

REFERENCES

THE PLAT OF IRONWOOD ESTATES ADDITION
DEED RECORD INSTRUMENT NO.'S 20170329, 20171867 & 20172407
LAND TITLE CO. OF GRANT COUNTY PRELIMINARY TITLE REPORT ORDER NO. 29148

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE: IRONWOOD ESTATES ADDITION
- IEA IRONWOOD ESTATES ADDITION
- STREET CENTERLINES
- - - EASEMENT LINES



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

DEC 02 2024
BY: *[Signature]*

BASIS OF BEARINGS
IRONWOOD ESTATES ADDITION
AS SHOWN

APPROVALS

APPROVED THIS 4th DAY OF October, 2024,
[Signature]
HARNEY COUNTY SURVEYOR

APPROVED THIS 4th DAY OF October, 2024,
[Signature]
MAYOR, CITY OF JOHN DAY

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12/2/2024

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 2 DAY OF December, 2024 AT
9:12 O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2024-11 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

LAND PARTITION PLAT NO. 2024-11

A REPLAT OF A PORTION OF LOT 26 AND LOT 27 OF IRONWOOD ESTATES ADDITION
SITUATED IN THE SE1/4NE1/4 SECTION 22, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MAPPED THIS REPLAT OF LOT 27 AND A PORTION OF LOT 26 OF IRONWOOD ESTATES ADDITION TO THE CITY OF JOHN DAY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON:

SECTION 22: LAND IN THE SE1/4NE1/4 DESCRIBED AS FOLLOWS:

LOT 26 OF IRONWOOD ESTATES ADDITION TO THE CITY OF JOHN DAY, GRANT COUNTY, OREGON, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE ON SEPTEMBER 22, 1994.
EXCEPTING THEREFROM, A THAT PORTION CONVEYED TO DAVID L. HALL AND ALICIA A. HALL AS TENANTS BY THE ENTIRETY, BY DEED RECORDED NOVEMBER 28, 2017 AS INSTRUMENT NO. 20172407

LOT 27 OF IRONWOOD ESTATES ADDITION TO THE CITY OF JOHN DAY, GRANT COUNTY, OREGON, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE ON SEPTEMBER 22, 1994

THIS PARTITION CONTAINS 75580 SQ. FT. (1.73 ACRES, MORE OR LESS)

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF LOT 27 OF SAID IRONWOOD ESTATES ADD. (ALSO THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PLAT) AS THE INITIAL POINT OF THIS LAND PARTITION.

EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS.
- BUILDING SET-BACK LINES AND PUBLIC UTILITIES EASEMENTS AS SHOWN ON THE PLAT OF IRONWOOD ESTATES ADDITION TO THE CITY OF JOHN DAY, GRANT COUNTY, OREGON FILED IN THE OFFICE OF THE GRANT COUNTY CLERK SEPTEMBER 22, 1994. THE PERTINENT EASEMENT SHOWN IS 20 FEET IN WIDTH.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT NICHOLAS GREEN AND MORGAN GREEN, AS HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE REPLATED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

[Signature]
NICHOLAS GREEN

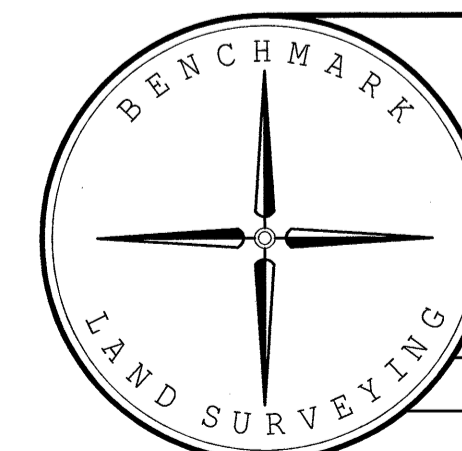
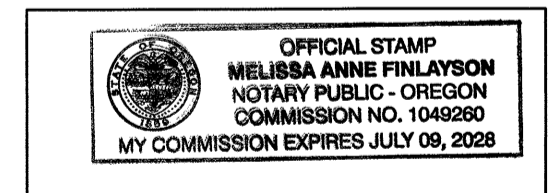
[Signature]
MORGAN GREEN

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 2, 2024, BY NICHOLAS GREEN AND MORGAN GREEN

[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 07/09/28



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

A REPLAT OF A PORTION OF LOT 26 AND LOT 27
OF IRONWOOD ESTATES ADDITION TO JOHN DAY
SITUATED IN THE SE1/4NE1/4 SECTION 22, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	NICHOLAS & MORGAN GREEN	
SURVEYED BY	MCS	10/2/2024
SCALE: 1"=40'	DRAWN BY: MCS	