

# BUCKHORN ESTATES SUBDIVISION

Located in NW1/4, NE1/4, SE1/4 and SW1/4  
Section 31, T.13S., R.32E., W.M.,  
Grant County, Oregon

INDEX PAGE  
SHEET 1 OF 3

OWNER:  
Bob & Carol Phillips  
149 E. Main St.  
John Day, OR 97845  
Ph. 541-575-1970 or  
541-575-0307

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1988  
DOUGLAS M. FERGUSON  
848

RENEWAL DATE:  
12/31/99

I hereby certify that this is a true and exact copy of the BUCKHORN ESTATES SUBDIVISION PLAT.

Douglas M. Ferguson, P.L.S.  
President, Ferguson Surveying & Engineering

## INDEX

- SHEET 1: COVER SHEET AND EXTERIOR BOUNDARY
- SHEET 2: SUBDIVISION LOTS 1, 2, 3 & 8
- SHEET 3: SUBDIVISION LOTS 3, 4, 5, 6 & 7

## APPROVALS

Approved this 31 day of MARCH, 1999

*Robert D. Baggett*  
Grant County Surveyor

Approved this 31 day of March, 1999

*Pat Harpurt*  
Grant County Planning Commission

All AD VALOREM and Special Assessments due pursuant to law have been assessed and collected.

*Gene J. Sutton*  
Grant County Assessor and Tax Collector  
Date: 03-31-1999

I hereby certify that this plat was received on the 1st day of April, 1999 at 10:30 o'clock A.M.

*Kathy McInnon*  
Grant County Clerk

## OWNER DECLARATION

Know all men by these presents that we, Bob Phillips and Carol Phillips, husband and wife, have caused the lands as described in the SURVEYOR'S CERTIFICATE to be surveyed and subdivided as shown herein in accordance with O.R.S. Chapter 92, subject to the provisions and restrictions as shown on Micro-film No. 980538 and Book 132, Page 594 of the Grant County Deed Records.

Including and Subject to the following:

- 1) The Covenants and Restrictions as referred to this plat and filed as Instrument No. \_\_\_\_\_ Grant County Records.
- 2) Public and private easements not shown by the public records.
- 3) Easements of Record for Ingress and egress as designated on Page 594, Book 132 and Micro-film No. 980538 of the Grant County Deed Records, and as shown on Grant County Map of Survey No. 782.
- 4) Right of way easement to California-Pacific Utilities Company, Book 69, Page 259 and Page 261 of the Grant County Deed Records, as shown herein.

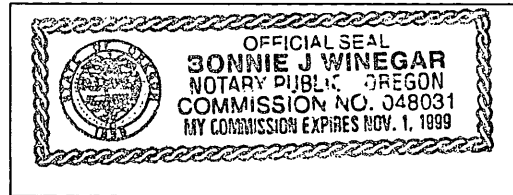
*Bob Phillips*  
Bob Phillips  
*Carol Phillips*  
Carol Phillips

## ACKNOWLEDGMENT

State of Oregon) ss  
County of Grant)

This instrument was acknowledged before me on this 31st day of MARCH, 1999, by Bob and Carol Phillips, Owners.

*Bonnie J. Winegar*  
Notary Public for Oregon  
My commission expires: 11-1-99



NOTARY STAMP

## SURVEYOR'S CERTIFICATE

I, Douglas M. Ferguson, Professional Land Surveyor registered in the State of Oregon, hereby certify that I have surveyed and monumented the lots as shown on this subdivision plat in accordance with O.R.S. 92, the boundary of which is recorded in the Grant County Deed Records, Micro-film No. 980538, as shown on this survey as follows:

In Section 31, T.13 S., R.32 E., W.M.:

Beginning at the INITIAL POINT, which is North 1293.07 ft. (Deed record N. 1293.06 ft.) and East 1741.53 ft. (Deed record 1741.67 ft.) from the South 1/4 corner of said Section 31, said INITIAL POINT being monumented with a 5/8" dia. x30" iron pin with a 2" aluminum cap stamped 'I. P., BUCKHORN ESTATES, PLS 848'

