TRACT OF LAND IN LOT 3, BLOCK J OF SAID JOHN DAY, OREGON, WHICH WAS CONVEYED BY DEED RECORDED JANUARY 30, 2020 AS INSTRUMENT NO. 20200199. SAID TRACT BEING SITUATED IN THE NW1/4 SECTION 26, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 962271, DEED RECORDS OF GRANT COUNTY, OREGON LYING SOUTHERLY OF THE CENTERLINE OF CANYON CREEK.

ALL ACCORDING TO RECORD MAP OF SURVEY NO. 2124 ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

I DO HEREBY DESIGNATE THE NW CORNER OF PARCEL 3 AS THE INITIAL POINT OF THIS LAND PARTITION PLAT. CONTAINING 0.55 ACRES (23,924 SQ.FT.)

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, CAROL ROE, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

I DO HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT A:  
A PRIVATE ACCESS EASEMENT OF VARIABLE WIDTH, OVER AND ACROSS PARCEL 3 TO THE BENEFIT OF PARCEL 2, FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCEL 2 TO SW CANTON STREET, AS SHOWN.

EASEMENT B:  
A 5.00 FOOT WIDE PRIVATE WATER LINE EASEMENT CENTERED ON AN EXISTING BURIED WATER LINE, OVER, ACROSS AND UNDER PARCEL 3 TO THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

EASEMENT C:  
AN 8.00 FOOT WIDE PRIVATE SEWER LINE EASEMENT OVER THE EAST 8.00 FEET OF PARCEL 1, SAID EASEMENT BEING OVER, ACROSS AND UNDER PARCEL 1 TO THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

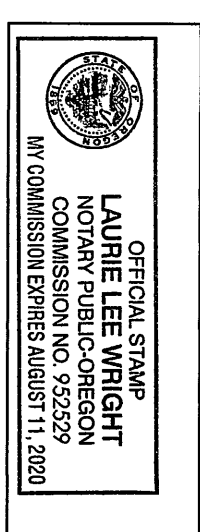
*[Signature]*  
CAROL ROE

ACKNOWLEDGMENT  
STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb. 13<sup>th</sup>, 2020, BY CAROL ROE.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-11-2020



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD., JOHN DAY, OREGON  
1207 DEWEY AVE., BAKER CITY, OREGON  
541-676-1261 ~ 541-623-5652

LAND PARTITION PLAT  
IN BLOCK J OF JOHN DAY  
SITUATED IN THE NW1/4NW1/4 SECTION 26, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	CAROL ROE	
SURVEYED BY	MCS	2/6/2020
SCALE: 1"=30'	DRAWN BY: MCS	SHEET 2 OF 2