

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, 2 AND 3 OF THIS LAND PARTITION SAID PARTITION BEING SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M., (A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY), GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2011-09, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON.

I DO HEREBY DESIGNATE THE S1/4 CORNER OF SAID SECTION 22 AS THE INITIAL POINT OF THIS LAND PARTITION.

SAID PARTITION CONTAINING 20.95 AC

DECLARATION


KNOW ALL MEN BY THESE PRESENTS THAT IRON TRIANGLE, LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY DECLARE THAT SAID COMPANY 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 HEREON.


RUSSELL YOUNG, PRESIDENT

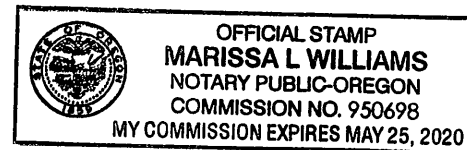
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 22, 2020, BY RUSSELL YOUNG.


MARISSA L. WILLIAMS
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES May 25, 2020



APPROVALS

APPROVED THIS 21 DAY OF MAY, 2020.


UNION COUNTY SURVEYOR

APPROVED THIS 26 DAY OF May, 2020.


GRANT COUNTY PLANNING DIRECTOR

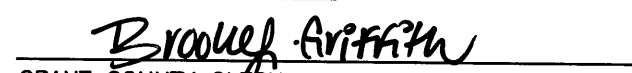
APPROVED THIS 27 DAY OF May, 2020.


CITY OF JOHN DAY

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


GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06/01/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 18 DAY OF June, 2020 AT 3:00 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2020-03 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK

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


BENCHMARK LAND SURVEYING

LAND PARTITION PLAT NO. 2020-03

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,
(A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY)

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KING WILLIAMS ON BEHALF OF IRON TRIANGLE, LLC. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM SURVEY NO.'S 841 AND 932 AND FROM LAND PARTITION NO.'S 2011-04 AND 2011-09. I ACCEPT THE FOUND PINS SHOWN HEREON FROM THESE SURVEYS.

I SET THE NORTHWEST CORNER OF PARCEL 3 BY CALCULATING A BEARING-BEARING INTERSECTION FROM FOUND PINS TO THE SOUTH AND EAST

I SET THE SOUTHEAST AND SOUTHWEST CORNERS OF THE "NOT A PART" TRACT DESCRIBED IN DEED INSTRUMENT NO. 20130565 AS FOLLOWS: THE SOUTHEAST CORNER IS ESTABLISHED BY HOLDING THE DEED RECORD COURSE AND DISTANCE OF SOUTH 200.00 FEET FROM THE HIGHWAY RIGHT OF WAY LINE AT THE NORTHEAST CORNER OF SAID TRACT. FROM THE SOUTHEAST CORNER I THEN RAN WEST TO INTERSECT A LINE RUNNING SOUTH FROM THE NORTHWEST CORNER OF SAID TRACT.

THE EASEMENT DESCRIBED IN DEED INSTRUMENT NO. 20141216 IS SHOWN HEREON BASED ON THE LOCATION OF EXISTING POWER POLES. THE DEED RECORD COURSE FOR THE CENTERLINE IS "S.82°E., 150 FEET, MORE OR LESS TO AN EXISTING POWER POLE". A MAP ATTACHED TO THE DEED SHOWS THE LINE BEARING S.22°E., 150 FEET. I FIND THE COURSE AND DISTANCE TO BE S.21°02'00"E., 185 FEET BETWEEN THE POLES.

I ALSO FOUND AN OVERHEAD POWER LINE THAT DOES NOT APPEAR TO HAVE AN EASEMENT ASSOCIATED WITH IT, AS SHOWN.

NEW MONUMENTS WERE SET ON THE BOUNDARY ACCORDING TO THE EVIDENCE FOUND AND AT PARCEL CORNERS AS APPROVED BY MR. WILLIAMS.

