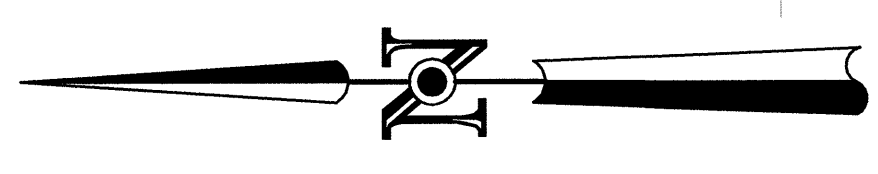
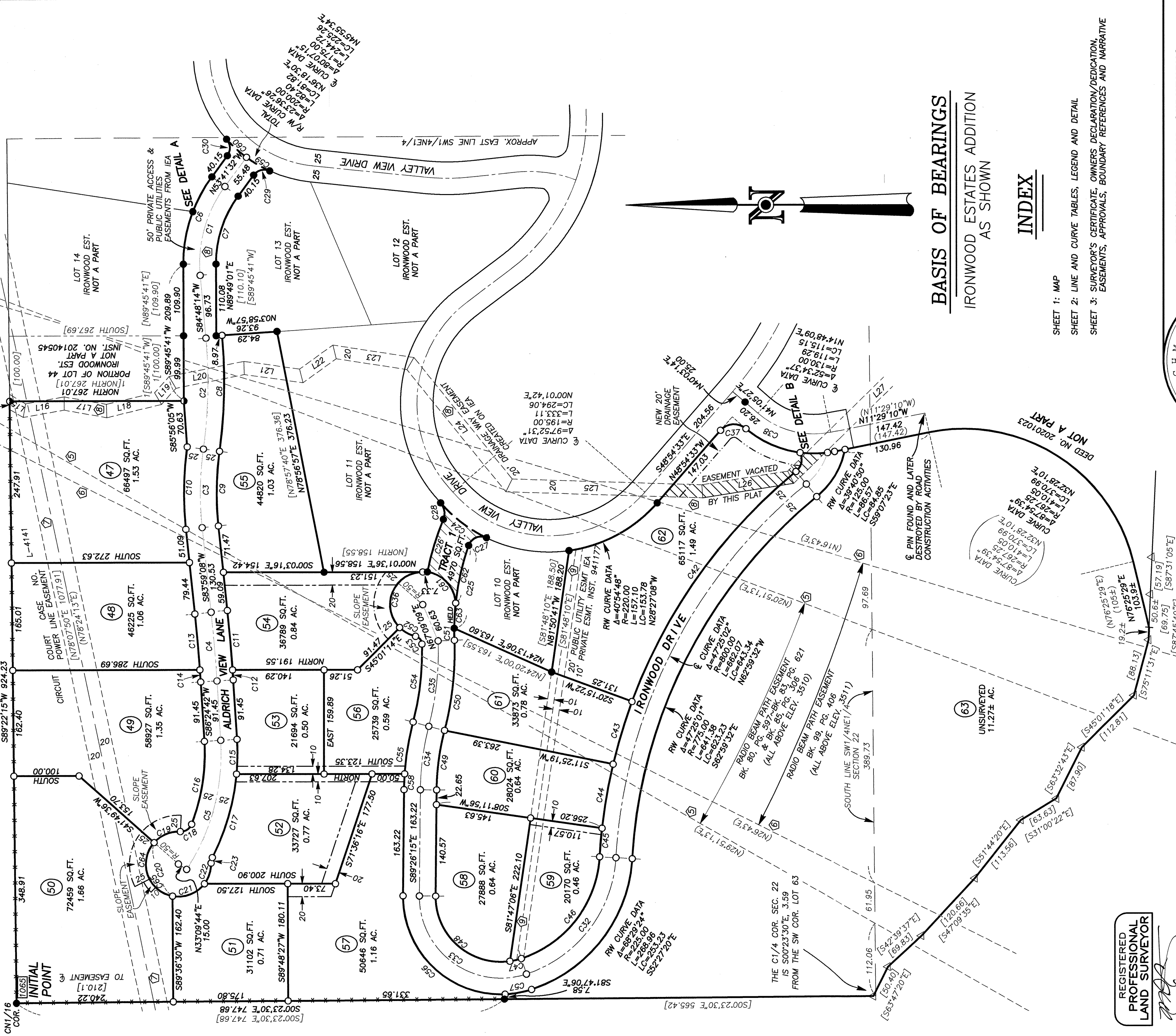


