

# LAND PARTITION PLAT NO. 2023-01

SITUATED IN THE SW1/4 SECTION 22, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

## 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 E1/2SW1/4 SECTION 22, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON PIN AT THE SOUTHEAST CORNER OF PARCEL 2 OF LAND PARTITION NO. 93-5 (ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK), SAID PIN BEING 1176.36 FEET NORTH AND 2118.88 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 22;

THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 2, N.04°58'00"E., 164.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE S.88°00'00"E., 425.00 FEET;

THENCE ON A LINE PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22, S.00°23'30"E., 245 FEET, MORE OR LESS, TO THE CENTER OF THE JOHN DAY RIVER;

THENCE DOWNSTREAM ALONG THE CENTER OF SAID JOHN DAY RIVER, WESTERLY, 470 FEET, MORE OR LESS, TO A POINT THAT IS S.04°54'13"W. FROM THE POINT OF BEGINNING;

THENCE, LEAVING THE CENTER OF SAID RIVER, N.04°54'13"E., 65 FEET, MORE OR LESS, TO A 5/8" IRON PIN;

THENCE, CONTINUING N.04°54'13"E., 113.17 FEET TO THE POINT OF BEGINNING.

THIS LAND PARTITION CONTAINS 2.82 ACRES, MORE OR LESS.

## NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF SHANNON ADAIR ON BEHALF OF 1188 DESTINATIONS. THE PURPOSE OF THIS PLAT IS PARTITION THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20221108 INTO TWO PARCELS, AS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. WE MADE FIELD MEASUREMENTS TO LOCATE THE MONUMENTS FROM RECORD SURVEY NO'S 173, 841, 1252 (ALSO RECORDED AS LAND PARTITION PLAT NO. 93-5) AND 2184. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON. THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION NO. 93-5 WAS DESTROYED DURING THE PLACEMENT OF A FIRE HYDRANT. I RESET THE PIN AT ITS RECORD POSITION BY USE OF A DISTANCE-DISTANCE INTERSECTION FROM FOUND PINS TO THE SOUTH AND WEST. WE SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND, THE DEED DESCRIPTION AND AT LOCATIONS APPROVED BY MS. ADAIR.

IN ADDITION TO CREATING THE PARCELS SHOWN HEREON, THIS PLAT WILL ALSO CREATE SEVENTH STREET WEST BY A DEDICATION TO THE PUBLIC BY THE CITY OF JOHN DAY. AS THE OWNER OF A PORTION OF THE LAND DESCRIBED IN DEED INSTRUMENT NO.'S 20171038, AND 20221036 THE CITY WILL EXECUTE THE DEDICATION ON THIS PLAT.

ALL OF THE PORTIONS OF SEVENTH STREET WEST SHOWN HEREON ARE CURRENTLY UNDER CONSTRUCTION. PER AN AGREEMENT WITH THE CITY OF JOHN DAY, IRON PINS DELINEATING THE STREET RIGHT OF WAY WILL BE SET UPON COMPLETION OF THE CONSTRUCTION PROJECT OR BEFORE JULY 30, 2023.

IT SHOULD BE NOTED THAT THE EASEMENTS DESCRIBED IN DEED BOOK 80, PAGE 597 AND IN BOOK 99, PAGE 406 ARE LIMITED TO ELEVATIONS OVER 3511.0 FEET AND 3510.0 FEET, RESPECTIVELY. THE APPROXIMATE GROUND ELEVATION FOR THE PROPERTY INCLUDED IN THIS PARTITION IS 3000 FT. THE LANDOWNERS HAVE BEEN MADE AWARE THAT THE POWER LINE SHOWN HEREON DOES NOT HAVE A RECORDED EASEMENT. THEY ARE PURSUING THE CREATION OF AN EASEMENT DIRECTLY WITH OREGON TRAIL CONSUMER'S COOPERATIVE. GOD BLESS AMERICA.

## EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE RADIO BEAM EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORP. SAID EASEMENT RECORDED APRIL 2, 1959 IN BOOK 80, PAGE 597. VARIABLE WIDTH. THE WEST EDGE OF THIS EASEMENT AND THE AFFECTED AREA ARE PLOTTED. EASEMENT AFFECTS ELEVATIONS ABOVE 3,511.0 FT. (THE ELEVATION OF THE SUBJECT PROPERTY IS APPROXIMATELY 3,000 FT.).
- PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORP. SAID EASEMENT RECORDED AUGUST 8, 1968 IN BOOK 99, PAGE 406. VARIABLE WIDTH. THE WEST EDGE OF THIS EASEMENT AND THE AFFECTED AREA ARE PLOTTED. EASEMENT AFFECTS ELEVATIONS ABOVE 3,510.0 FT. (THE ELEVATION OF THE SUBJECT PROPERTY IS APPROXIMATELY 3,000 FT.).
- 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. SAID EASEMENT RECORDED APRIL 30, 1970 IN BOOK 103, PAGE 282. 15 FEET WIDTH. EASEMENT NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT PROPERTY.
- PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. SAID EASEMENT RECORDED MARCH 20, 2001, AS INSTRUMENT NUMBER 210688. 15 FEET WIDTH. EASEMENT NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT PROPERTY.
- PRIVATE EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GRANT WESTERN LUMBER CO. AND GRANT COUNTY, A MUNICIPAL CORPORATION. SAID AGREEMENT RECORDED OCTOBER 12, 2005, AS INSTRUMENT NO. 20052708. 20 FEET WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PUBLIC EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GRANT COUNTY, A MUNICIPAL CORPORATION, AND THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION. SAID AGREEMENT RECORDED OCTOBER 15, 2009, AS INSTRUMENT NO. 20092228. 20 FEET WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY OR RESERVATION AS SAME MAY EXIST OR APPEAR OF RECORD.

## APPROVALS

APPROVED THIS 30 DAY OF January, 2023,

  
UNION COUNTY SURVEYOR

APPROVED THIS 31 DAY OF January, 2023.

  
SHANNON ADAIR, MANAGER  
CITY OF JOHN DAY, MAYOR

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

  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 01/30/2023

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 30 DAY OF January, 2023 AT 02 O'CLOCK PM, AND RECORDED AS LAND PARTITION PLAT NO. 2023-01 GRANT COUNTY RECORDS.

  
SALEEN DAULTON  
GRANT COUNTY CLERK - Deputy

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

  
BENCHMARK LAND SURVEYING

## DECLARATION

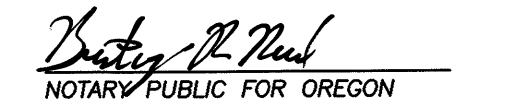
KNOW ALL MEN BY THE PRESENTS THAT 1188 DESTINATIONS, LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY DECLARE THAT SAID COMPANY IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

  
SHANNON ADAIR, MANAGER

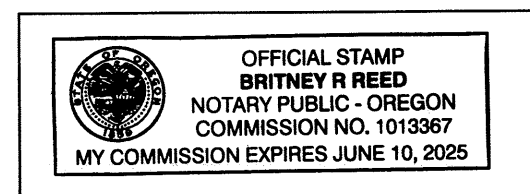
## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 30, 2023, BY SHANNON ADAIR

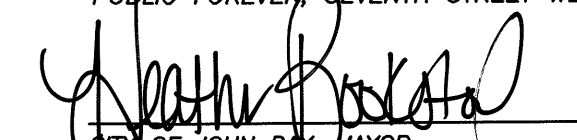
  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 06/10/2025



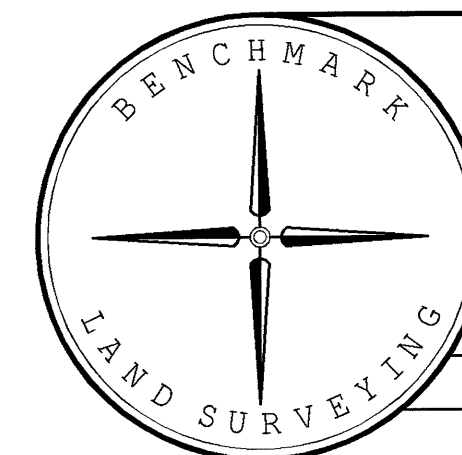
## DEDICATION

KNOW ALL MEN BY THE PRESENTS THAT THE CITY OF JOHN DAY, AN OREGON MUNICIPAL CORPORATION, AS THE OWNER OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED INSTRUMENT NO.'S 20171038 AND 20221036 (TRACT 1), DEED RECORDS OF GRANT COUNTY, OREGON, DOES HEREBY DEDICATE TO THE PUBLIC FOREVER SEVENTH STREET WEST, AS SAID STREET IS SHOWN ON THE ANNEXED PLAT.

  
CITY OF JOHN DAY, MAYOR

## REFERENCES

RECORD MAP OF SURVEY NO.'S 173, 841, 1252 & 2184  
DEED RECORD INSTRUMENT NO. 20171038, 20221108, 20221036 & 20230106  
PRELIMINARY TITLE REPORT ORDER NO. 27473




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

LAND PARTITION PLAT  
SITUATED IN THE SW1/4 SECTION 22, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	1188 DESTINATIONS, LLC	
SURVEYED BY	MCS	1/21/2023
DRAWN BY:	MCS	SHEET 2 OF 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 9, 2009  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2024

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JAN 30 2023  
BY: 