

**CITY OF JOHN DAY
APPLICATION FOR LAND PARTITION**

Applicant Sally Knowles Phone 541-620-1160

Address 59733 Highway 26 City John Day State OR Zip 97845

Property Owner SAME Phone _____

Address _____ City _____ State _____ Zip _____

Property Location Address 603 NW Canton Street Tax Lot 13S31E23CA T.L. 2600

Zoning RL Present Parcel Size 1.19 acres Number of Proposed Parcels 2

Proposed Parcel Size: Parcel 1 0.81 Parcel 2 0.38 Parcel 3 _____

Present Use Property is currently being developed for multi-family housing

Proposed Use Property will continue to be developed for the same use. This partition is for financial purposes.

As part of your land use request, you must submit the following information:


The Property Deed.

Names and addresses of adjoining landowners.

A map showing the following information.

- 1) Applicants name;
- 2) Legal description of property, and tax lot number;
- 3) North arrow and scale;
- 4) Proposed division line(s) and proposed area of each parcel;
- 5) Location of adjacent streets, and any proposed access indicating if it is proposed to be private or public access;
- 6) Location of existing domestic water and sewer lines;
- 7) Location of creeks, streams, ponds, springs or other drainage ways;

I agree to abide by the requirements of the ordinances adopted by the City of John Day as they apply to this request. I agree to provide any supplemental materials or information that may be necessary or requested by the City Planning Department, which may be required to process this application