Thence N12°08'30"W, 447.78 ft. to a 5/8" iron pin (Survey No. 800)  
Thence N72°48'13"W, 488.66 ft. to a 5/8" iron pin (Survey No. 800)  
Thence N39°35'46"W, 339.79 ft. to a 5/8" iron pin (Survey No. 800)  
Thence N57°25'53"W, 1158.89 ft. to a 5/8" iron pin w/plastic cap stamped 'PLS 848' (Reset this survey)  
Thence S19°27'48"W, 1218.98 ft. to a 5/8" iron pin (Survey No. 182)  
Thence S19°25'07"W, 315.18 ft. to a 5/8" iron pin with BGA cap (Survey No. 782)  
Thence S89°10'18"E, 213.59 ft. to a 5/8" iron pin w/plastic cap stamped 'PLS 848' (set this survey)  
Thence S25°50'37"W, 166.96 ft. to a 5/8" iron pin w/plastic cap stamped 'PLS 848' (set this survey)  
Thence S 2°18'06"W, 309.68 ft. to a 5/8" iron pin w/plastic cap stamped 'PLS 848' (set this survey)  
Thence S12°48'18"E, 305.77 ft. to a 5/8" iron pin w/plastic cap stamped 'PLS 848' (set this survey)  
Thence N77°11'42"E, 30.00 ft. to a 5/8" iron pin w/plastic cap stamped 'PLS 848' (set this survey)  
Thence N12°48'18"W, 301.79 ft. to a 5/8" iron pin (Survey No. 782)  
Thence N 2°18'06"E, 299.46 ft. to a 8" Bridge Spike (Survey No. 782)  
Thence N25°50'37"E, 174.70 ft. to a 5/8" iron pin (Survey No. 782)  
Thence S89°29'45"E, 1263.11 ft. to a 5/8" iron pin (Survey No. 782)  
Thence S89°29'45"E, 755.48 ft. to the POINT OF BEGINNING.

Said Parcel containing 44.14 acres, more or less, All located in Grant County, Oregon

*Douglas M. Ferguson*  
Douglas M. Ferguson, P.L.S.  
President, Ferguson Surveying & Engineering

## NARRATIVE

This survey was performed at the request of Bob and Carol Phillips in order to subdivide the parcel of land described in the SURVEYOR'S CERTIFICATE.

In order to perform this survey, monuments of record are tied as shown herein. The Northwest corner of this parcel was not found and was replaced based on the record distances from the found iron pins as shown on Grant County Map of Survey 800, said pins being S19°27'15"W, 1534.16 ft. and S57°25'53"E, 1158.89 ft. from the said Northwest Corner. The INITIAL POINT for the subdivision was positioned as shown, based on Grant County Deed Records, Book 132, Page 595 and Grant County Map of Survey No. 800.

## POST MONUMENTATION

I, Douglas M. Ferguson, Professional Land Surveyor registered in the State of Oregon, hereby certify that the monuments designated for post monumentation as shown herein will be set on or before July 1, 1999, in accordance with Oregon Revised Statutes.

*Douglas M. Ferguson*  
Douglas M. Ferguson, P.L.S.

I, Robert D. Baggett, Grant County Surveyor, hereby certify that the that the monuments designated for post monumentation as shown herein have been set and approved by me and that the affidavit required by O.R.S. Chapter 92.070(3b) has been recorded in the records of Grant County, Grant County Courthouse, Canyon City, Oregon, as Instrument No. 991347

Date: MAY 17, 1999

*Robert D. Baggett*  
Robert D. Baggett, Grant County Surveyor

> Record Bearing/dist. as shown on Grant County Map of Survey No. 182

> Record Bearing/dist. as shown on Grant County Map of Survey No. 557

\* Record Bearing/dist. as shown on Grant County Map of Survey No. 782

] Record Bearing/dist. as shown on Grant County Map of Survey No. 800

> Record Bearing/dist. as shown on Grant County Map of Survey No. 1085

⊙ Found Monument of Record as shown.

