

THE RIDGE

PHASE I

BEING A PORTION OF PARCEL 1 OF LAND PARTITION PLAT NO. 98-25
SITUATED IN THE NE1/4 AND THE NW1/4 SECTION 25, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON.

STREET CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S70°16'04"W	64.58
L2	S53°22'54"W	140.97
L3	S00°17'03"E	61.62
L4	S67°09'09"W	160.08
L5	S30°02'18"W	77.03
L6	S28°49'03"E	14.12
L7	S35°15'47"E	20.36
L8	N85°58'01"E	36.43

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00	18°42'11"	65.29	S60°54'59"W	65.00
C2	200.00	16°53'10"	58.94	S61°49'29"W	58.73
C3	150.00	53°39'57"	140.50	S26°32'55"W	135.42
C4	100.00	67°26'12"	117.70	S33°26'03"W	111.02
C5	150.00	37°06'51"	97.16	S48°35'43"E	95.47
C6	200.00	40°37'25"	141.80	S50°21'00"W	138.85
C7	75.00	61°56'56"	81.09	S66°14'15"E	77.20
C8	750.00	24°15'13"	317.48	S85°05'06"E	315.11
C9	100.00	86°07'33"	150.32	S63°58'44"W	136.56
C10	200.00	65°03'03"	227.07	N53°26'30"E	215.07

LOT LINE TABLE

LINE	BEARING	DISTANCE
L9	S70°16'04"W	64.58
L10	S70°16'04"W	64.58
L11	S53°22'54"W	140.97
L12	S53°22'54"W	140.97
L13	S00°17'03"E	37.41
L14	S00°17'03"E	24.22
L15	S00°17'03"E	61.62
L16	S67°09'09"W	160.08
L17	S67°09'09"W	160.08
L18	S30°02'18"W	77.03
L19	S30°02'18"W	30.18
L20	S30°02'18"W	46.85
L21	N01°09'16"E	37.88
L22	S88°50'44"E	47.20
L23	S01°09'16"W	23.80
L24	S88°52'31"E	49.93
L25	S53°22'54"W	45.57
L26	S53°22'54"W	95.40
L27	N48°09'34"W	39.50
L28	N48°09'34"W	39.50
L29	N19°20'18"W	50.00

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	175.00	27°09'12"	82.93	S56°41'28"W	82.16
C12	225.00	13°01'31"	51.15	S63°45'17"W	51.04
C13	225.00	16°53'10"	66.31	S61°49'29"W	66.07
C14	175.00	16°53'10"	51.58	S61°49'29"W	51.39
C15	175.00	53°39'57"	163.91	S26°32'55"W	157.99
C16	125.00	53°39'57"	117.08	S26°32'55"W	112.85
C17	75.00	67°26'12"	88.27	S33°26'03"W	83.27
C18	125.00	67°26'12"	147.12	S33°26'03"W	138.78
C19	125.00	34°11'55"	74.61	S16°48'54"W	73.51
C20	125.00	33°14'14"	72.51	S50°32'00"W	71.50
C21	175.00	37°06'51"	113.36	S48°35'43"W	111.39
C22	125.00	37°06'51"	80.97	S48°35'43"W	79.56
C23	175.00	7°57'03"	24.28	S63°10'37"W	24.26
C24	175.00	29°09'48"	89.07	S44°37'12"W	88.12
C25	175.00	101°48'08"	310.94	S80°56'22"W	271.62
C26	225.00	61°10'44"	240.25	S78°44'56"E	229.00
C27	225.00	20°03'31"	78.77	S40°04'03"W	78.37
C28	17.50	73°50'38"	22.55	S72°24'58"E	21.03
C29	17.50	100°40'16"	30.75	S00°14'19"E	26.94
C30	50.00	46°38'15"	40.70	S73°53'35"E	39.58
C31	100.00	61°56'59"	108.12	S66°14'17"E	102.93
C32	775.00	04°14'50"	57.45	S75°04'54"E	57.44
C33	725.00	24°15'13"	306.90	S85°05'12"E	304.61
C34	775.00	11°18'50"	153.03	N88°26'43"E	152.79
C35	775.00	08°41'33"	117.58	S81°33'06"E	117.47
C36	75.00	86°07'33"	112.74	N63°58'44"E	102.42
C37	125.00	86°07'33"	187.90	N63°58'44"E	170.70
C38	225.00	59°14'49"	232.66	N50°32'22"E	222.43
C39	175.00	53°31'53"	163.50	N47°40'51"E	157.62
C40	225.00	51°23'22"	201.81	N46°36'39"E	195.11
C41	225.00	7°51'27"	30.86	N76°14'04"E	30.83
C42	15.50	79°00'31"	21.37	N40°39'31"E	19.72
C43	15.50	106°41'33"	28.86	S52°12'01"E	24.87
C44	175.00	40°37'25"	124.08	S50°21'00"W	121.49
C45	175.00	61°10'44"	186.86	N78°44'56"W	178.11
C46	200.00	31°08'39"	108.71	N45°36'37"E	107.38
C47	200.00	9°28'46"	33.09	N65°55'20"E	33.05