Applicant's Signature  Date 11/21/19

Owner's Signature (if different) _____ Date _____

RECEIVED FOR OFFICIAL USE ONLY

 **NOV 21 2019**

Application received by **CITY OF JOHN DAY** Date _____

Application fee of \$300 received Date 11/21/19

C024270 ck#235

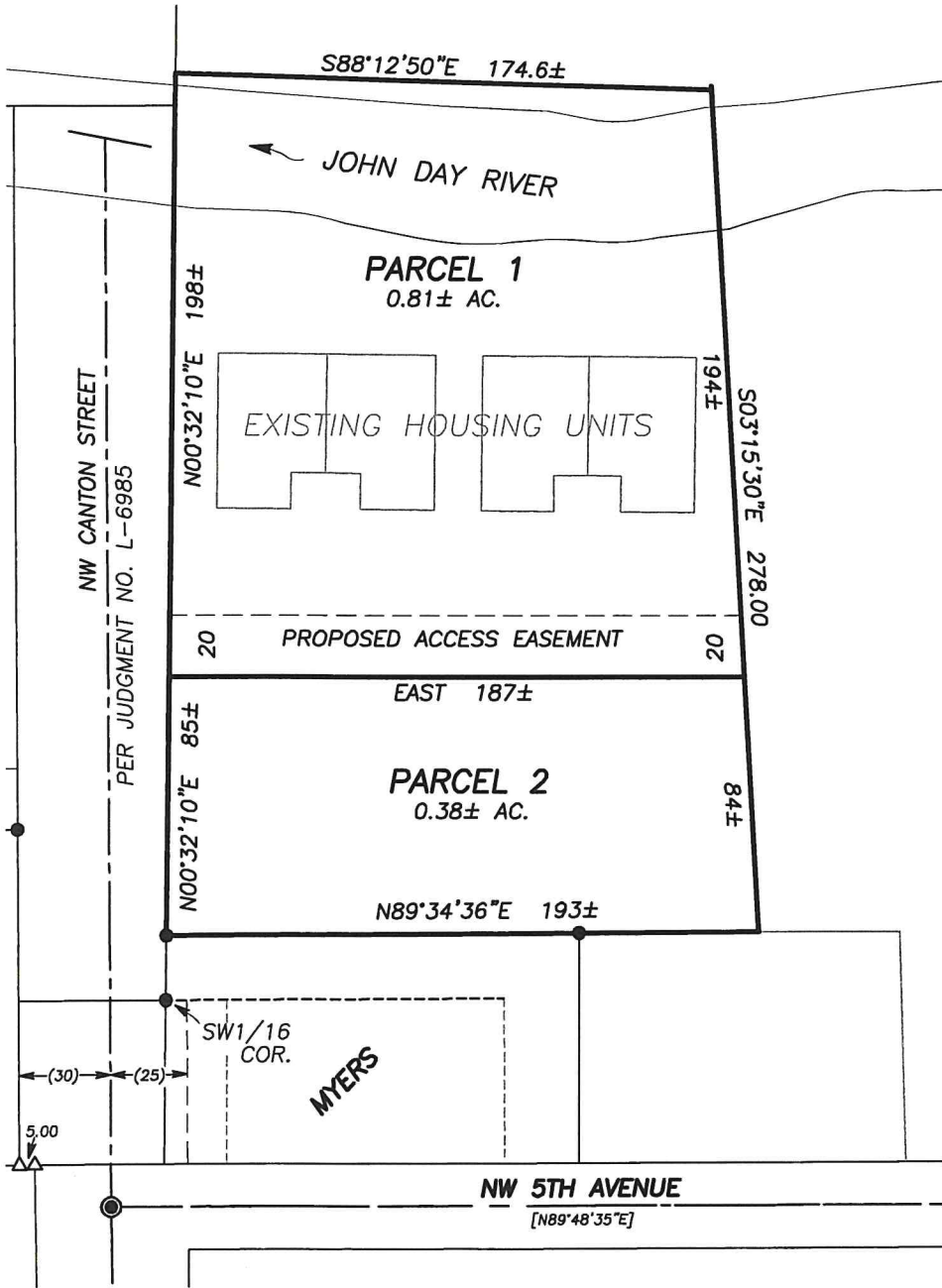
THIS APPLICATION IS

Approved _____ Not Approved _____ Requires Additional Information _____

City of John Day Planning Director

Date

APPLICATION MAP
 FOR A PROPOSED LAND PARTITION
 SITUATED IN THE SW1/4 SECTION 23, T.13S., R.31E., W.M.,
 CITY OF JOHN DAY, GRANT COUNTY, OREGON



SCALE: 1" = 60'

LEGAL DESC: ATTACHED DEED INST. #20171963
 TAX LOT: 13S31E23CA 2600
 WATER & SEWER ARE LOCATED WITHIN NW CANTON STREET RIGHT OF WAY

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 9, 2002
 MICHAEL C. SPRINGER
 #70918

EXPIRES: 6/30/2020

PREPARED FOR: SALLY KNOWLES
 PREPARED BY: BENCHMARK LAND SURVEYING, INC.
 217 N. CANYON BLVD.
 JOHN DAY, OR 97845
 (541) 575-1251
 NOVEMBER 6, 2019

ACKNOWLEDGEMENT OF FEE SCHEDULE AND COSTS

By signing my name below, I acknowledge that I received a copy of the Fee Schedule effective as of November 22, 2005 and I have read it and agree to pay the fees in said Fee Schedule and costs as stated herein.

I also acknowledge that I understand that I am responsible for all costs incurred by the City related to my land use and development permit applications and approvals, and appeals under Title 5 of the JOHN DAY CITY CODE "Development Code" and Measure 37 claims under Ordinance 04-112-2.

City costs include but are not limited to:

- 2.1 City Manager at \$47.51 per hour;
- 2.2 City Planner at \$115.00 per hour;
- 2.3 City Secretary/Cashier at \$26.27 per hour;
- 2.4 Public Works Director at \$30.06 per hour;
- 2.5 Police Chief at \$43.84 per hour;
- 2.6 Fire Chief at \$36.39 per hour;
- 2.7 City Engineer at \$100.00 per hour
- 2.8 City Attorney at \$150.00 per hour;
- 2.9 Facsimile transmittal at \$2.00 per fax and \$.50 per page;
- 2.10 Copy fee of \$.25 per page;
- 2.11 Mileage at current Internal Revenue Service rate; and
- 2.12 City surveyor fee.

Dated this 21 day of November, 2019

SALLY KNOWLES
Print Applicant's Name


Applicant's Signature

JOHN DAY TITLE 5 & MEASURE 37 FEE SCHEDULE

The following fee categories and fees apply to land use and development permit applications and approvals, and appeals under Title 5 of the JOHN DAY CITY CODE "Development Code" and Measure 37 claims under Ordinance No. 04-112-2. These fees are deposits only. All persons required to file applications under Title 5 for land use and development permit applications and approvals, or file appeals under Title 5 or claims under Measure 37 under Ordinance 04-112-2 shall pay the actual cost to the City for processing said applications, appeals and claims. If the cost to the City is less than the required deposit the City will refund the difference and if the cost to the City is more than the deposit the City shall bill for the difference as authorized. Costs to the City shall include but are not limited to payment of City employee wages who are involved in processing an application or appeal at their current hourly rate, City attorney fees, City engineer fees, City surveyor fees, newspaper publication fees, postage, map creation and duplication fees, copying fees, long distance telephone call fees, facsimile fess and mileage as authorized.

FEE CATEGORY	FEE
1. Land Use District Map Change Includes but is not limited to:	
1.1 Petitions for Annexation (Type IV Review)	\$500
1.2 District Map (Zone) Changes	\$500
2. Comprehensive Plan Amendments	\$500
3. Conditional Use Permit	\$500
4 Land Use Review	\$100
5 Variance:	
5.1 Class A	\$100
5.2 Class B	\$250
5.3 Cass C	\$250
6 Code	
6.1 Interpretation	\$100
6.2 Amendment	\$500
7 Flood Plain Development or Flood Plain Permit	\$200
8 Appeals:	
8.1 To the Planning Commission	\$100
8.2 To the City Council	\$300
9. Nonconforming Use or Development Confirmation	\$250
10. Historic Building Permit, Demolition or Remodel/Alteration:	
10.1 If handled by Staff and no public hearing is held	\$250
10.2 If a Public Hearing is required	\$400
11. Property Line Adjustment and/or Lot Consolidations	\$100
12. Master Planned Development	\$1,500 plus \$25 per lot
13. Partition	\$300
14. Site Plan Review	\$300
15. Subdivision	\$1,200 plus \$25 per lot
16. Measure 37 Claim	\$ 50
17. Lot of Record Determination	\$ 50
18. Access Permit (public street)	\$ 50
19. Home Occupation exceeding the criteria in Section 5-2.2.200	\$100
20. Modification to Approval:	
20.1 Minor (Type II)	\$ 50
20.2 Major (Type III)	\$150
21. Sign Permit:	\$ 50
22. Temporary Use Permit:	
22.1 Type II	\$ 50
22.2 Type III	\$150

