

IRONWOOD ESTATES ADDITION TO THE CITY OF JOHN DAY, GRANT COUNTY, OREGON SITUATED IN THE S1/2NE1/4 and N1/2SE1/4 SECTION 22, T13S, R31E, W.M. CITY OF JOHN DAY GRANT COUNTY, OREGON

June 28, 1994

SURVEYOR'S CERTIFICATE

I, Robert D. Baggett, Professional Land Surveyor registered in the state of Oregon, hereby certify that I have surveyed, subdivided, and platted IRONWOOD ESTATES ADDITION to the City of John Day, Oregon, situated in the S1/2NE1/4 and in the N1/2SE1/4 of Section 22, Twp.13S., R.31E., W.M., Grant County, Oregon, being more particularly described as follows: Beginning at the East 1/4 corner of said Section 22, said corner being monumented with a 1 1/2" x 30" iron pipe with Grant County Surveyor brass cap, which monument I designate to be the Initial Point for this subdivision, thence N.00°09'10"W., along the east line of said Section 22, a distance of 53.47 feet; thence N.83°56'49"W., 300.59 feet; thence N.00°09'10"W., 410.00 feet; thence S.83°56'49"E., 300.59 feet, to the east line of said Section 22; thence N.00°09'10"W., along said east line of section 857.15 feet to the northeast corner of the SE1/4NE1/4 of said section; thence S.89°22'39"W., along the north line of said SE1/4NE1/4 1327.16 feet to the northwest corner of the SE1/4NE1/4 of said section 1327.03 feet, along the north line of the SW1/4NE1/4 of said section 1327.03 feet, to the northwest corner of the SW1/4NE1/4 of said section; thence S.00°23'30"E., along the west line of said SW1/4NE1/4 1313.10 feet to the centerline of the Trowbridge Ditch as located in Survey No. 1076; thence along the centerline of said Trowbridge Ditch as follows: S.63°47'20"E., 50.40 feet; S.42°39'37"E., 69.83 feet; S.47°09'35"E., 120.66 feet; S.51°44'20"E., 113.56 feet; S.31°00'22"E., 63.63 feet; S.83°32'43"E., 87.90 feet; S.45°01'18"E., 112.81 feet; S.75°11'31"E., 88.13 feet; S.87°45'49"E., 69.75 feet; thence leaving said ditch S.87°31'05"E., 709.70 feet to the east line of the NW1/4SE1/4 of said Section 22; thence N.00°08'07"W., along the east line of said NW1/4SE1/4 137.92 feet to a point 20 feet south of the centerline of the Trowbridge Ditch as located in Survey No. 1076; thence along a line 20 feet south of the centerline of said Trowbridge Ditch as follows: S.85°57'00"E., 125.60 feet; N.89°05'00"E., 140.12 feet; S.73°06'00"E., 40.52; thence N.03°47'13"E., 436.28 feet; thence 113.87 feet along the arc of a 320.00 foot radius curve right (the long chord of which bears N.85°51'33"E., 113.27 feet); thence S.83°56'49"E. 882.47 feet to the east line of said Section 22; thence N.00°13'11"E., along said east line of Section 22, a distance of 6.88 feet to the point of beginning, containing 89.55 acres, more or less, and that I made such survey and plat by order of and under the direction of the owners thereof, that the size of the lots and the widths of the streets and roads are as shown on the accompanying plat and that all lot corners are marked as on the accompanying plat in accordance with ORS 92.050 and 92.060, except for those monuments designated for post monumentation as indicated.

BAGETT, GRIFFITH AND ASSOCIATES JOHN DAY, OREGON

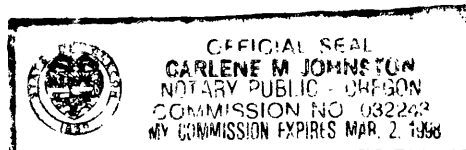
Robert D. Baggett Partner



STATE OF OREGON SS COUNTY OF GRANT

Subscribed and sworn to before me this 3rd day of August, 1994.

Carlene M. Johnston Notary Public for Oregon My Commission Expires 3-2-98



APPROVALS:

Examined and recommended for approval of the Grant County Board of Commissioners this 12th day of July, 1994.

Jack W. Burris Wallowa County Surveyor

Approved by the City of John Day this 23 day of August, 1994.

Chris B. Laszart Mayor

Approved by the Grant County Board of Commissioners this 31st day of August, 1994.

County Judge, Commissioner, Commissioner signatures.

