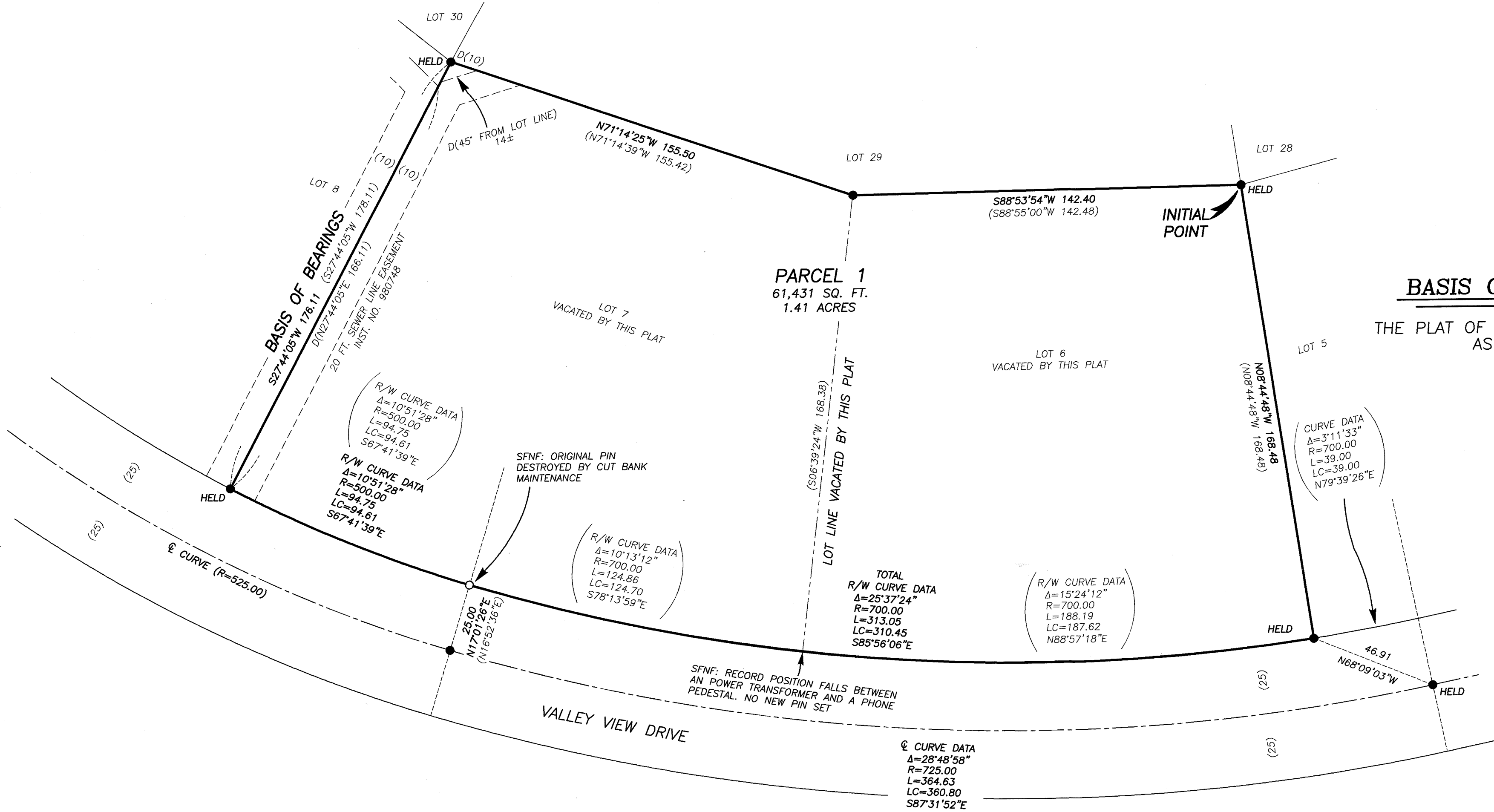


LAND PARTITION PLAT NO. 2024-07

A SINGLE PARCEL LAND PARTITION OF LOTS 6 AND 7
OF IRONWOOD ESTATES ADDITION

SITUATED IN THE NE1/4 SECTION 22, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON



