

REPLAT NO. 2022-R01

A REPLAT OF LOTS 4, 6 AND 8 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION AND LOT 32 OF REPLAT NO. 2021-R01, GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION SITUATED IN THE SE1/4 SECTION 27, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON

NARRATIVE

THIS REPLAT WAS PREPARED AT THE REQUEST OF NICHOLAS GREEN, MANAGER FOR THE CITY OF JOHN DAY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 32 OF REPLAT NO. 2021-R01, OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION INTO FOUR NEW LOTS.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND RECORD MAP OF SURVEY NO'S 324, 515, 1659, 1715, 2167 (REPLAT NO. 2021-R01) AND THE PLAT OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION. UNLESS OTHERWISE NOTED, THE FOUND MONUMENTS SHOWN HEREON FROM THESE SURVEYS ARE ACCEPTED.

THE DIVISION LINES BETWEEN LOTS 34, 35, 36 AND 37 ARE WESTERLY EXTENSIONS OF THE SOUTH LINES OF LOTS 5, 7 AND 8, RESPECTIVELY. NEW MONUMENTS ARE SET ACCORDING TO THE EVIDENCE FOUND AND AT A LOCATIONS APPROVED BY MR. GREEN. 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 LOTS OF THIS REPLAT, SAID REPLAT BEING SITUATED IN SECTION 27, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4, 6 AND 8 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 2003 AND LOT 32 OF REPLAT NO. 2021-R01 OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 2021.

THIS PARTITION CONTAINS 13.68 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE FOUND 5/8" IRON PIN AT THE NORTHWEST CORNER OF LOT 34 AS THE INITIAL POINT OF THIS REPLAT.

EASEMENTS

1. ANY RIGHTS OF WAY FOR PUBLIC UTILITIES CROSSING THE DESCRIBED LANDS.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
3. EASEMENTS AS SHOWN ON THE GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION PLAT FILED FOR THE RECORD IN THE OFFICE GRANT COUNTY CLERK, OCTOBER 15, 2003, FOR PUBLIC ACCESS AND UTILITY EASEMENT, AND PUBLIC DRAINAGE EASEMENT, AS SHOWN.
4. AVIATION AND HAZARD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO GRANT COUNTY, OREGON, RECORDED OCTOBER 26, 2000 AS INSTRUMENT NO. 202613. AFFECTS ALL OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION. WIDTH VARIES.
5. AVIATION AND HAZARD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO GRANT COUNTY, OREGON, RECORDED MAY 28, 2003 AS INSTRUMENT NO. 031619. AFFECTS ALL OF GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION. WIDTH VARIES.
6. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CUTS AND FILLS AND RIGHT OF WAY AND A 10 FT. WIDE STORM DRAIN, GRANTED TO GRANT COUNTY, OREGON, RECORDED OCTOBER 9, 2003 AS INSTRUMENT NO. 20033069. NO SPECIFIED WIDTH IS GIVEN FOR THE CUTS AND FILLS EASEMENT. THE RIGHT OF WAY PORTION OF SAID EASEMENT IS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD NO. 80-A (INDUSTRIAL PARK ROAD).
7. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY, CUTS AND FILLS. GRANTED TO GRANT COUNTY, OREGON, RECORDED MAY 25, 2005 AS INSTRUMENT NO. 20051271. SAID EASEMENT IS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD NO. 80-D (WEST INDUSTRIAL ROAD).
8. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES. GRANTED TO THE CITY OF JOHN DAY, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 20053017. SAID EASEMENT BEING 5 FEET IN WIDTH, AS SHOWN.
9. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES. GRANTED TO CENTURYTEL, INC. RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 20053019. SAID EASEMENT BEING 5 FEET IN WIDTH, AS SHOWN.
10. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, RECORDED DECEMBER 14, 2005 AS INSTRUMENT NO. 20053259. SAID EASEMENT BEING 10 FEET IN WIDTH, AS SHOWN.
11. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NOTE CERTAIN EASEMENTS CONTAINED IN THE PRELIMINARY TITLE REPORT DO NOT PERTAIN TO THE SUBJECT PROPERTY AND ARE THEREFOR NOT LISTED HEREIN.

