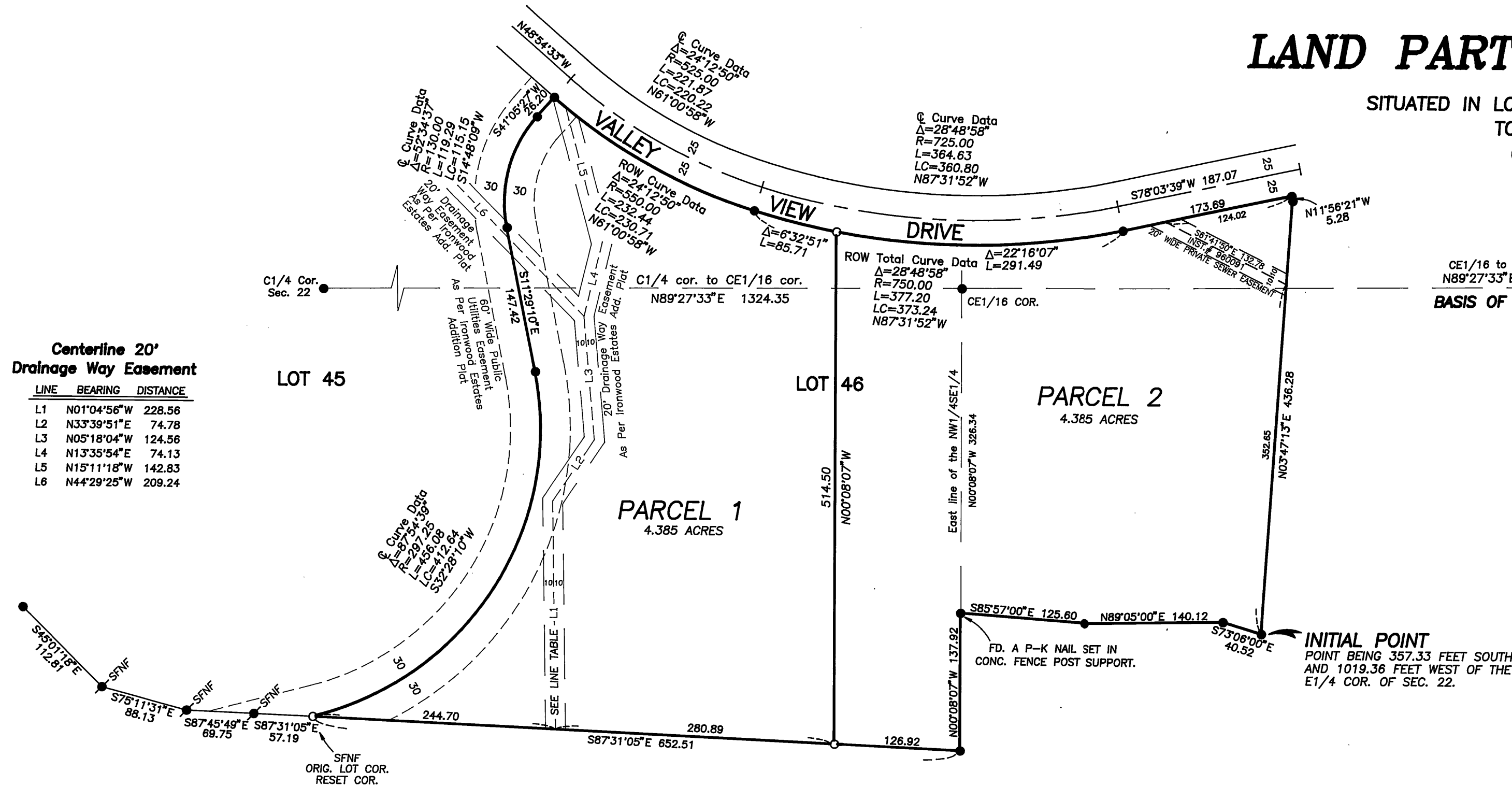


LAND PARTITION PLAT NO. 96-05

SITUATED IN LOT 46 OF IRONWOOD ESTATES ADDITION
TO THE CITY OF JOHN DAY,
GRANT COUNTY, OREGON
JANUARY 2, 1996



Centerline 20' Drainage Way Easement

LINE	BEARING	DISTANCE
L1	N01°04'56"W	228.56
L2	N33°39'51"E	74.78
L3	N05°18'04"W	124.56
L4	N13°35'54"E	74.13
L5	N15°11'18"W	142.83
L6	N44°29'25"W	209.24

NOTES

- (1) ALL DIMENSIONS OF THE EXTERIOR BOUNDARY OF THIS PARTITION ARE RECORD AS PER THE IRONWOOD ESTATES ADDITION PLAT.
- (2) FROM USC&GS TRIANGULATION STATION "DAY" THE INITIAL POINT OF THIS LAND PARTITION BEARS S.24°06'29"W, 1144.79 FEET, AND USC&GS TRIANGULATION STATION "JOHN DAY" BEARS N.67°40'13"E.

APPROVALS

APPROVED THIS 25 DAY OF JANUARY, 1996.

Robert D. Baggett
WALLOWA COUNTY SURVEYOR

APPROVED THIS 26 DAY OF JANUARY 1996.