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 163, 841, 923, 932, 1052 & 2077

RECORD LAND PARTITION PLAT NO.'S 2011-04 & 2011-09

ODOT MAP 7B-16-21

DEED RECORD INSTRUMENT NO.'S 952145, 02160823, 212967, 062533 & 20130565

PRELIMINARY TITLE REPORT ORDER NO. 26948

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 2 2020

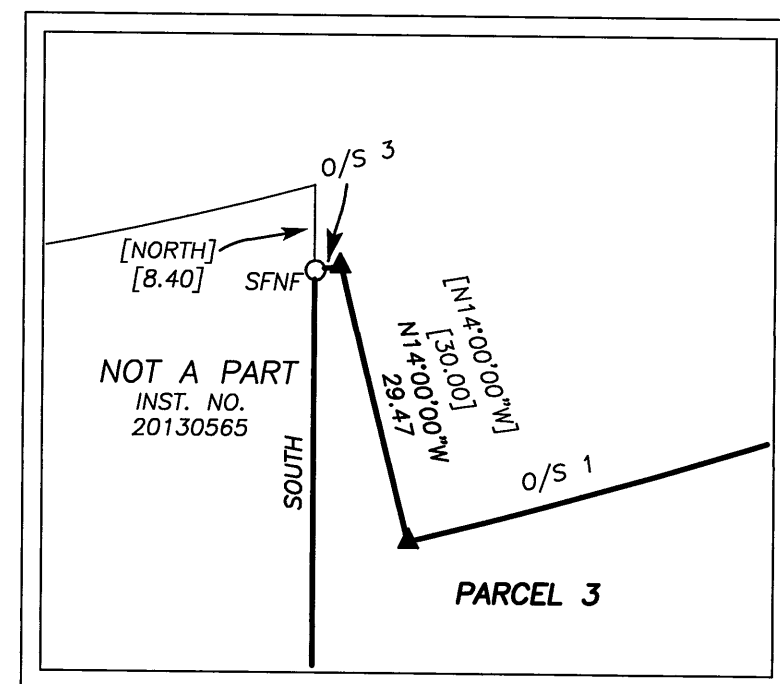
BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

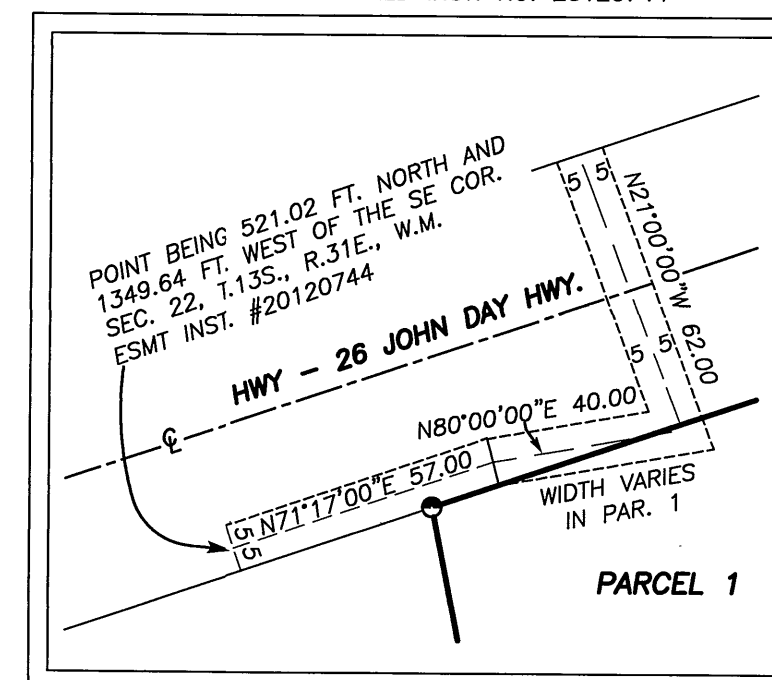
EXPIRES: 6/30/2020

DETAIL B
1"=20'