# IRONWOOD ESTATES ADDITION II

A SUBDIVISION OF PORTIONS OF LOTS 44 AND 45 OF IRONWOOD ESTATES ADDITION SITUATED IN THE NE1/4 AND SE1/4 SECTION 22, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON

## BASIS OF BEARINGS

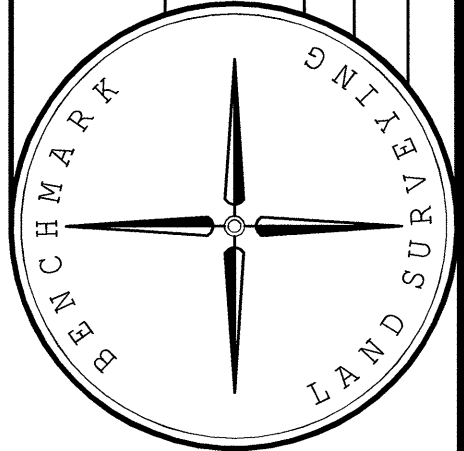
$[S89^{\circ}22'15''W]$   
 $[S89^{\circ}22'15''W \ 924.23]$   
 $S89^{\circ}22'15''W \ 924.23$   
 $182.40$   
 $165.01$   
 $247.91$   
 $L-4141$   
 $247.91$



**BASIS OF BEARINGS**  
IRONWOOD ESTATES ADDITION AS SHOWN

## INDEX

SHEET 1: MAP  
 SHEET 2: LINE AND CURVE TABLES, LEGEND AND DETAIL  
 SHEET 3: SURVEYOR'S CERTIFICATE, OWNERS DECLARATION/DEDICATION, EASEMENTS, APPROVALS, BOUNDARY REFERENCES AND NARRATIVE



REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 9, 2023  
 MICHAEL C. SPRINGER  
 #70918  
 EXPIRES: 6/30/2026

