

LAND PARTITION PLAT NO. 2023-05

SITUATED IN THE SE1/4 AND THE SW1/4 SECTION 22, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITY RIGHT OF WAY. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. SAID EASEMENT RECORDED JULY 30, 1947 IN BOOK 51 PAGE 160. SAID EASEMENT BEING 30 FEET WIDTH. EASEMENT NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT PROPERTY.
- 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. SAID EASEMENT HAS A VARIABLE WIDTH. THIS EASEMENT BLANKETS THE ENTIRE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, BUT ONLY AFFECTS ELEVATIONS ABOVE 3,511.0 FT. (THE ELEVATION OF THE SUBJECT PROPERTY IS APPROXIMATELY 3,000 FT.).
- QUIT CLAIM OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FROM THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORP. TO OREGON-WASHINGTON TELEPHONE COMPANY, AN OREGON CORP. SAID EASEMENT RECORDED OCTOBER 4, 1960 IN BOOK 83 PAGE 621. EASEMENT HAS NO SPECIFIED 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 PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORP. SAID EASEMENT RECORDED AUGUST 8, 1968 IN BOOK 99, PAGE 406. SAID EASEMENT HAS A VARIABLE WIDTH. THIS EASEMENT BLANKETS THE ENTIRE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, BUT ONLY 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 THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER OR TELEPHONES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. SAID EASEMENT RECORDED APRIL 6, 1972 IN BOOK 108 PAGE 61. SAID EASEMENT BEING 30 FEET WIDTH, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR STORM DRAIN. GRANTED TO THE CITY OF JOHN DAY. SAID EASEMENT RECORDED SEPTEMBER 12, 1991 AS INSTRUMENT NO. 911556. SAID EASEMENT BEING 20 FEET WIDTH. EASEMENT NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT PROPERTY.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR SLOPES AND UTILITIES. GRANTED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION. SAID EASEMENT RECORDED OCTOBER 24, 1991 AS INSTRUMENT NO. 911912. THE EASEMENT HAS A VARIABLE WIDTH, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE OF INGRESS AND EGRESS TO GRANTEES PROPERTY. GRANTED TO DONALD C. SMITH AND ETHEL I. SMITH, HUSBAND AND WIFE. SAID EASEMENT RECORDED AUGUST 31, 1993 AS INSTRUMENT NO. 931676. SAID EASEMENT BEING 25 FEET WIDTH. EASEMENT NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT PROPERTY.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER LINES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. SAID EASEMENT RECORDED MARCH 9, 1995 AS INSTRUMENT NO. 950462. SAID EASEMENT BEING 30 FEET WIDTH, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER LINES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. SAID EASEMENT RECORDED MARCH 9, 1995 AS INSTRUMENT NO. 950537. 15 FEET WIDTH. NOT PLOTTED 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 OREGON TRAIL CONSUMERS COOPERATIVE, A CORP. SAID EASEMENT RECORDED MARCH 20, 2001 AS INSTRUMENT NO. 210688. 15 FEET WIDTH. EASEMENT NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT PROPERTY.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GRANT WESTERN LUMBER CO. AND GRANT COUNTY, A MUNICIPAL CORPORATION. SAID EASEMENT RECORDED OCTOBER 12, 2005 AS INSTRUMENT NO. 20052708. SAID EASEMENT BEING 20 FEET WIDTH. 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. SAID EASEMENT BEING 20 FEET WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMER COOPERATIVE, A COOPERATIVE CORPORATION. SAID EASEMENT RECORDED JUN 18, 2014 AS INSTRUMENT NO. 20141217. SAID EASEMENT BEING 15 FEET WIDTH. NOT PLOTTED DUE TO AMBIGUITIES AND INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. SAID EASEMENT RECORDED JANUARY 25, 2018 AS INSTRUMENT NO. 20180145. SAID EASEMENT BEING 20 FEET WIDTH. EASEMENT NOT PLOTTED AS IT DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF THE CITY OF JOHN DAY OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBERS 20171037 AND 20171038. THE PURPOSE OF THIS PROJECT WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS, AS SHOWN.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I FOUND THE FOLLOWING RECORDED SURVEYS: 173, 841, 932, 1042, 1245, 1608, 2077, 2109, 2115, 2168, 2184 AND LAND PARTITION PLAT NO. 2023-01. WE LOCATED APPURTENANT CONTROLLING MONUMENTS FROM THESE SURVEYS AND UNLESS OTHERWISE NOTED, UTILIZED THEM AS CONTROL FOR THIS SURVEY.