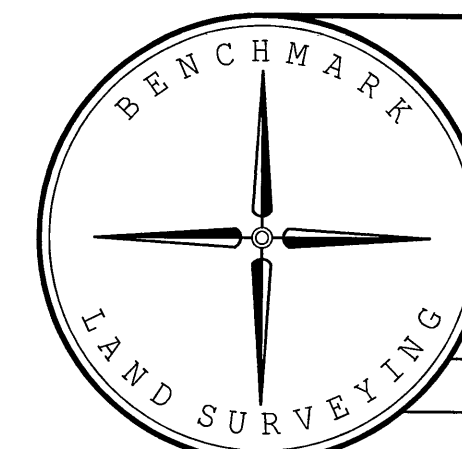
DETAIL C
1"=40'

SHOWING A PRIVATE SEW LINE EASEMENT
DESCRIBED IN DEED INST. NO. 20120744



EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTOR MARY E. GROVE, A WIDOW. RECORDED SEPTEMBER 13, 1941, BOOK 45, PAGE 22. TO-WIT "RESERVING HOWEVER TO THE GRANTOR, HER HEIRS AND ASSIGNS, THE RIGHT TO USE THE WELL UPON THE PREMISES FOR IRRIGATION AND DOMESTIC PURPOSES AND FULL RIGHTS OF INGRESS TO AND EGRESS FROM THE SAID WELL." NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED JULY 30, 1947, BOOK 51, PAGE 160. 30 FEET IN WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED DECEMBER 15, 1947, BOOK 52 PAGE 513. DESCRIPTION STATES THAT EASEMENT IS 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED AUGUST 14, 1951, BOOK 63, PAGE 407. DESCRIPTION STATES THAT EASEMENT IS 20 FEET IN WIDTH AND ALSO 40 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN EASEMENT IN COMMON FOR INGRESS AND EGRESS. GRANTED TO JOSEPH C. OLIVER AND ARLENE OLIVER, HUSBAND AND WIFE. RECORDED FEBRUARY 7, 1962, BOOK 86, PAGE 293. NO SPECIFIED WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED SEPTEMBER 22, 1966, BOOK 95, PAGE 355. 10 FEET IN WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER OR TELEPHONE LINES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY. RECORDED APRIL 6, 1977, BOOK 108, PAGE 61. 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED OCTOBER 5, 1978, BOOK 119, PAGE 809. 30 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR PERMANENT EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES GRANTED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. RECORDED OCTOBER 24, 1991, INSTR. NO. 911912. 35 FEET IN WIDTH, AS SHOWN.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR SEWER. GRANTED TO OLIVIA PATHAR INVESTMENTS, LLC FOR SEWER. RECORDED APRIL 13, 2012 AS INSTRUMENT NO. 20120744. SAID EASEMENT BEING 10 FEET IN WIDTH (WIDTH VARIES AS IT PERTAINS TO PARCEL 1 OF THIS PLAT), AS SHOWN.
- A 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, A COOPERATIVE CORPORATION. RECORDED JUNE 18, 2014, INSTRUMENT NO. 20141216. 15 FEET IN WIDTH, AS SHOWN.
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR SIGNS. GRANTED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. RECORDED SEPTEMBER 29, 2014, INSTR. NO. 20142106. DOCUMENT INCLUDES FOUR EASEMENTS OF VARIABLE WITH, AS SHOWN.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR EXIST OR APPEAR OF RECORD.



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

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M., GRANT
COUNTY, OREGON (A PORTION OF THIS LAND PARTITION IS WITHIN
THE CITY LIMITS OF JOHN DAY.)

SURVEYED FOR	IRON TRIANGLE, LLC
SURVEYED BY	MCS
SCALE: AS SHOWN	DRAWN BY: MCS & JIK
	4/27/2020
	SHEET 2 OF 2