20171963

After recording return to: (Name, Address, Zip)
Sally J Knowles and Jeffrey B Knowles
John Day, OR 97845

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Frank E. Stinnett and Kathleen M. Stinnett
PO Box 787, John Day, OR 97845

GRANTEE:

Sally J Knowles and Jeffrey B Knowles
PO Box 573, Mount Vernon, OR 97865

ORDER NO: 25663
TAX ACCOUNT NO. Ref 730

I, BRENDA J. PERCY, COUNTY
CLERK FOR GRANT COUNTY, OR
CERTIFY THAT THE INSTRUMENT
IDENTIFIED HEREIN WAS
RECORDED IN THE COUNTY
CLERK'S RECORDS.

BRENDA J PERCY, GRANT COUNTY
CLERK

DOC#: 20171963

PG: 3

\$53.50

9/22/2017

02:04 PM



Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

Frank E. Stinnett and Kathleen M. Stinnett, Grantor, conveys and warrants to Sally J Knowles and Jeffrey B Knowles, as tenants by the entirety, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Grant County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2008, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2008, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$25,000.00. (Here, comply with the requirements of ORS 93.030.)

^{22 KN19}
Dated this 28th day of September, 2017

Frank E. Stinnett
Frank E. Stinnett

Kathleen M. Stinnett
Kathleen M. Stinnett

State of Oregon

ss.

County of Grant

The foregoing instrument was acknowledged before me this 22nd day of September, 2017 by Frank E. Stinnett and Kathleen M. Stinnett.

Before me:

Virginia M. Gerstner
Notary Public for Oregon
My commission expires: 6/4/2021

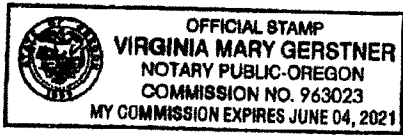


EXHIBIT "A"
LEGAL DESCRIPTION

Township 13 South, Range 31 East, Willamette Meridian, Grant County, Oregon:
Section 23: Beginning at the Southwest corner of the NE1/4SW1/4 of said Sec. 23;
thence N. 00°29' E., along the West line of said forty, a distance of 118.9 feet;
thence N. 82°38' E. a distance of 186.8 feet;
thence S. 03°17' E. a distance of 123.0 feet;
thence West a distance of 54.0 feet;
thence South a distance of 20.0 feet to the South line of said forty;
thence West, along said South line, a distance of 139.2 feet to the point of beginning.

ALSO, a tract of land in the NE1/4SW1/4 described as follows:

Beginning at a point on the West line of the said NE1/4SW1/4; said point being N. 00°29' E. 118.9 feet
from the Southwest corner of said NE1/4SW1/4;
thence N. 82°38' E. 186.8 feet;
thence N. 03°17' W. (shown of record as N. 03°17' E.) 156.0 feet, more or less, to the center line of the
John Day River;
thence N. 88°16' W., along said center line, 173.3 feet, more or less, to the West line of said
NE1/4SW1/4;
thence S. 00°29' W., along said West line, 221.3 feet to the place of beginning.

SAVE AND EXCEPT:

A tract of land situated in the SW1/4 Section 23, Twp. 13 S., R. 31 E., W.M., City of John Day, Grant
County, Oregon, described as follows:

A portion of that certain tract of land described in Instrument No. 221496, Deed Records of Grant County,
Oregon, lying southerly and westerly of the following described line:

Beginning at a 5/8" iron pin on the west line of the NE1/4SW1/4 said Section 23, said iron pin bears N00°
32'10"E, 21.16 feet from the monumented SW Corner of said NE1/4SW1/4;
thence N89°34'36"E, 134.26 feet to a 5/8" iron pin;
thence South, 75.33 feet to a 5/8" iron pin on the northerly right of way line of NW Fifth Avenue, and the
terminus of said line.

ALSO SAVE AND EXCEPT:

That portion conveyed to James Burrill and Debbie Burrill, as husband and wife in the Bargain and Sale
Deed Recorded October 27, 2009, Instr. No. 20092326

All according to Record Map of Survey No. 1884, filed in the office of the Grant County Surveyor.

(Tax Accts. 3-1 13-31-23CA 2600; Ref. 730)