# 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

SURVEYOR'S CERTIFICATE

I, Robert D. Bagett, 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 \$1/2NE1/4 and in the \$1/2SE1/4 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°E., 300.59 feet etet; 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.89'22'29°W., along the north line of said SE1/4NE1/4 of said section; thence S.89'22'15°W., along the north line of the SW1/4NE1/4 of said section; thence S.00'23'30°E., along the west line of said SW1/4NE1/4 of said section; thence S.00'23'30°E., along the west line of said SW1/4NE1/4 of feet; S.31'00'22°E., 63.63 feet; S.47'09'35°E., 120.66 feet; S.51'44'20°E., 113.56 feet; S.31'00'22°E., 69.83 feet; S.47'09'S.E., 113.56 feet; S.75'11'31°E., 88.13 feet; S.8745'49°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 NW1/4SE1/4 137.92 feet to a point 20 feet south of the centerline of said Trowbridge Ditch as follows: S.85'5'00'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., 40.52; thence N.00'13'11"E. 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

REGISTERED **PROFESSIONAL** LAND SURVEYOR

OREGON " JULY 12, 1963 ROBERT D. BAGETT

Renewal Date 12/31/94

STATE OF OREGON SS COUNTY OF GRANT

Subscribed and sworn to before me this 3<sup>nd</sup> day of MUGUST, 1994.

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

CFFICIAL SEAL CARLENE M JOHNSTON COMMISSION NO 032243 MY COMMISSION EXPIRES MAR. 2, 1998

**APPROVALS:** 

Examined and recommended for approval of the Grant County Board of Commissioners this 122 day of 1994.

Jack W. Burris

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

Approved by the Grant County Board of Commissioners this 3/37 day of 3/4/451, 1094.

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.

County Assessor and Tax Collector

Filed for the record this 22 day of <u>Sept.</u>, 1994

County Clerk

**DECLARATION:** 

Know all men by these presents that the Jack and Merilee A. Young Land Co., Inc., 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 earess to and

(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 asserted.

(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 line, 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. And

**ACKNOWLEDGEMENT:** 

STATE OF OREGON SS COUNTY OF GRANT

This instrument was acknowledged before me on 4.3., 1994 by Jack Young as president of the Jack and Merilee A. Young Land Co., Inc.

Robert & Bagett
Notary Public for Oregon
Commission Expires: Aug 22, 1997

OFFICIAL SEAL RECENT D. DAGETT NOTARY PUBLIC-OREGON COMMISSION NO. 001178 MY COMMISSION EXPIRES AUG 22, 1994

POST MONUMENTATION

I, Robert D. Bagett, 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

Robert D. Bagett, PLS

I, Jack Burris, Wallowa County Surveyor, hereby certify that, the survey monuments designated for post monumentation on the annexed Plat of Ironwood Estates Addition to the City of John Day, have been set and approved by me and that the affidavit required by ORS Chapter 92.070 (3b) has been recorded in the records of Grant County at Canyon City, Oregon, as Instrument No. <u>95/685</u>

Date: 8/31/95

I hereby certify that this photocopy is a true and exact copy of the IRONWOOD ESTATES, ADDITION plat, as filed with this office. Kothy 7110 Kinn on County Clerk

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

Robert Daget Robert D. Bagett, 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 1½" 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.	
	•		_					-	

