

LAND PARTITION PLAT NO. 2021-02

A PARTITION OF A PORTION OF PARCEL 1 OF LAND PARTITION PLAT NO. 2003-19
SITUATED IN THE NE1/4 SECTION 27, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

EASEMENTS

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. A PRIVATE EASEMENT AND RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT. RECORDED IN BOOK 84, PAGE 325 AND RERECORDED IN BOOK 86, PAGE 512, DEED RECORDS; AMENDED BY INSTRUMENT RECORDED IN BOOK 84, PAGE 575, DEED RECORDS. EASEMENT HAS A VARIABLE WIDTH, AS SHOWN.
3. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO MICHAEL L. RYAN. RECORDED DECEMBER 23, 1975 IN BOOK 114, PAGE 55, DEED RECORDS. SAID EASEMENT CORRECTED BY INSTRUMENT RECORDED AUGUST 1, 1978 IN BOOK 119, PAGE 485, DEED RECORDS. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN.
4. A PUBLIC RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN H. LEE HARRIS, TRUSTEE OF THE H. LEE HARRIS TRUST AND GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, RECORDED MARCH 31, 2003 AS INSTRUMENT NO. 030970, DEED RECORDS. SAID RIGHT OF WAY SHOWN HEREON AS INDUSTRIAL PARK ROAD (COUNTY ROAD 80-A), BEING 60 FEET IN WIDTH.
5. A PRIVATE ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO H. LEE HARRIS TRUSTEE OF THE H. LEE HARRIS TRUST. RECORDED JANUARY 23, 2006 AS INSTRUMENT NO. 20060158, DEED RECORDS. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN.
6. A PRIVATE ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO JERALD L. HARRIS. RECORDED APRIL 20, 2007 AS INSTRUMENT NO. 20071089, DEED RECORDS. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN.
7. A PRIVATE ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO EVA M. HARRIS, TRUSTEE OF THE EVA M. HARRIS TRUST. RECORDED MAY 5, 2010 AS INSTRUMENT NO. 20100788, DEED RECORDS. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN.
8. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

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, THE PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE NE1/4 SECTION 27, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2003-19, ACCORDING TO THE PLAT THEREOF FILED FOR THE RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON DECEMBER 30, 2003.

EXCEPTING THEREFROM THE FOLLOWING TRACT:

A TRACT OF LAND SITUATED IN THE NE1/4 SECTION 27, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

ALL THAT PART OF PARCEL 1 OF SAID LAND PARTITION NO. 2003-19 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INDUSTRIAL PARK ROAD (COUNTY ROAD NO. 80-A), SAID POINT BEING 470.22 FEET NORTH AND 255.29 FEET WEST FROM THE E1/4 CORNER SAID SECTION 27;

THENCE N.09°44'52"E., 669.11 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 1 AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

THIS PARTITION CONTAINS 19.67 ACRES.

I DO HEREBY DESIGNATE THE 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP AT THE SOUTHEAST CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS LAND PARTITION PLAT. SAID POINT BEING 470.22 FEET NORTH AND 255.29 FEET WEST FROM THE E1/4 CORNER SAID SECTION 27.

NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF EVA HARRIS, TRUSTEE OF THE EVA M. HARRIS TRUST, FOR THE PURPOSE OF CREATING TWO SEPARATE PARCELS FROM THE REMAINDER OF PARCEL 1 OF LAND PARTITION PLAT NO. 2003-19. A PORTION OF PARCEL 1 WAS RECENTLY INCLUDED IN A PROPERTY LINE ADJUSTMENT WITH OTHER LANDS OWNED BY MS. HARRIS AS EVIDENCED BY DEED INSTRUMENT NO. 20210174, AND RECORD MAP OF SURVEY NO. 2142, RECORDS OF GRANT COUNTY, OREGON.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND RECORD MAPS OF SURVEY NO.'S 153, 324, 515, 560, 1297, 1659, 2142, THE PLAT OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION AND LAND PARTITION PLAT NO. 2003-19. MONUMENTS SET DURING THESE SURVEYS CONTROLLED THE EXTERIOR BOUNDARY OF THIS LAND PARTITION, AS SHOWN.

THE NORTHERLY BOUNDARY OF PARCEL 1 OF LAND PARTITION NO. 2003-19 WAS ORIGINALLY SURVEYED AND MONUMENTED DURING SURVEY NO.'S 153 AND 560. AS SHOWN ON SURVEY NO. 2142, I FOUND THE IRON PIN FROM SURVEY NO. 153 NEAR THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION NO. 2003-19 IN GOOD CONDITION AND AT THE RECORD DISTANCE FROM THE NEAREST FOUND PIN TO THE WEST. THIS PIN IS ACCEPTED AS BEING ON THE PROPERTY LINE, BUT FALLS SHORT OF THE SECTION LINE. TO ESTABLISH THE TRUE CORNER POINT, I EXTENDED THE BEARING OF S.74°00'38"E., A DISTANCE OF 28.10 (RECORD: 28.05) FEET TO INTERSECT THE EAST LINE OF SECTION 27.