WE FOUND AND HELD THE IRON PINS FROM SURVEY NO. 2077 ALONG THE NORTH LINE OF PARCEL 1. THE EAST BOUNDARY LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY HOLDING THE FOUND PIN FROM SAID SURVEY NO. 2077 AT THE NORTHEAST PROPERTY CORNER AND RUNNING A LINE SOUTHERLY TO THE FOUND PIN ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 395 FROM SURVEY NO. 1608.

THE SOUTH BOUNDARY LINE COINCIDES WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 395 AS SHOWN ON RECORD SURVEY NO. 932. ANY MISSING PINS ALONG THE RIGHT OF WAY WERE REPLACED IN THEIR RECORD POSITIONS BASED ON THE FOUND AND ACCEPTED PINS ALONG SAID RIGHT OF WAY LINE. THE ONE EXCEPTION BEING THE LOCATION OF THE TWO MISSING PINS AT STATION 385+00, AS DEPICTED ON SURVEY NO. 932. THE RECORD CURVE DATA ALONG THE RIGHT OF WAY SHOWS THE CURVE HAVING A LENGTH OF 105.27 FEET. THE RESULT OF MY CALCULATIONS SHOW THE LENGTH OF THE CURVE TO BE 101.14 FEET. I BELIEVE THE PINS SHOWN ON SURVEY NO. 932 WERE SET AT OR NEAR THE LOCATION I SHOW DUE TO THE FACT THAT WE FOUND A 5/8"x30" IRON PIN LAYING FLAT ON THE GROUND WITHIN ONE FOOT OF MY CALCULATED POSITION. IT IS MY CONCLUSION THAT THE CURVE DATA SHOWN ON SURVEY NO. 932 IS IN ERROR.

WE WERE ALSO UNABLE TO FIND THE RECORD IRON PIN AT THE SOUTHWEST CORNER OF THE TRACT OF LAND SHOWN ON RECORD SURVEY NO. 173. THE LOCATION NOW FALLS IN THE JOHN DAY RIVER. THE SOUTH LINE OF SAID TRACT (BEING COINCIDENT WITH A PORTION OF THE BOUNDARY OF THIS PARTITION) IS EITHER WITHIN THE LIMITS OF THE ORDINARY WATER LINE OR IN AREAS THAT ARE SEASONALLY COVERED WITH RIVER WATER. WITH ONLY LIMITED AREA AVAILABLE TO US, WE SET A PIN ON SAID BOUNDARY LINE AT A LOCATION THAT SERVES AS AN OFFSET TO EACH CORNER LOCATION.