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

CURVE TABLE

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

CURVI		DADILIC	ARC	LONG	DEADING	CURVE	E DELTA	DADUIC	ABO	LONG	DEADINO
<u>NO.</u>	DELTA	RADIUS	ARC	CHORD	BEARING	<u>NO.</u>	DELTA	RADIUS	ARC	CHORD	BEARING
C1	1 <i>7</i> °59′32″	350.00	109.91	109.46	S87°03'25"W	C41	38°14′39"	315.00	210.26	206.38	N63°11'47"E
C2	28°48'58"	725.00	364.63	360.80	N87'31'52"W	C42	34°14′23″	265.00	158.36	156.02	N82°14'24"E
C3	24°12′50"	525.00	221.87	220.22	N61'00'58"W	C43	21'02'45"	265.00	97.34	96.79	N54°35'50"E
C4	97*52'31"	195.00	333.11	294.06	N00°01'42"E	C44	0 <b>7</b> "32 <b>'</b> 52"	420.00	55.33	55.29	N47°50′53"E
C5	93'52'49"	195.00	319.51	284.95	S84°05'38"E	C45	21°28′17″	420.00	157.39	156.47	N62°21'27"E
C6	33°46'32"	290.00	170.95	168.49	S54'02'29"E	C46	26°26'44"	420.00	193.86	192.14	N86°18'58"E
C7	64*59'48"	290.00	328.98	311.62	N76°34'21"E	· C47	0 <b>3</b> °08 <b>'</b> 58"	370.00	20.34	20.34	N45°38'56"E
C8	55 <b>'</b> 27'53 <b>"</b>	395.00	382.38	367.62	N71°48′23"E	C48	28°42′33"	370.00	185.40	183.46	N61°34'41"E
	128'05'13"	135.00	301.80	242.76	N35°29'44"E	C49	23'36'22"	370.00	152. <del>44</del>	151.37	N87°44′09″E
C10	65 <b>°</b> 27 <b>'</b> 55 <b>"</b>	250.00	285.65	270.36	N61°16′51″W	C50	11'46'19"	160.00	32.87	32.82	S86'20'50"E
C11	80°07′15"	175.00	244.72	225.26	S45'55'34"W	C51	<i>36</i> *59*59 <b>"</b>	160.00	103.32	101.54	N69°16'01"E
C12	11°54′46″	350.00	72.77	72.64	S00'05'26"E	C52	1 <i>2</i> *57′51″	160.00	36.20	36.13	N44°17'06"E
C13	26°46′18″	200.00	93.45	92.60	S07°20'20"W	C53	17°53′12″	160.00	49.95	<del>4</del> 9.75	N28'51'35"E
C14	05°20′13"	380.00	35.40	35.38	N86°36′55″W	C54	28'46'47"	160.00	80.37	79.53	N05'31'35"E
C15	12°39′19"	380.00	83.93	83.76	S84°23'19"W	C55	19°41'05″	160.00		• <i>5</i> 4.70	N18'42'21"W
C16	20°23'16"	320.00	113.87	113.27	N85'51'33"E		128'05'13"	110.00	245.91	197.81	N35'29'43 <u>"</u> E
C17	03'11'33"	700.00	39.00	39.00	S79"39'26"W	C57	34°31′52 <u>"</u>	225.00	135.60	133.56	N45°48'49"W
C18	15'24'12"	700.00	188.19	187.62	S88°57'18"W	C58	30°56′03″	225.00	121.48	120.01	N78'32'46"W
C19	10'13'12"	700.00	124.86	124.70	N78'13'59"W	C59	03°34′31″	275.00	17.16	17:16	N30'20'09 <u>"</u> W
C20	28'48'58"	750.00	377.20	373.24	N87°31′52″W	C60	26'12'16"	275.00	125.77	124.68	N45'13'32"W
C21	10°51′28″	500.00	94.75	94.61	N67°41′39″W	C61	21'12'41"	275.00	101.81	101.23	N68'56'01"W
C22	13'21'22"	500.00	116.55	116.29	N55°35′14″W	C62	14'28'26"	275.00	69.47	69,29	N86'46'35"W
C23	24'12'50"	550.00	232.44	230.71	N61'00'58"W	C63	55*52'50"	150.00	146.29	140.57	S58'02'47"W
C24	52°34'37"	130.00	119.29	115.15	S14°48'09"W	C64	24'14'25"	150.00	63.46	62.99	S17'59'10"W
C25	87'54'39"	297.25	456.08	412.64	S32°28'10"W	C65	37'52'34"	200.00	132.21	129.82	S67'02'55"W
C26	88'52'25"	170.00	263.69	238.04	N04'28'21"W	C66	23'36'21"	200.00	82.40	81.82	S36'18'28"W
C27	09.00,06	170.00	26.71	26.68	N44'27'55"E	C67	18'38'21"	200.00	65.06	64.78	S15°11'07"W
C28	40°54'50"	220.00	157.10	153.78	N28'27'08"W	C68	78°11′50″	20.00	27.30	25.23	S87'12'33"W
C29	33°48'21"	220.00	129.81	127.93	N08'54'28"E	C69	15'33'13"	225.00	61.08	60.89	N61°28'09"W
C30	23'09'20"	220.00	88.91	88.31	N37°23'18"E	C70	20'59'34"	225.00	82.44	81.98	N79°44'32"W
C31	96'45'38"	20.00	33.78	29.90	N22°34′11″W	C71	36°32′47″	175.00	111.62	109.74	S71'57'56"E
C32	18'36'53"	400.00	129.96	129.38	N80°15′26″W	C72	11'54'46"	375.00	77.97	77.83	S00'05'26"E
C33	63'17'25"	24.36	26.91	25.56	S80°36'40"W	C73	07'11'22"	325.00	40.78	40.75	S02°16'16"W
C34	10°45′51″	450.00	84.54	84.42	N73°07'33"W	C74	04'43'24"	325.00	26.79	26.78	S03'41'07"E
C35	76°07′15″	220.00	292.28	271.26	N87'01'36"E	C75	15'04'18"	225.00	59.19	59.02	S01'29'20"W
C36	17°45'34"	220.00	68.19	67.92	S46°02'00"E	C76	89°39′54″	20.00	31.30	28.20	S35'48'28"E
C37	93'52'49"	170.00	278.55	248.42	S84'05'38"E	C77	08'21'20"	175.00	25.52	25.50	S01'52'09"E
C38	21'38'26"	265.00	100.09	99.50	S47"58'26"E		118'53'50"	20.00	41.50	34.45	S61'45'26"W
C39	23'42'32"	315.00	130.35	129.42	S49'00'29"E	C79	78°11′50″	20.00	27.30	25.23	S14'35'37"E
C40	36°49'09"	315.00	202.42	198.96	S79°16'20"E						