BASIS OF BEARINGS

THE PLAT OF IRONWOOD ESTATES
AS SHOWN

LEGEND

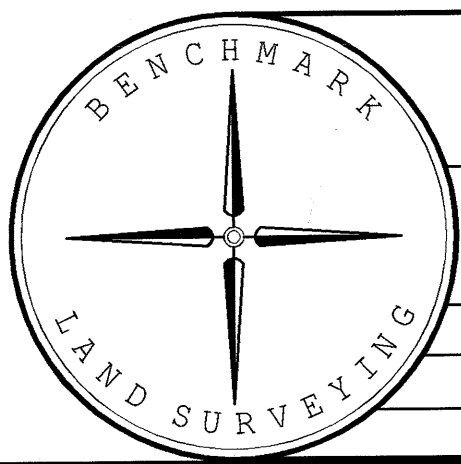
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP
MARKED BGA SURVEY MARKER FROM IRONWOOD ESTATES ADD.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP
MARKED BENCHMARK SURVEYING
- () RECORD BEARING AND DISTANCE: IRONWOOD ESTATES ADD.
- D() DEED RECORD BEARING AND DISTANCE
- SFNF RECORD IRON PIN SEARCHED FOR, NOT FOUND

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2026

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 541-620-0676 ~ mike@benchmarkls.com		
A SINGLE PARCEL LAND PARTITION OF LOTS 6 AND 7 OF IRONWOOD ESTATES ADDITION SITUATED IN THE NE1/4 SECTION 22, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON		
SURVEYED FOR	WILLIAM AND CAROLINE COLSON	
SURVEYED BY	MCS	8/5/2024
SCALE: 1"=30'	DRAWN BY: MCS	SHEET 1 OF 2

LAND PARTITION PLAT NO. 2024-07

A SINGLE PARCEL LAND PARTITION OF LOTS 6 AND 7
OF IRONWOOD ESTATES ADDITION
SITUATED IN THE NE1/4 SECTION 22, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE WILLIAM D. COLSON, JR. AND CAROLINE A. B. COLSON (ALSO SHOWN AS CAROLINE COLSON), DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO A SINGLE PARCEL IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

William D. Colson, Jr.
WILLIAM D. COLSON, JR.

Caroline A. B. Colson
CAROLINE A. B. COLSON

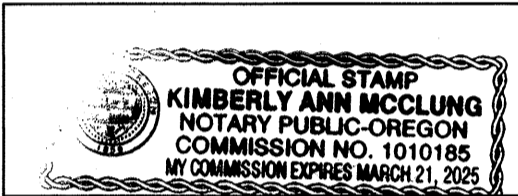
ACKNOWLEDGMENT

STATE OF OREGON)
)SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-23, 2024, BY WILLIAM D. COLSON, JR. AND CAROLINE A. B. COLSON.

Kim McClung
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES March 21 2025



APPROVALS

APPROVED THIS 11 DAY OF SEPTEMBER, 2024,

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 24 DAY OF September, 2024,

[Signature]
CITY OF JOHN DAY

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

[Signature], Chief Deputy Assessor Tax Collector
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 9/30/24

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 30 DAY OF September, 2024 AT
9:00O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2024-07 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK - Deputy

