

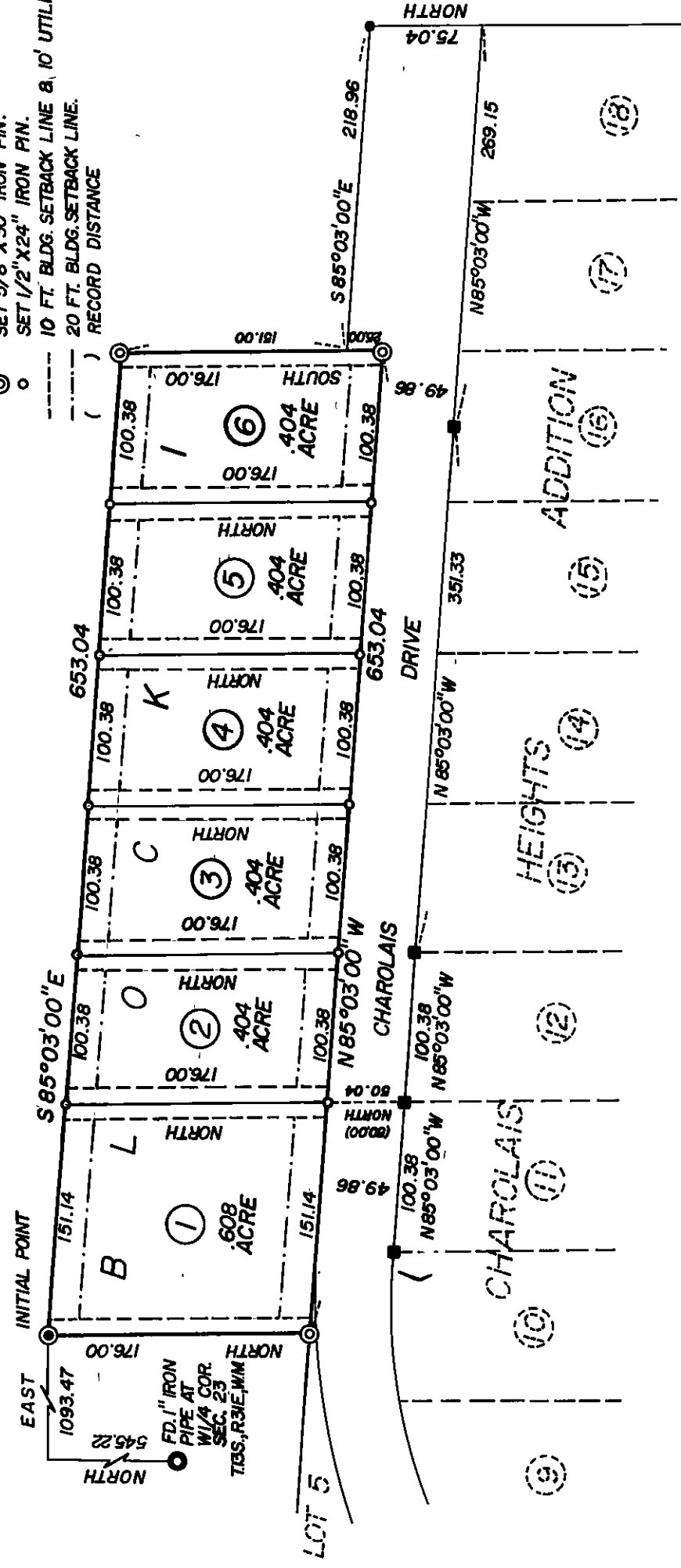
PANORAMA TERRACE ADDITION

TO THE CITY OF JOHN DAY,
GRANT COUNTY, OREGON

SCALE 1" = 100'
BASIS OF BEARINGS
CHAROLAIS HEIGHTS ADD.