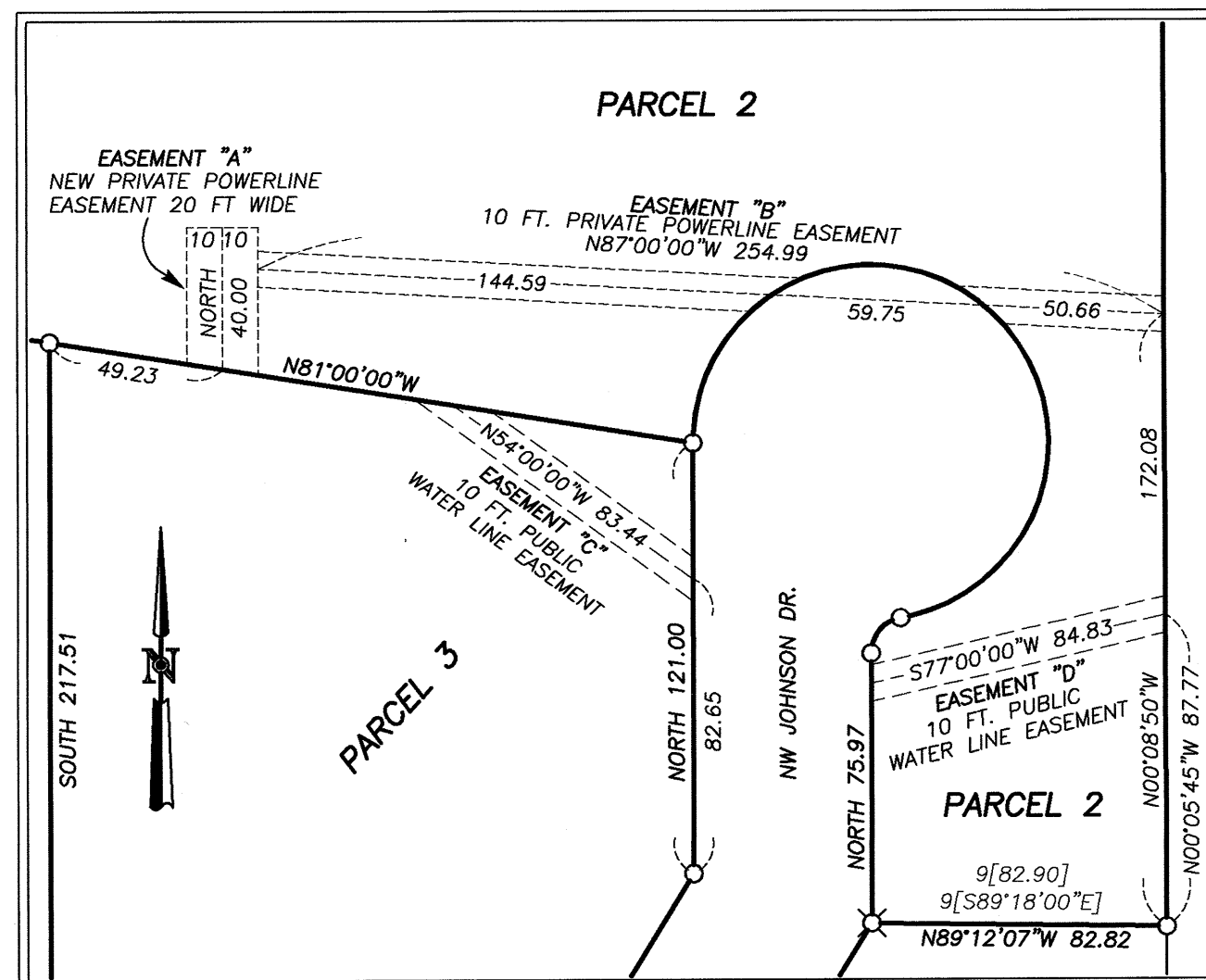
TWO OF THE PINS AT THE EAST END OF SEVENTH STREET WEST ARE NOT SET AS THEY FALL WITHIN THE CURRENT CONSTRUCTION LIMITS OF SAID STREET. PER A POST-MONUMENTATION AGREEMENT ASSOCIATED WITH LAND PARTITION PLAT NO. 2023-01, THE PINS WILL BE SET UPON COMPLETION OF THE SURFACING THE STREET.

NEARLY ALL OF THE RECORD PINS ALONG THE EASTERLY BOUNDARY OF NW JOHNSON DRIVE WERE DESTROYED BY A CONTRACT FENCE BUILDER. THE LOCATION OF TWO OF THE PINS ARE NOW OCCUPIED BY 2" DIAMETER IRON POSTS. WE ATTACHED A STEEL PLATE APPROXIMATELY 0.3' FROM THE GROUND MARKED L570918 TO EACH POST.

THE PARCEL DIVISION LINES ARE LOCATED AT POSITIONS APPROVED BY REPRESENTATIVES OF THE CITY. NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND AS OUTLINED HEREIN. GOD BLESS AMERICA.