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

BENCHMARK LAND SURVEYING

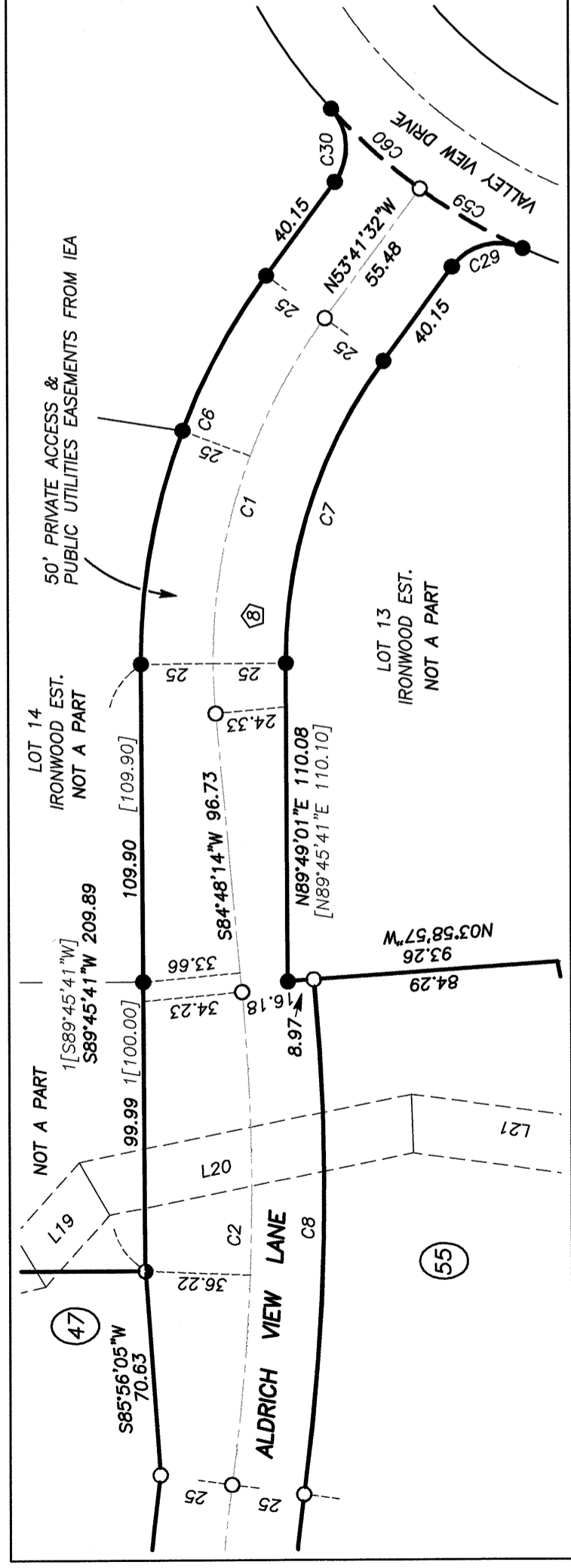
BENCHMARK LAND SURVEYING  
 217 N. CANYON BLVD., JOHN DAY, OREGON  
 541-620-0676 ~ mike@benchmark1s.com  
 A SUBDIVISION OF PORTIONS OF LOTS 44 AND 45 OF IRONWOOD ESTATES ADDITION SITUATED IN THE NE1/4 & SE1/4 SECTION 22, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON  
 SURVEYED FOR IRON TRIANGLE, LLC SURVEYED 10/4/2024  
 SURVEYED BY MCS DRAWN BY: MCS SHEET 1 OF 3  
 SCALE: 1"=100' REVISED 3/24/2026

RECORD MAP OF SURVEY NO. 2229

# IRONWOOD ESTATES ADDITION II

A SUBDIVISION OF PORTIONS OF LOTS 44 AND 45 OF IRONWOOD ESTATES ADDITION  
SITUATED IN THE NE1/4 AND SE1/4 SECTION 22, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

DETAIL A  
1"=50'



