

LAND PARTITION PLAT NO. 2020-06

SITUATED IN THE NE1/4SW1/4 SECTION 23, T.13S., R.31E., W.M.,
BLOCK C, CITY OF JOHN DAY, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF SALLY KNOWLES, OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20171963. 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 APPURTENANT MONUMENTS SHOWN ON RECORD SURVEY NO'S 446, 1042, 1884 AND LAND PARTITION PLAT NO. 2017-07. AS INDICATED ON RECORD SURVEY NO. 1884, THE MONUMENT AT THE STREET CENTERLINE INTERSECTION OF NW CANTON STREET AND NW 5TH AVENUE IS OUT OF POSITION. DIMENSIONS SHOWN HEREON ARE TO THE TRUE INTERSECTION POINT. I ACCEPT ALL OTHER FOUND MONUMENTS SHOWN HEREON.

THE NW CANTON STREET EXTENSION WAS CREATED IN 1978 BY MEANS OF CIRCUIT COURT JUDGMENT NO. L-6985. THE DESCRIPTION OF THE STREET CONTAINED IN THE JUDGMENT STATES THAT THE STREET IS TO BE AN EXTENSION OF THE EXISTING STREET TO THE CENTER OF THE JOHN DAY RIVER. THE JUDGMENT WAS LIMITED TO LAND OWNED BY LAMAR AND ERNESTINE HILL AS DESCRIBED IN DEED BOOK 97, PAGE 681. ADDITIONALLY, THE JUDGMENT DESCRIBED THE STREET AS BEING 30 FEET ON THE WEST AND 25 FEET ON THE EAST SIDE OF THE EXTENDED CENTERLINE. SINCE THE HILLS DID NOT OWN LAND IN THE NE1/4SW1/4, THE STREET DID NOT GET ITS FULL EXPECTED WIDTH. THIS PLAT WILL SERVE TO DEDICATE THE REMAINING LAND NEEDED TO GIVE THE STREET ITS FULL INTENDED WIDTH.

THE WEST LINE OF THIS PARTITION IS ALONG THE EAST RIGHT OF WAY LINE OF THE NW CANTON STREET EXTENSION AS SAID STREET IS DESCRIBED IN CIRCUIT COURT JUDGMENT NO. L-6985 AND AS SHOWN ON LAND PARTITION PLAT NO. 2017-07.

THE RECORD POINT OF BEGINNING (RECORD P.O.B.) FOR ALL PROPERTY DESCRIPTIONS LYING EAST OF THIS TRACT BEGIN AT A POINT CITED IN DEED DESCRIPTIONS AS BEING 20.0 FEET NORTH AND 193.2 FEET EAST OF THE SOUTHWEST CORNER OF THE NE1/4SW1/4 (THE SW1/16 CORNER). TO DETERMINE THE SOUTHEAST CORNER OF THE SUBJECT TRACT, I RAN N.03°13'50"W. A DISTANCE OF 2.59 FEET FROM THE RECORD P.O.B. TO INTERSECT THE ADJUSTED LINE SHOWN ON RECORD SURVEY NO. 1884.

THE RECORD DESCRIPTION OF THE NORTH LINE FOR THIS TRACT AND ALL TRACTS ADJACENT AND TO THE NORTH RUN IN A STRAIGHT LINE ALONG THE APPROXIMATE CENTERLINE OF THE JOHN DAY RIVER. IN ORDER TO CONFORM WITH THE INTENT OF THE DEED RECORDS, I EXTENDED THE EAST AND WEST LINES OF THE SUBJECT PROPERTY TO THE CENTERLINE OF THE RIVER, AS LOCATED BY THIS SURVEY. I THEN RAN A STRAIGHT LINE BETWEEN THE TWO END POINTS.

I SET NEW MONUMENTS AT POSITIONS AS OUTLINED HEREIN AND AT LOCATIONS APPROVED BY MS. KNOWLES. THE SW1/16 CORNER AND THE IRON PIN 21.16 FEET NORTHERLY WERE BOTH DESTROYED DURING A STREET CONSTRUCTION PROJECT. I RESET THESE PINS AT THEIR RECORD POSITIONS AS SHOWN ON SURVEY NO. 1884 AND LAND PARTITION PLAT NO. 2017-07.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO WEST COAST POWER COMPANY, A CORPORATION. RECORDED APRIL 17, 1939 IN DEED BOOK 43, PAGE 215. NO SPECIFIED WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NOTE: THERE ARE NO OVERHEAD POWER LINES SITUATED OVER THE SUBJECT PROPERTY.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN SUPPLEMENTAL JUDGMENT IN THE CIRCUIT COURT FOR THE STATE OF OREGON, COUNTY OF GRANT FOR A PERPETUAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A SEWER LINE AND APPURTENANCES NECESSARY AND CONVENIENT THERETO. GRANTED TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION. FILED SEPTEMBER 11, 1978 IN BOOK 50, PAGE 864 OF THE CIRCUIT COURT JOURNAL, (CASE NO. L-6984; JR 7156). SAID EASEMENT BEING 20 FEET IN WIDTH, AS SHOWN.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A COOPERATIVE CORPORATION. RECORDED JANUARY 7, 2019 AS DEED INSTRUMENT NO. 20190029. SAID EASEMENT BEING 15 FEET IN WIDTH. NOTE: THE DESCRIPTION FOR THIS EASEMENT PLACES IT APPROXIMATELY 20 FEET EAST. A CLAUSE IN THE DOCUMENT STATES THAT THE CENTER OF EASEMENT IS CENTERED ON THE ACTUAL ELECTRICAL LINE. THE LOCATION OF THE EASEMENT ON THE ANNEXED PLAT IS BASED ON THE LOCATED BURIED POWER LINE.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 23rd DAY OF JUNE, 2020.