John Day City Planning Commission

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

Lawrence L. Bunker
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 01-29-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 26 DAY OF JANUARY, 1996 AT 10 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 96-05 GRANT COUNTY RECORDS.

Steven A. Dunham, dip.
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-05, AS FILED WITH THIS OFFICE.

Robert D. Baggett
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-05.
Robert D. Baggett
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT THE JACK AND MERILEE A. YOUNG LAND CO., INC., AN OREGON CORPORATION, DOES HEREBY ACKNOWLEDGE THAT SAID CORPORATION IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID CORPORATION HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

SAID PARCELS SUBJECT TO THE FOLLOWING:

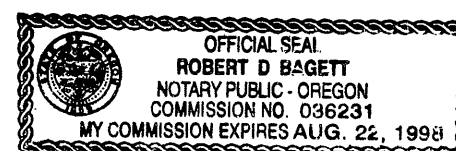
- (1) MINIMUM BUILDING SETBACK LINES AS REQUIRED BY THE CITY.
- (2) CORRECTION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IRONWOOD ESTATES ADDITION, WHEREIN LOTS 43, 44, 45, AND 46 OF SAID ADDITION ARE EXCLUDED FROM AND SHALL NOT BE COVERED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SAID IRONWOOD ESTATES ADDITION. RECORDED AS INSTRUMENT NO. 950261, DATED FEBRUARY 1, 1995, RECORDED FEBRUARY 3, 1995, IN DEED RECORDS OF GRANT COUNTY, OREGON.
- (3) THE PUBLIC UTILITIES EASEMENTS, AS SHOWN, TO PROVIDE INGRESS AND EGRESS TO AND FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES.
- (4) THE DRAINAGE WAY EASEMENTS AS SHOWN.
- (5) AN EASEMENT DEED, 60 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN BOYCE A. TROWBRIDGE, 1ST PARTY, AND W.A. PATTERSON AND BLANCHE PATTERSON, HIS WIFE, 2ND PARTIES, DATED NOV. 7, 1973, RECORDED NOV. 16, 1973 IN BOOK 110, PAGE 673, GRANT COUNTY DEED RECORDS, FOR THE PURPOSE OF INGRESS AND EGRESS AS SAID ROAD TRAVERSES THE NE 1/4 OF SECTION 22.
- (6) AN EASEMENT, 20 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE SOUTHERN IDAHO CORPORATION OF SEVENTH DAY ADVENTISTS, DATED JAN. 17, 1996, RECORDED JAN. 17, 1996, AS INSTRUMENT NO. 960091, GRANT COUNTY DEED RECORDS, FOR CONSTRUCTION AND MAINTENANCE OF A DOMESTIC SEWER PIPELINE.
- (7) ANY EASEMENTS AND RESTRICTIONS OF RECORD.

Jack Young
JACK YOUNG, PRESIDENT
JACK AND MERILEE A. YOUNG LAND CO., INC.

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON FEB 5TH, 1996 BY JACK YOUNG AS PRESIDENT OF THE JACK AND MERILEE A. YOUNG LAND CO., INC.

Robert D. Baggett
Notary Public for Oregon
Commission Expires: Aug 22, 1998



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JACK AND MERILEE YOUNG. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 OF THIS LAND PARTITION BY DIVIDING LOT 46 OF IRONWOOD ESTATES ADDITION INTO TWO EQUAL AREAS AS SHOWN HEREON AND TO MONUMENT THE END POINTS OF SAID DIVISION LINE.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT PORTIONS OF LOT 46 AND A PORTION OF THE SOUTHERLY LINE OF LOT 45, IRONWOOD ESTATES ADDITION, WHICH I SURVEYED IN THE SUMMER OF 1994. THE THREE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING A DIVISION OF LOT 46 OF IRONWOOD ESTATES ADDITION TO THE CITY OF JOHN DAY, GRANT COUNTY, OREGON, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE GRANT COUNTY CLERK, SAID LOT BEING SITUATED IN THE S1/2NE1/4 AND IN THE N1/2SE1/4 OF SECTION 22, TWP.13S., R.31E., W.M., GRANT COUNTY, OREGON, SAID LOT CONTAINING 8.77 ACRES, MORE OR LESS. I FURTHER CERTIFY, THAT THE FOUND 5/8X30 INCH IRON PIN, WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER, AT THE SOUTHEAST CORNER OF SAID LOT 46, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION IS IN ACCORDANCE WITH ORS 92.060, SAID POINT BEING 357.33 FEET SOUTH AND 1019.36 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 22.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/97

RECEIVED AND
FILED

FEB 6, 1996
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: *Steven A. Dunham*

BASIS OF BEARINGS
PLAT OF IRONWOOD ESTATES ADDITION
BETWEEN CE1/16 COR. SEC. 22 AND THE
E1/4 COR. SEC. 22 AS SHOWN
SCALE 1"= 100'

LEGEND

- FOUND 1 1/2" IRON PIPE WITH GRANT COUNTY SURVEYOR BRASS CAP.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER, UNLESS OTHERWISE SHOWN.
- SEARCHED FOR - NOT FOUND
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER.

REFERENCES

PLAT OF IRONWOOD ESTATES ADDITION
DEED INSTRUMENT NO. 960091