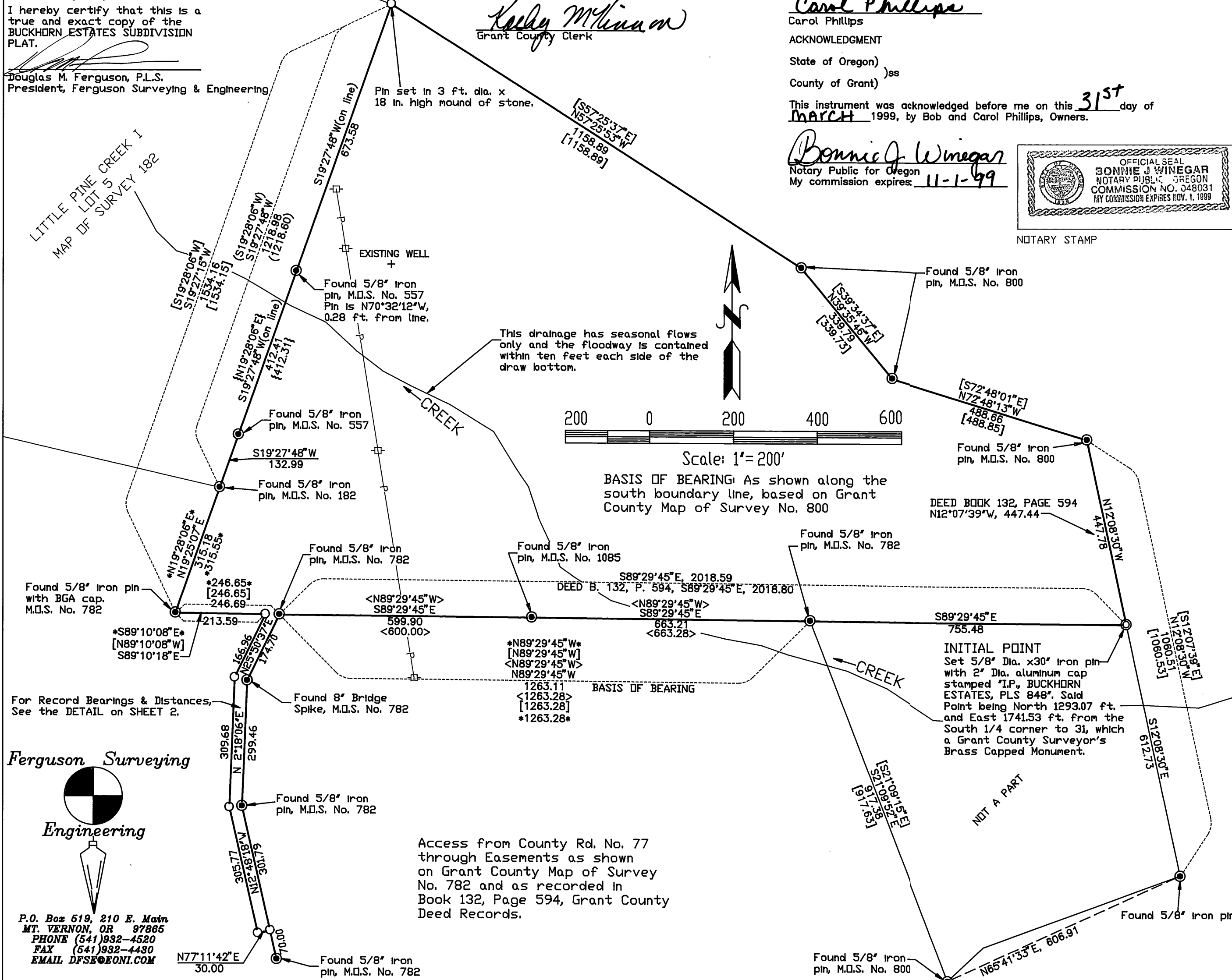
○ Set 5/8" dia. x 30" iron pin with yellow plastic cap stamped 'PLS 848'

⊙ Set 5/8" dia. x 30" iron pin with a 2" dia. aluminum cap stamped 'I.P., BUCKHORN ESTATES, PLS 848'

— Boundary of Record, See NARRATIVE

— Existing power line as tied this survey. 20 ft. wide easement for power line is recorded in Book 69, Page 261, Grant County Records.

— Existing Power Pole



Ferguson Surveying  
Engineering

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