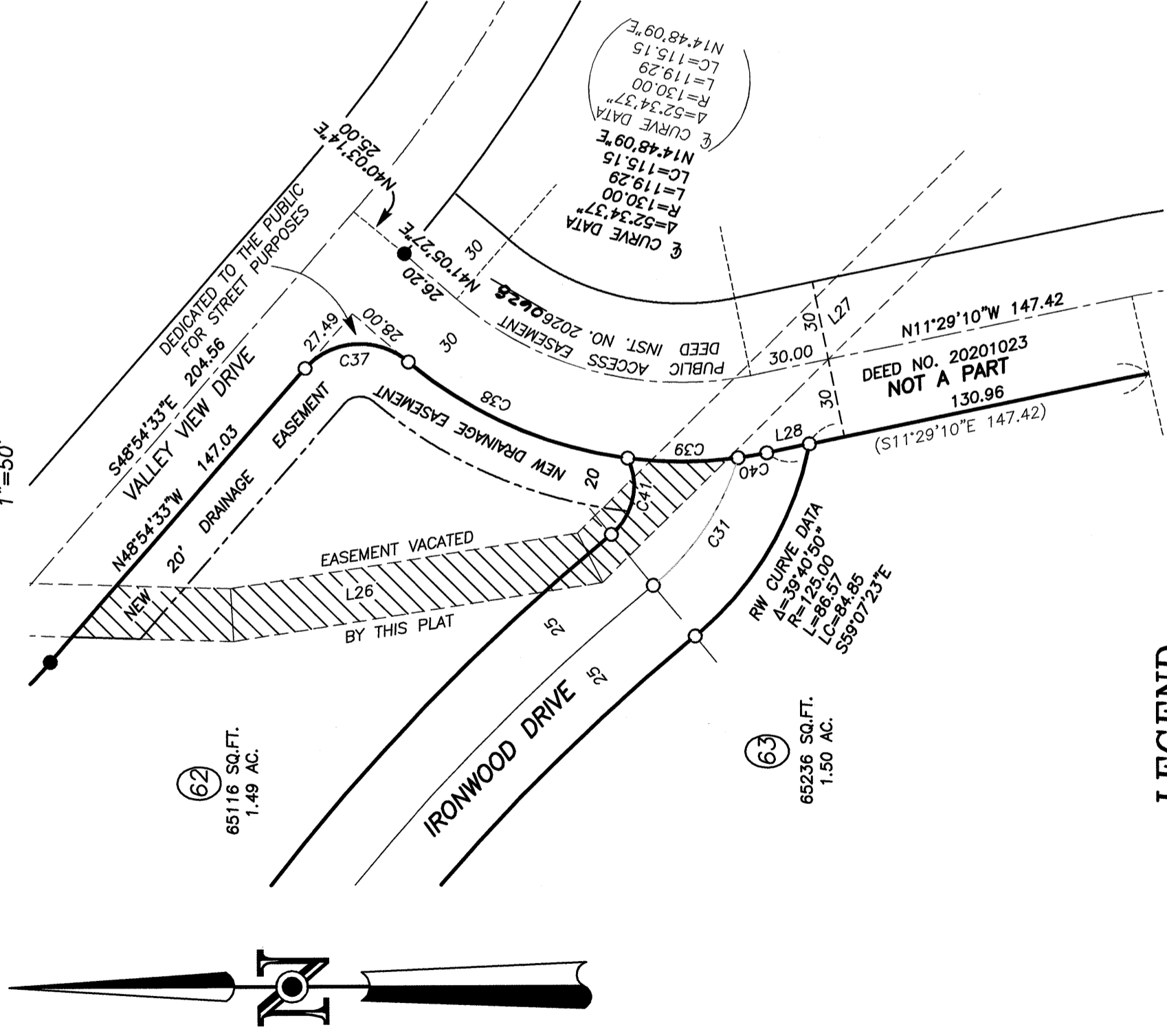
**LINE TABLE**

LINE	BEARING	DISTANCE
L15	(S30°26'19"W)	26.29
L16	N10°01'13"W	61.74
L17	S10°10'12"W	66.26
L18	S13°38'41"E	80.84
L19	N48°09'47"W	33.33
L20	N11°20'43"W	111.97
L21	N07°54'45"E	86.37
L22	S35°41'08"E	63.04
L23	N08°56'37"E	117.57
L24	N51°04'22"E	240.60
L25	N01°48'07"E	296.15
L26	N08°55'05"W	137.25
L27	N44°29'25"W	209.24
L28	N11°29'10"W	16.46