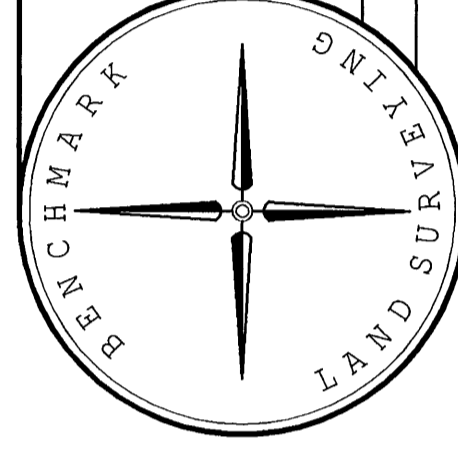
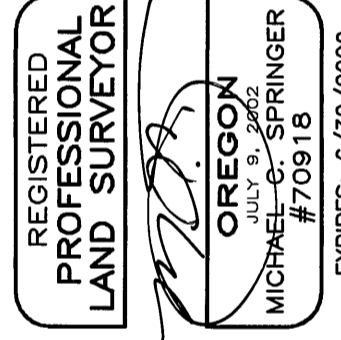
REFERENCES

RECORD MAP OF SURVEY NO.'S 324, 515, 1659, 1715 & 2167
LAND PARTITION PLAT NO. 2000-12
GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION PLAT
REPLAT NO. 2021-R01 (SURVEY NO. 2167)
PRELIMINARY TITLE REPORT ORDER NO. 27914

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JAN 27 2022

BY: 



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
541-575-1251 ~ benchmark.k1s.com

A REPLAT IN GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE SE1/4 SECTION 27,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR THE CITY OF JOHN DAY

SURVEYED BY MCS

SCALE: 1"=100'


DRAWN BY: MCS

1/4/2022

SHEET 2 OF 2

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT I, NICHOLAS GREEN, AN AUTHORIZED REPRESENTATIVE OF THE CITY OF JOHN DAY, OREGON, DO HEREBY DECLARE THAT SAID CITY IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.


CITY OF JOHN DAY

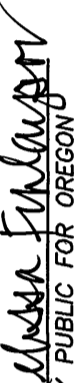
ACKNOWLEDGMENT

STATE OF OREGON SS

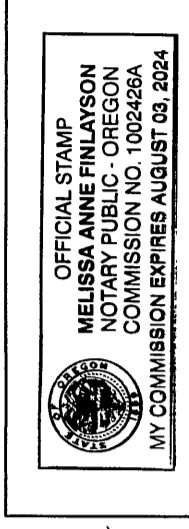
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 12, 2022,

BY NICHOLAS GREEN,


NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES August 3, 2024

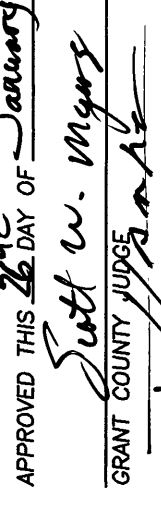


APPROVALS

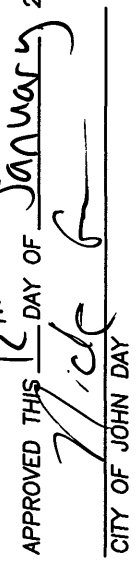
APPROVED THIS 10 DAY OF JANUARY, 2022,


UNNIK COUNTY SURVEYOR

APPROVED THIS 26 DAY OF January, 2022.


GRANT COUNTY JUDGE

APPROVED THIS 12 DAY OF JANUARY, 2022.


CITY OF JOHN DAY


GRANT COUNTY COMMISSIONER


GRANT COUNTY COMMISSIONER

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


GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 01/26/2022

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 26 DAY OF January, 2022 AT 10:11 O'CLOCK A.M., AND RECORDED AS REPLAT NO. 2022-R 01 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK

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


BENCHMARK LAND SURVEYING