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

[Signature]
BENCHMARK LAND SURVEYING

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF BILL COLSON AND CAROLINE COLSON, OWNERS OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBERS 20142543 AND 20202099, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PROJECT WAS TO CONSOLIDATE LOTS 6 AND 7 OF IRONWOOD ESTATES ADDITION INTO A SINGLE PARCEL.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I BEGAN THIS SURVEY BY LOCATING THE PERTINENT MONUMENTS FROM IRONWOOD ESTATES ADDITION. I FOUND ALL THE NECESSARY RECORD PINS EXCEPT TWO ALONG THE NORTH RIGHT OF WAY LINE OF VALLEY VIEW DRIVE. THE PIN MARKING THE SOUTHEAST CORNER OF LOT 7 WAS MOST LIKELY DESTROYED BY THE INSTALLATION OF A POWER TRANSFORMER AND/OR TELEPHONE LINES. THIS PIN IN NO LONGER NECESSARY TO DELINEATE THE COLSONS' BOUNDARY AND WAS NOT RESET. THE OTHER MISSING PIN WAS DESTROYED BY CUT BANK MAINTENANCE. I RESET THIS PIN AT ITS RECORD LOCATION ON THE NORTH RIGHT OF WAY LINE OF VALLEY VIEW DRIVE BASED ON FOUND MONUMENTS TO THE EAST AND WEST. I FOUND A STREET CENTERLINE MONUMENT 25 FEET SOUTHERLY OF THE REPLACED PIN, BUT ELECTED TO NOT USED IT TO SET THE NEW PIN AS IT APPEARS TO HAVE SHIFTED SLIGHTLY OVER THE YEARS. NO UNUSUAL CIRCUMSTANCES WERE FOUND DURING THE COURSE OF THIS SURVEY. GOD BLESS AMERICA.

REFERENCES

THE PLAT OF IRONWOOD ESTATES ADDITION
DEED RECORD INSTRUMENT NO.'S 20142543 & 20202099
PRELIMINARY TITLE REPORT ORDER NO. 29101

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2026

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 BOUNDARY OF THIS SINGLE PARCEL LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE NE1/4 SECTION 22, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6 AND 7 OF IRONWOOD ESTATES ADDITION TO THE CITY OF JOHN DAY, GRANT COUNTY, OREGON, AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF LOT 6 OF IRONWOOD ESTATES ADDITION AS THE INITIAL POINT OF THIS PLAT.

THIS LAND PARTITION CONTAINS 61,431 SQUARE FEET (1.41 ACRES).

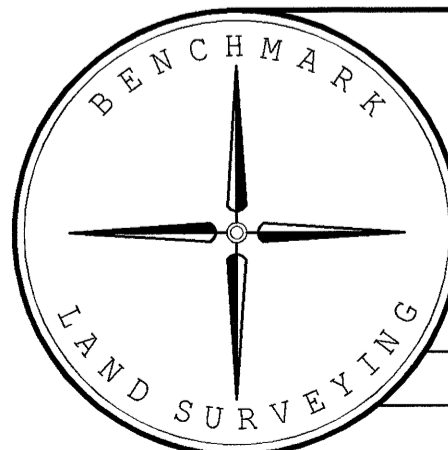
EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF ROADS OR STREETS.
- MATTERS DISCLOSED IN THE DECLARATION AND ON THE PLAT FOR IRONWOOD ESTATES ADDITION, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON SEPTEMBER 22, 1994. NO EASEMENTS PERTAIN TO THE SUBJECT LOTS.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR SEWER LINES. GRANTED TO JACK AND MARILEE YOUNG LAND COMPANY, INC. RECORDED MARCH 21, 1997 IN INSTRUMENT NO. 970498, RE-RECORDED APRIL 23, 1998 AS INSTRUMENT NO. 980748. APPROXIMATE LOCATION SHOWN, DEED CONTAINS AMBIGUITIES IN THE FINAL COURSE.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

SEP 30 2024

BY: [Signature]



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-620-0676 ~ mike@benchmarkls.com

A SINGLE PARCEL LAND PARTITION OF LOTS 6 AND 7
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CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	WILLIAM AND CAROLINE COLSON
SURVEYED BY	MCS
	8/5/2024
DRAWN BY: MCS	SHEET 2 OF 2