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00	41°30'35"	144.90	S74°26'28"E	141.75
C2	750.00	13°02'16"	170.66	S88°40'38"E	170.30
C3	500.00	13°51'22"	120.92	S89°05'11"E	120.62
C4	2500.00	2°25'34"	105.86	N85°11'55"E	105.85
C5	325.00	36°45'01"	208.46	N75°12'47"W	204.90
C6	225.00	36°32'50"	143.52	N71°57'56"W	141.10
[C6]	[225.00]	[36°32'47"]	[143.52]	[N71°57'56"W]	[141.10]
C7	175.00	36°32'45"	111.62	S71°57'56"E	109.74
[C7]	[175.00]	[36°32'47"]	[111.62]	[S71°57'56"E]	[109.74]
C8	75.00	13°11'02"	178.33	S88°45'01"E	177.94
C9	475.00	13°51'22"	114.87	S89°05'11"E	114.59
C10	425.00	13°51'22"	126.96	N89°05'11"W	126.65
C11	2525.00	2°04'41"	91.58	N85°01'29"E	91.58
C12	2525.00	0°20'52"	15.33	N86°13'46"E	15.33
C13	2475.00	1°59'54"	86.32	S84°59'02"W	86.31
C14	2475.00	0°25'39"	18.47	S86°11'53"W	18.47
C15	350.00	8°44'13"	53.37	S89°13'11"E	53.32
C16	300.00	24°47'38"	129.82	S81°11'29"E	128.81
C17	350.00	22°00'32"	134.45	S75°50'49"E	133.62
C18	17.50	72°04'15"	22.01	N32°45'25"W	20.59
C19	50.00	51°43'24"	45.14	S22°35'02"E	43.62
C20	50.00	12°11'07"	105.74	N70°57'54"E	87.11
C21	50.00	63°07'24"	55.09	N21°10'46"W	52.34
C22	50.00	38°49'01"	33.87	S72°08'53"E	33.23
C23	17.50	28°43'06"	8.77	S77°11'53"E	8.68
C24	220.00	23°09'42"	88.93	N37°19'45"E	88.33
C25	400.00	18°36'09"	129.87	S80°07'59"E	129.30
[C25]	[400.00]	[18°36'57"]	[129.86]	[S80°15'26"E]	[129.38]
C26	450.00	10°46'11"	84.58	N73°12'41"W	84.46
[C26]	[450.00]	[10°45'51"]	[84.54]	[N73°07'33"W]	[84.42]
C27	20.00	96°11'22"	33.58	S23°12'25"E	29.77
[C27]	[20.00]	[78°11'50"]	[27.30]	[S14°35'37"E]	[25.23]
C28	24.36	63°02'18"	26.80	S80°36'04"W	25.47
[C28]	[20.00]	[78°11'50"]	[27.30]	[S87°12'33"W]	[25.23]
[C29]	[20.00]	[78°12'39"]	[27.28]	[S87°12'33"W]	[25.22]
C30	20.00	78°09'40"	27.28	S87°12'33"W	25.22
[C30]	[20.00]	[78°12'39"]	[27.30]	[S87°12'33"W]	[25.23]
C31	100.00	33°50'26"	59.06	S56°12'14"E	58.21
C32	200.00	68°29'26"	239.08	N52°27'20"W	235.09
C33	125.00	108°46'23"	237.31	N36°10'34"E	203.24
C34	400.00	14°06'52"	98.54	S82°22'49"E	98.29
C35	450.00	16°51'19"	132.38	N83°45'02"W	131.90
C36	50.00	135°08'59"	117.94	N67°30'42"W	92.44
C37	28.00	90°00'21"	43.99	N03°54'33"W	39.60
C38	160.00	32°59'00"	92.11	N23°57'15"E	90.84
C39	160.00	15°00'16"	41.90	N00°02'25"W	41.78
C40	160.00	3°56'37"	11.01	N09°30'51"W	11.01
C41	24.00	76°28'59"	32.02	S77°30'09"E	29.70
C42	825.00	30°26'17"	438.28	S54°30'09"E	433.14
C43	825.00	6°59'13"	100.60	N73°12'54"W	100.54
C44	825.00	6°56'12"	99.88	N80°10'36"W	99.82
C45	825.00	3°03'20"	44.00	N85°10'23"W	43.99
C46	175.00	68°29'26"	209.20	N52°27'20"W	196.86
C47	100.00	10°16'54"	17.94	N13°04'10"W	17.92
C48	100.00	98°29'29"	171.90	S41°19'01"W	151.50
C49	375.00	14°06'52"	92.38	N82°22'49"W	92.15
C50	475.00	16°51'19"	139.73	N83°45'02"W	139.23
C51	400.00	2°36'50"	18.25	S89°07'44"W	18.25
C52	50.00	32°13'39"	28.12	N28°50'49"E	27.75
C53	12.50	74°29'11"	16.25	S49°59'19"W	15.13
C54	425.00	16°19'18"	121.07	S83°32'39"E	120.66
C55	425.00	10°54'24"	80.90	S80°42'56"E	80.78
C56	150.00	93°01'55"	243.56	S44°02'52"W	217.67
C57	150.00	15°44'35"	41.22	N10°20'20"W	41.09
C58	425.00	31°16'07"	24.25	N87°48'12"W	24.24
C59	200.00	11°48'12"	41.20	N30°24'21"E	41.13
C60	200.00	11°48'14"	41.20	N42°12'34"E	41.13
C61	50.60	79°03'13"	69.82	N47°49'45"E	64.41
C62	400.00	13°00'37"	90.83	S77°20'14"E	90.63
C63	400.00	5°35'31"	39.04	S66°38'18"E	39.02
C64	50.00	68°45'18"	60.00	S82°49'33"E	56.46
C65	50.00	18°20'05"	16.00	N53°37'46"E	15.93