LEGEND

- FOUND 5/8" IRON PIN SET SURVEY NO. 180.
- FOUND 1/2" IRON PIN.
- SET 2 1/2" X 3/8" IRON PIPE WITH BRASS-CAP FOR THE INITIAL POINT.
- SET 5/8" X 3/8" IRON PIN.
- SET 1/2" X 3/4" IRON PIN.
- 10 FT. BLDG. SETBACK LINE & 10' UTILITIES ESMT.
- 20 FT. BLDG. SETBACK LINE.
- () RECORD DISTANCE



SURVEYOR'S CERTIFICATE

STATE OF OREGON SS:
COUNTY OF GRANT

I, Robert D. Baggett, surveyor, being duly sworn, depose and say that I have surveyed, subdivided, and plotted PANORAMA TERRACE ADDITION to the City of John Day, situated in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 23, T.15S., R.31E., W.M., Grant County, Oregon, more particularly described as follows: Beginning at a 2 1/2 inch galvanized iron pipe, 36 inches long with brass cap marked "LP PANORAMA TERRACE ADD.", which marks the initial point of this addition, said initial point being 545.22 feet North and 1038.47 feet East of the West 1/4 Corner of said Section 23, thence S 85° 03' 00" E., 653.04 feet; thence South, 176.00 feet to the northerly line of Charola Drive; thence N 85° 03' 00" W., along the northerly line of said drive and said northerly line extended, 683.04 feet; and under the direction of the owners thereof, beginning, containing 2.628 acres, more or less, and that I made such survey and plat by order and under the direction of the owners thereof, that the size of the lots and the width of the street are as shown on the annexed plat, and that all lot corners and block corners are marked with iron monuments as indicated on the annexed plat.

BAGETT - GRIFFITH AND ASSOCIATES Robert D. Baggett
Partner

Subscribed and sworn to before me this 16th day of July, 1979.

Filed for record this 5 day of Dec, 1979, John Lewis
County Clerk

Linda Jackson
Notary Public for Oregon
My Commission Expires Sept 18

STATE OF OREGON SS:
COUNTY OF GRANT

DEDICATION

We, John E. Holmstrom and Dana K. Holmstrom, husband and wife, being duly sworn, depose and say that we are the owners of PANORAMA TERRACE ADDITION to the City of John Day, more particularly described in the Surveyor's Certificate, and that we caused the same to be surveyed, and plotted as shown on the annexed plat, said plat subject to the following conditions: (1) A 20 foot building setback line along the front and along the back of all lots and a 10 foot building setback line along the side of all lots as shown on the annexed plat, (2) Additional restrictions as provided in recorded protective covenants, (3) A 10 foot public utilities easement along the side of all lots as shown on the annexed plat, any easements and reservations of record; and that we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public, for public use forever, the sewage disposal system and the water supply system which will service this addition.

John E. Holmstrom
Dana K. Holmstrom

STATE OF OREGON SS:
COUNTY OF GRANT

Be it remembered that on this 13th day of August, 1979, personally appeared before me John E. Holmstrom and Dana K. Holmstrom, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily.

In witness whereof, I have set my hand and affixed my official seal this 13th day of August, 1979.
Dennis L. Holmstrom
Notary Public for Oregon
My Commission Expires 8/7/81

APPROVALS

Examined and recommended for approval by the Grant County Board of Commissioners this 16 day of August, 1979.

John J. Holmstrom
City Engineer

Approved by the John Day Planning Commission this 13th day of Aug., 1979.

Robert D. Baggett
Surveyor

Approved by the City of John Day, Oregon, this 14th day of August, 1979.

Robert D. Baggett
Mayor

Approved by the Grant County Board of Commissioners this 17th day of October, 1979.

James J. Holmstrom
Commissioner

I hereby certify that, according to the records of my office, the exterior boundaries of this plat do not conflict with the boundaries of the abutting properties, that the name adopted for said plat and the numbering of the lots and blocks conform to the requirements of the law, and that pursuant to ORS 92.095, all ad valorem taxes and all special assessments, fees, and other charges required by the law to be placed on the 1979-80 tax roll which become a lien on this subdivision or will become a lien during this calendar year, but not yet certified to the tax collector for collection have been paid to me, or if not paid, a bond guaranteeing such payment has been requested in the amount of _____, to be filed with the tax collector pursuant to ORS 92.095.

James J. Holmstrom
Assessor
Date Sept 11, 1979

I hereby certify that all ad valorem taxes and all special assessments, fees, and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision and that are now due and payable have been paid. I further certify (if applicable) that a good and sufficient bond as requested by the assessor in the amount of N/A has been received by me guaranteeing the payment of the 1979 taxes, pursuant to ORS 92.095.

John J. Holmstrom
Tax Collector
Date Sept 18, 1979