EASEMENT DETAIL

SCALE: 1"=50'



SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE EXTERIOR BOUNDARY AND THE PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED SE1/4 AND THE SW1/4 SECTION 22, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP, SAID POINT BEING N.00°23'30"W., 1787.98 FEET FROM THE S1/4 CORNER SAID SECTION 22;

THENCE EAST, 1320.25 FEET TO A POINT ON THE EAST LINE OF THE NW1/4SE1/4 SAID SECTION 22;

THENCE, ALONG SAID EAST LINE S.00°05'45"E., 876.61 FEET;

THENCE, LEAVING SAID EAST LINE, N.89°12'07"W., 82.82 FEET;

THENCE S.31°33'10"W., 290.72 FEET;

THENCE S.14°00'00"E., 120.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 26/395;

THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS:

S.71°19'11"W., 74.95 FEET;

S.71°15'53"W., 282.42 FEET;

199.52 FEET ALONG THE ARC OF A 256.41 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.86°26'37"W., 194.52 FEET);

N.64°09'07"W., 847.41 FEET;

123.86 FEET ALONG THE ARC OF A 439.26 FOOT RADIUS, NON-TANGENT CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.72°10'07"W., 123.45 FEET);

101.14 FEET ALONG THE ARC OF A 2331.83 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.73°23'10"W., 101.13 FEET);

N.15°15'02"E., 10.00 FEET;

382.91 FEET ALONG THE ARC OF A 2341.83 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.79°19'33"W., 382.48 FEET);

38.99 FEET ALONG THE ARC OF A 50.00 FOOT OFFSET SPIRAL LEFT (THE LONG CHORD OF WHICH BEARS N.84°29'12"W., 38.99 FEET) TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE EAST RIGHT OF WAY LINE OF PATTERSON BRIDGE ROAD;

THENCE ALONG SAID PATTERSON BRIDGE ROAD RIGHT OF WAY LINE, N.04°58'16"E., 85.56 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND SHOWN ON RECORD SURVEY NO. 173;

THENCE ALONG THE SOUTH LINE OF SAID TRACT, S.80°36'12"E., 302.73 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;

THENCE S.04°54'13"W., 30 FEET, MORE OR LESS, TO THE CENTER OF THE JOHN DAY RIVER;

THENCE UP STREAM ALONG THE CENTER OF SAID RIVER, WHICH IS ALSO THE SOUTHERLY LINE OF PARCELS 1 AND 2 OF LAND PARTITION NO. 2023-01, EASTERLY, 470 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 2 OF SAID LAND PARTITION NO. 2023-01;

THENCE ALONG THE EAST LINE OF SAID PARCEL 2, N.00°23'30"W., 75 FEET, MORE OR LESS TO A 5/8" IRON PIN;

THENCE CONTINUING N.00°23'30"W., 169.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2 SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF SEVENTH STREET WEST;

THENCE CONTINUING N.00°23'30"W., 20.47 FEET ALONG SAID RIGHT OF WAY LINE;

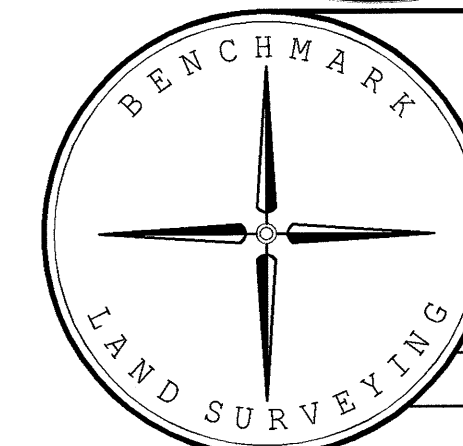
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N.75°23'08"E., 53.21 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22;

THENCE N.00°23'30"W., 454.34 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

THE TOTAL AREA WITHIN THE BOUNDARY OF THIS LAND PARTITION IS 39.68 ACRES, MORE OR LESS; THE AREA WITHIN NW JOHNSON AVENUE IS 34,964 SQ. FT. (0.80 ACRES)

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

BENCHMARK LAND SURVEYING



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

LAND PARTITION PLAT
SITUATED IN THE SE1/4 AND THE SW1/4 SECTION 22,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	THE CITY OF JOHN DAY	
SURVEYED BY	MCS & DDD	3/8/2023
DRAWN BY:	MCS	SHEET 3 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAR 24 2023

BY: [Signature]