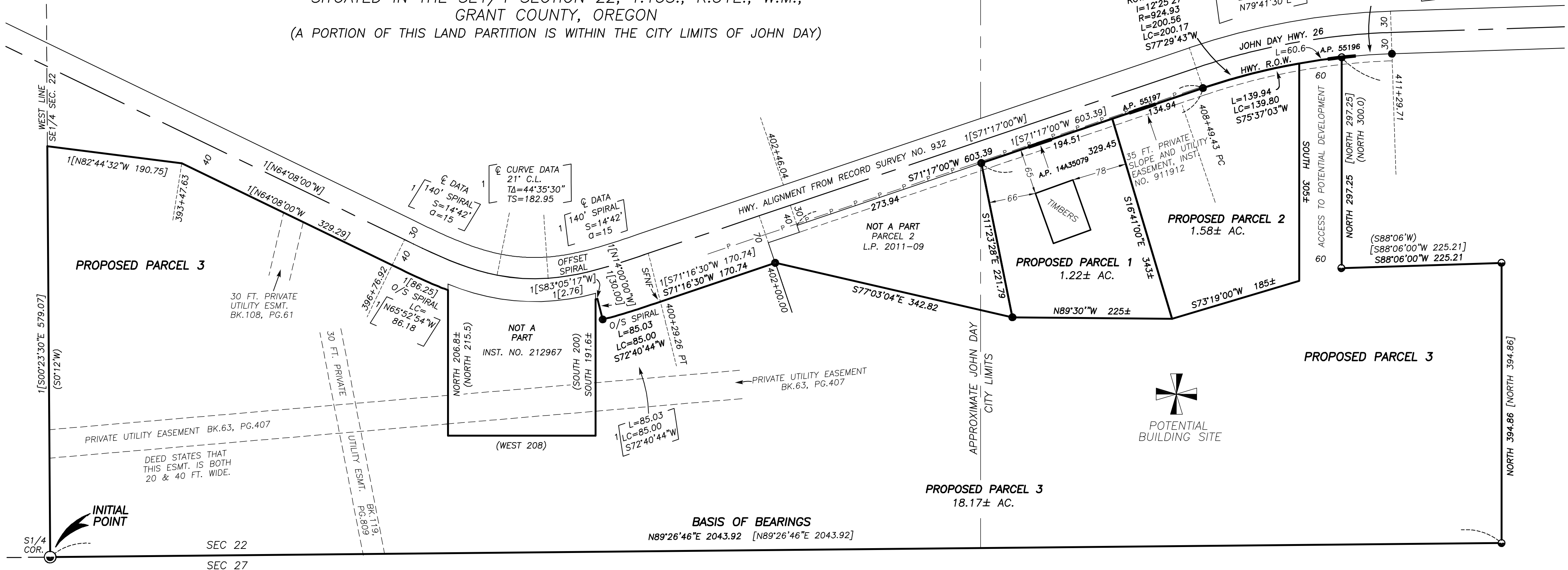


# PRELIMINARY LAND PARTITION PLAT

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09  
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,  
GRANT COUNTY, OREGON

(A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY)



## LEGAL DESCRIPTION

Land situated in the SE1/4 Section 22, T.13S., R.31E., W.M., City of John Day, Grant County, Oregon described as follows:

Parcel 1 of Land Partition No. 2011-09, As shown on the plat thereof, on file and of record in the office of the Grant County Clerk.

## TAX MAP AND LOT

13S31E S22D 305

## APPLICANT

IRON TRIANGLE, LLC  
433 PATTERSON BRIDGE RD.  
JOHN DAY, OR, 97845  
541-575-2102

BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
2101 MAIN STREET, STE 223 BAKER CITY, OREGON  
541-575-1251 ~ 800-699-0516

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09  
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,  
GRANT COUNTY, OREGON  
(A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY)

SURVEYED FOR	IRON TRIANGLE, LLC
PREPARED BY	MCS
Scale:	1"=100'
REVISED:	2/14/2020

## LEGEND

- ⊙ FOUND 2" GALV. IRON PIPE WITH ATTACHED BRASS CAP SHOWN ON 1955 HALL ACRES SUB'D PLAT
- RECORD SURVEY MONUMENTS
- ( ) DEED RECORD BEARING AND DISTANCE
- [ ] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. 2011-04
- 1[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 932
- HIGHWAY CENTERLINE
- EASEMENT
- P- EXISTING OVERHEAD POWER LINE



## ODOT APPROACH PERMITS:

- ① A.P. 14A35079:  
WIDTH: 35'  
LOCATION: PARCEL 1 (TIMBERS BISTRO)
- ② A.P. 55197  
WIDTH: 40'  
LOCATION: NEAR NW COR. PARCEL 2
- ③ A.P. 55196  
WIDTH: 40'  
LOCATION: NEAR NE COR PARCEL 3

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2020