DETAIL B  
1"=50'

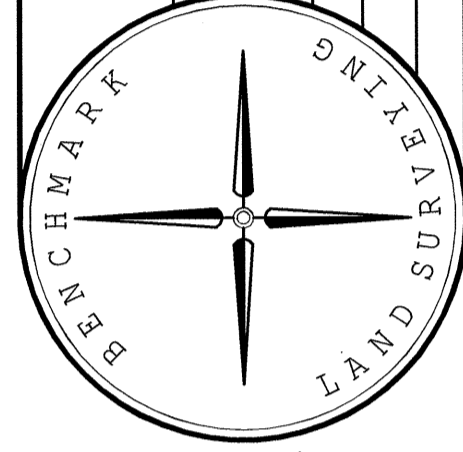


**LEGEND**

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM THE PLAT OF IRONWOOD ESTATES ADDITION, UNLESS ANOTHER SURVEY IS REFERENCED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM SURVEY NO. 1964
- △ RECORD SURVEY MONUMENT NOT RECOVERED THIS SURVEY
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- ( ) DEED RECORD BEARING AND DISTANCE
- [ ] RECORD BEARING AND DISTANCE. PLAT OF IRONWOOD ESTATES
- 1 [ ] RECORD BEARING AND DISTANCE. RECORD SURVEY NO. 1964
- FOUND MONUMENT FROM RECORDED SURVEY NO.
- X-X FENCE LINE
- CENTERLINE
- EXISTING EASEMENT
- NEW PUBLIC UTILITIES EASEMENT (PUE) DEDICATED BY THIS PLAT
- NEW PUBLIC DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- NEW PUBLIC SLOPE MAINTENANCE EASEMENT CREATED BY THIS PLAT
- IEA IRONWOOD ESTATES ADDITION

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2026



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD., JOHN DAY, OREGON  
541-620-0676 ~ mi.ke@benchmark.l.s.com

A SUBDIVISION OF PORTIONS OF LOTS 44 AND 45 OF  
IRONWOOD ESTATES ADDITION  
SITUATED IN THE NE1/4 & SE1/4 SECTION 22, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	MCS	DATE
IRON TRIANGLE, LLC	MCS	10/4/2024
SURVEYED BY	MCS	DATE
	MCS	3/24/2026

SCALE: 1"=100' DRAWN BY: MCS SHEET 2 OF 3

RECORD MAP OF SURVEY NO. 2229

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

APR 01 2026

BY: *[Signature]*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

BENCHMARK LAND SURVEYING