LEGEND

- FOUND RECORD MONUMENT AS SHOWN
- FOUND 5/8" IRON PIN WITH RED PLASTIC CAP MARKED CORNERSTONE SURVEYING INC. FROM SURVEY NO. 1856
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 1035, UNLESS REFERENCED TO ANOTHER SURVEY
- FOUND 5/8" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN WITH ALUMINUM CAP FROM SURVEY NO. 2103
- SET 5/8"x30" IRON PIN WITH YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- △ 5/8"x30" IRON PIN WITH YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING TO BE POST MONUMENTED

- 1[] RECORD BEARING AND DISTANCE: SURVEY 593
- 2[] RECORD BEARING AND DISTANCE: SURVEY 1003
- 3[] RECORD BEARING AND DISTANCE: SURVEY 1035
- 4[] RECORD BEARING AND DISTANCE: SURVEY 1479
- 5[] RECORD BEARING AND DISTANCE: LAND PARTITION NO. 97-25 (LP97-25)
- 6[] RECORD BEARING AND DISTANCE: LAND PARTITION NO. 98-25 (LP98-25)
- 7[] RECORD BEARING AND DISTANCE: SURVEY 1856
- 8[] RECORD BEARING AND DISTANCE: SURVEY 2103

□ FOUND MONUMENT FROM RECORDED SURVEY NO.
P.U.E. 8.00 FT. (UNLESS OTHERWISE NOTED) PUBLIC UTILITY EASEMENT
CREATED ON THIS PLAT

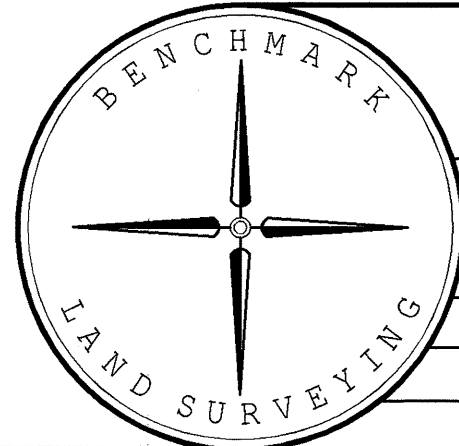
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MICHAEAL C. SPRINGER
#70918

EXPIRES: 6/30/2024

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 ~ benchmark1s.com

THE RIDGE - PHASE I
A PORTION OF PARCEL 1 OF LAND PARTITION PLAT NO. 98-25
SITUATED IN THE NE1/4 & NW1/4 SECTION 25, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON.

SURVEYED FOR	MAHOGANY RIDGE DEVELOPMENT	
SURVEYED BY	MCS & DDD	11/23/2022
SCALE: 1"=100'	DRAWN BY: MCS	SHEET 2 OF 3

RECORD MAP OF SURVEY NO. 2198

