

LAND PARTITION PLAT NO. 2021-11

A REPLAT OF PARCELS 1 & 2 OF LAND PARTITION PLAT NO. 2014-04
SITUATED IN THE SE1/4 SECTION 21, T.13S., R.31E., W.M., GRANT
COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF JESSE MADDEN ON BEHALF OF BLUE MOUNTAIN CUSTOM HOMES AND DEVELOPMENT, INC., OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20142201. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE PARCELS CREATED ON LAND PARTITION PLAT NO. 2014-04.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT RECORD MONUMENTS FROM SURVEY NO.'S 535, 1186, 1442, 1995 AND LAND PARTITION PLAT NO 2014-04. FOUND MONUMENTS FROM THESE SURVEYS ARE ACCEPTED. WE WERE UNABLE TO TAKE OBSERVATIONS ON TWO RECORD IRON PINS ON THE BOUNDARY OF THIS PARTITION. ONE PIN ON THE SOUTH BOUNDARY IS COVERED BY A LARGE IRON STRUCTURE AND THE OTHER, ON THE WEST BOUNDARY, IS UNDER A PILE CONTAINING SEVERAL THOUSAND YARDS OF GRAVEL. I SHOW THE POSITION OF THESE CORNERS BY CALCULATING A BEARING-BEARING INTERSECTION (USING RECORD BEARINGS) FOR EACH FROM THE NEAREST FOUND ADJACENT PINS.

THE RECORD OFFSET PIN NEAR THE NORTHEAST CORNER OF PARCEL 2 OF THIS PARTITION WAS MISSING. WE RESET THIS PIN AT THE RECORD BEARING AND DISTANCE FROM THE NEAREST FOUND PIN TO THE SOUTH. SINCE A PORTION OF THE NORTH LINE OF THE SUBJECT PROPERTY FALLS IN THE JOHN DAY RIVER, IT IS IMPOSSIBLE TO RUN A COMPLETE CLOSURE BETWEEN FOUND OR SET MONUMENTS. AS SUCH, I FORCED ANY MISCLOSEURE TO THE CENTER LEG ALONG THE NORTH BOUNDARY.

NEW PINS WERE SET ON THE BOUNDARY OF PARCEL 2 AT THE DIRECTION OF MR. MADDEN AND ACCORDING TO THE EVIDENCE FOUND. GOD BLESS AMERICA.

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 SE1/4 SECTION 21, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2014-04, ACCORDING TO THE PLAT THEREOF FILED FOR THE RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE.

THIS PARTITION CONTAINS 9.51 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 2 OF LAND PARTITION PLAT NO. 2014-04 AS THE INITIAL POINT OF THIS LAND PARTITION PLAT, SAID POINT BEING BEING 1632.07 FEET NORTH & 429.31 FEET WEST FROM THE S1/4 SAID SECTION 21.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT BLUE MOUNTAIN CUSTOM HOMES AND DEVELOPMENT, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATTED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

SAID CORPORATION DOES HEREBY CREATE THE 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 TO THE BENEFIT OF PARCEL 2, SAID EASEMENT BEING THE EAST 30.00 FEET OF SAID PARCEL 1 LYING SOUTHERLY OF THE SOUTH LINE OF SAID PARCEL 2, AS SHOWN ON THE ANNEXED PLAT.

AS THE SOLE VESTED OWNER OF PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. 2014-04, SAID CORPORATION DOES HEREBY EXTINGUISH THE ENTIRE 30 FOOT WIDE PRIVATE ACCESS EASEMENT CREATED ON LAND PARTITION PLAT 2014-04.

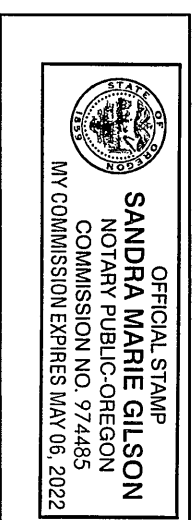
Jesse Madden
JESSE MADDEN, MANAGER
BLUE MOUNTAIN CUSTOM HOMES AND DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF GRANT SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug 30, 2021, BY JESSE MADDEN

Sandra Marie Gilson
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 5/16/2022



APPROVALS

APPROVED THIS 30th DAY OF August, 2021.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 30th DAY OF August, 2021.

[Signature]
GRANT COUNTY PLANNING DIRECTOR

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 08/30/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 30th DAY OF August, 2021 AT
3:32 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2021-11 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

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

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SITUATED IN THE SE1/4 SECTION 21, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	BLUE MOUNTAIN CUSTOM HOMES
SURVEYED BY	MCS & NNS
DRAWN BY:	MCS & NNS
SHEET	2 OF 2

REFERENCES

RECORD MAP OF SURVEY NO.'S 535, 551, 1186,
1442 & 1995
LAND PARTITION PLAT NO.'S 93-4 & 2014-04
DEED RECORD INSTRUMENT NO. 20142201
PRELIMINARY TITLE REPORT ORDER NO. 27864

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

AUG 30 2021

BY: [Signature]