Approved by Grant County Assessor and Tax Collector:

I hereby certify that pursuant to ORS 92.095 all AD VALOREM taxes and all special assessments, fees, and other charges required by law to be placed upon the tax roll which became a lien on this subdivision have been paid to me.

Lane A. Burston County Assessor and Tax Collector

Date: 6-28-94

Filed for the record this 22 day of Sept., 1994

Robert D. Baggett County Clerk

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, said lands to be hereafter known as the IRONWOOD ESTATES ADDITION to the City of John Day, Oregon and that said corporation caused the same to be surveyed, subdivided and platted into lots in accordance with the provisions of ORS Chapter 92 as shown on the accompanying plat, said plat subject to the following conditions: (1) Minimum building setback lines as required by the city; (2) Special building setback lines and additional restrictions as provided for in the recorded "Declaration of Subdivision Restrictions" for this addition; (3) The public utilities easements, as shown, to provide ingress and egress to and for the construction and maintenance of said utilities; (4) The public slope easements, as indicated, for the construction and maintenance of cut and fill slopes of roads and streets; (5) A public utilities easement and a slope easement, 15 feet in width, lying parallel with and adjacent to Valley View Drive; (6) The private, 50 foot wide, access easement over a portion of Lot 44 to provide ingress and egress to Lot 14; (7) The drainage way easements as shown; (8) An easement, 40 feet in width, including the terms and provisions thereof to Idaho Power Co., for power lines, through Lots 14 and 44, as appropriated in that Judgement entered and docketed June 8, 1967 in Case No. L-4141, File No. JR 4434 in the Circuit Court of the State of Oregon, and for the County of Grant, the centerline of which is shown on the accompanying plat along the center of the existing overhead power line; (9) An easement of variable width, all above elevation 3511 feet, to Pacific Northwest Bell Telephone Company, a Washington Corp., recorded July 16, 1961, in Book 85, Page 305, Grant County deeds. For a radio beam path easement and incidental purposes; (10) An easement of variable width, all above elevation 3510 feet, to Pacific Northwest Bell Telephone Company, a Washington Corp., recorded August 8, 1968, in Book 99, Page 406-408, Grant County deeds. For a radio beam path easement and incidental purposes; (11) 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 NE1/4 of section 22; (12) Any easements and restrictions of record; and that said corporation does hereby dedicate, donate, and convey to the public, for public use forever, Valley View Drive, the sewer disposal system, and the water supply system which will serve this addition. (13) Water right Certificate No. C-3961 is appurtenant to this addition.

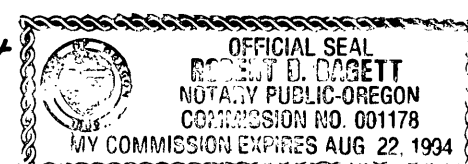
Jack Young, President Jack and Merilee A. Young Land Co., Inc.

ACKNOWLEDGEMENT:

STATE OF OREGON SS COUNTY OF GRANT

This instrument was acknowledged before me on Aug 3rd, 1994 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, 1994



POST MONUMENTATION

I, Robert D. Baggett, Registered Oregon Land Surveyor, hereby certify that those survey monuments designated for post monumentation on the annexed plat of Ironwood Estates Addition to the City of John Day, will be set on or before Sept. 1, 1995, in accordance with Oregon Revised Statutes.

Robert D. Baggett, PLS

Date: 9/31/95

I hereby certify that this photocopy is a true and exact copy of the IRONWOOD ESTATES ADDITION plat, as filed with this office.

Robert D. Baggett County Clerk

I hereby certify that this photocopy is a true and exact copy of the IRONWOOD ESTATES ADDITION plat.

Robert D. Baggett, PLS

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 962 AS SHOWN Scale 1"=100'

LEGEND

- Found 3" brass disc set in concrete, USC & GS triangulation station "DAY". Found 1 1/2" iron pipe with attached Grant County Surveyor Brass Cap. Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER. Set 5/8" x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER. Record bearing and distance from recorded survey. Fence line. Found monument from Recorded Survey No. Survey No. appears in the box. Post Monumentation: A 5/8" x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER to be set on or before June 1, 1995. Street address

REFERENCES

Record Map of Survey No.'s 676, 936, 962, 1065, 1076, 1303.

NARRATIVE

The boundary of this subdivision was determined in Record Survey No.'s 962, 1065, 1076, and 1303. Only slight differences in measurement occurred between found monuments in four courses, the remainder of the boundary agreed with the above referenced surveys.

CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, ARC, LONG CHORD, BEARING. Contains two sets of curve data for the subdivision.