[Signature]
DEPUTY
UNION COUNTY SURVEYOR

APPROVED THIS 29th DAY OF June, 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: 06/23/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 19th DAY OF June, 2020 AT

10:15 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2020-06 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 446, 1042 & 1884
LAND PARTITION PLAT NO. 2017-07
1914 PLAT OF JOHN DAY
DEED RECORD INSTRUMENT NO.'S 221496, 20092326 & 20171963
CIRCUIT COURT JUDGMENT NO. L-6985
PRELIMINARY TITLE REPORT ORDER NO. 26938

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 THE NE1/4SW1/4 SECTION 23, T.13S., R.31E., W.M., BLOCK C, CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF THIS LAND PARTITION BEING THE SOUTHWEST CORNER OF PARCEL 3, WHICH IS MARKED WITH A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING", SAID POINT BEING N.00°32'10"E., 21.16 FEET AND N.89°34'36"E., 6.50 FEET FROM THE SOUTHWEST CORNER OF SAID NE1/4SW1/4;

THENCE N.89°34'36"E., 186.36 FEET;

THENCE N.03°13'50"W., 245.75 FEET TO THE CENTER OF THE JOHN DAY RIVER;

THENCE DOWNSTREAM, ALONG THE CENTER OF THE JOHN DAY RIVER S.89°19'00"W., 176.73 FEET TO THE WEST LINE OF THE NE1/4SW1/4 SAID SECTION 23;

THENCE S.00°32'10"W., 244.69 FEET ALONG THE WEST LINE OF SAID NE1/4SW1/4 TO A POINT THAT IS S.89°34'36"W., FROM THE POINT OF BEGINNING;

THENCE N.89°34'36"E., 6.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS (PORTION OF DEDICATED STREET CONTAINS 1,122 SQFT.)

DECLARATION & DEDICATION

KNOW ALL MEN BY THE PRESENTS THAT I, SALLY J. KNOWLES DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I 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:

A 20 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS THE SOUTH 20 FEET OF PARCELS 1 AND 2, TO THE BENEFIT OF PARCEL 3, AS SHOWN ON THE ANNEXED PLAT.

A 10 FOOT WIDE PRIVATE UTILITY EASEMENT OVER, ACROSS AND UNDER THE NORTH 10 FEET OF PARCEL 3, TO THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN ON THE ANNEXED PLAT.

I DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION THE FOLLOWING:

A 20 FOOT WIDE UTILITY EASEMENT OVER, ACROSS AND UNDER THE SOUTH 20 FEET OF PARCELS 1 AND 2 OF THIS PARTITION, AS SHOWN ON THE ANNEXED PLAT.

ALL THAT PART OF THE NW CANTON STREET EXTENSION LYING EAST OF THE WEST LINE OF THE NE1/4SW1/4 SECTION 23, T.13S., R.31E., W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 3, THENCE ALONG THE WEST LINES OF PARCELS 1 AND 3, N00°21'38"W., 244.66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;
THENCE S.89°19'00"W., 2.67 FEET TO THE WEST LINE OF SAID NE1/4SW1/4;
THENCE ALONG THE WEST LINE OF SAID NE1/4SW1/4 S00°32'10"W., 244.66 FEET;
THENCE N89°34'36"E., 6.50 FEET TO THE POINT OF BEGINNING.

[Signature]
SALLY J. KNOWLES

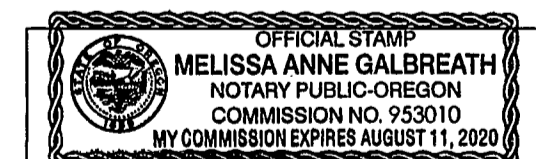
ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF GRANT SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24, 2020, BY SALLY J. KNOWLES.

[Signature]
NOTARY PUBLIC FOR OREGON

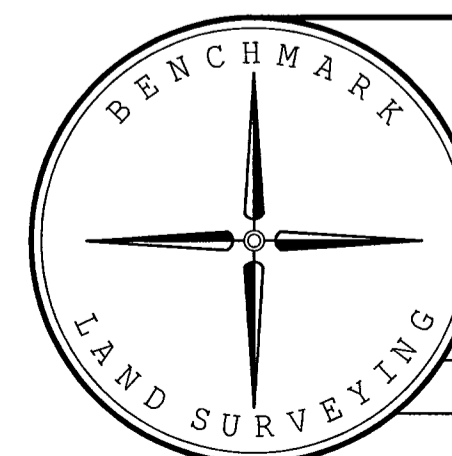
MY COMMISSION EXPIRES August 11, 2020



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 29 2020

BY: *[Signature]*



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

A LAND PARTITION
SITUATED IN THE NE1/4SW1/4 SECTION 23, T.13S., R.31E.,
W.M., BLOCK C, CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	SALLY J. KNOWLES	
SURVEYED BY	MCS	6/15/2020
DRAWN BY: MCS		SHEET 2 OF 2