REGARDING THE FOUND IRON PIN FROM SURVEY NO. 324 ON THE WEST BOUNDARY OF PARCEL 1, THIS PIN WAS SET IN 1973 DURING SURVEY NO. 324. REGARDLESS OF THE VARYING MEASUREMENTS TO THIS PIN OVER THE YEARS, I BELIEVE IT TO BE IN ITS ORIGINAL POSITION AND ACCEPT IT AS CONTROLLING THE BOUNDARY OF SAID PARCEL 1.

THE ADJUSTED PROPERTY LINE SHOWN ON SURVEY NO. 2142 IS THE EASTERLY LINE OF THE RUNWAY PROTECTION ZONE (RPZ) AS DEFINED IN GRANT COUNTY REGIONAL AIRPORT'S 2018 MASTER PLAN. TO ESTABLISH THE BOUNDARIES OF THE RPZ, I BEGAN BY LOCATING THE CENTERLINE AT THE NORTH AND SOUTH ENDS OF RUNWAY 17-35. I EXTENDED THIS BEARING 200 FEET TO ESTABLISH THE CENTER OF THE SOUTH END OF THE RPZ. THE SOUTHERLY LINE OF THE RPZ IS PERPENDICULAR TO THE CENTERLINE AND 500 FEET IN WIDTH. THE NORTHERLY END OF THE RPZ IS PARALLEL TO THE SOUTHERLY END, 1000 FEET DISTANT AND 700 FEET WIDE.

I ACCEPT THE FOUND RECORD SURVEY MONUMENTS SHOWN HEREON. THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 IS THE WEST LINE OF THE RPZ DESCRIBED ABOVE. NEW PINS WERE SET ON THE WEST LINE OF THE RPZ AT INTERSECTIONS WITH BOUNDARY LINES. THE SOUTHWEST CORNER OF PARCEL 1 IS SET ONLINE BETWEEN FOUND MONUMENTS AT AN INTERSECTION WITH THE RECORD RIGHT OF WAY OF COUNTY ROAD NO. 80-A. GOD BLESS AMERICA.

REFERENCES

RECORD MAP OF SURVEY NO.'S 153, 324, 515, 560, 1297, 1659 & 2142
LAND PARTITION PLAT NO. 2003-19
PLAT OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION
DEED RECORD INSTRUMENT NO.'S 20100788 & 20210174
GRANT COUNTY REGIONAL AIRPORT 2018 MASTER PLAN
PRELIMINARY TITLE REPORT ORDER NO. 27471

APPROVALS

APPROVED THIS 19 DAY OF FEBRUARY, 2021,

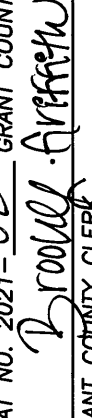
UNION COUNTY SURVEYOR

APPROVED THIS 22 DAY OF February, 2021.

CITY OF JOHN DAY, OREGON

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

GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 02/22/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 22nd DAY OF February, 2021 AT
4:12 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2021-02, GRANT COUNTY RECORDS.

GRANT COUNTY CLERK

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

FEB 22 2021

By 

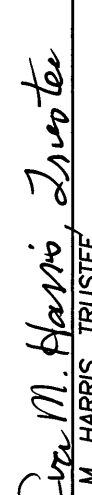
REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2022

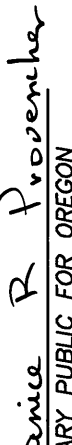
DECLARATION

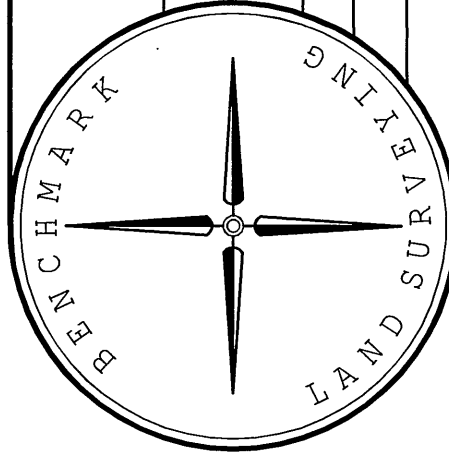
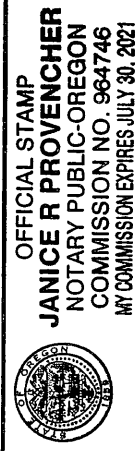
KNOW ALL MEN BY THE PRESENTS THAT I, EVA M. HARRIS, TRUSTEE OF THE EVA M. HARRIS TRUST, UTD, JUNE 15, 1991, DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.


EVA M. HARRIS, TRUSTEE

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb 22, 2021,
BY EVA M. HARRIS


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 1-30-2021



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
541-575-1251 ~ benchmark1s.com

LAND PARTITION PLAT

A PARTITION OF A PORTION OF PARCEL 1, LP, 2003-19
SITUATED IN THE NE1/4 SECTION 27, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR EVA HARRIS

SURVEYED BY MCS

DRAWN BY: MCS

SHEET 2 OF 2