

CO. RD. NO. 86

NW 4th Ave.

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

NARRATIVE: This survey was performed for the city of John Day under a contract agreement authorized by the city council.

The purpose of this survey was to determine the street right of way widths, to monument the centerline intersection points of the streets having parallel or near parallel side lines, and to monument selected reference lines of the streets with varying widths or nonparallel side lines, all in the Northeast portion of the city.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments. New monuments were set in accordance with acceptable evidence found, and by utilizing the various survey and deed records.

This portion of the city of John Day was platted in 1914 by Vernon Glaze, P.E. Since then several additions have been platted. The subsequent additions are: First Municipal Addition platted by Vernon Glaze, P.E. in 1921, Herburger Addition platted by L.E. Lucas, P.E. in 1944, Boyce Addition platted by L.E. Lucas in 1944 and amended in 1952.

Some of the original monuments as set in the 1914 plat were found as shown hereon. We found some acceptable monuments on the First Municipal Addition and found several unrecorded monuments in Herburger Addition which were in harmonious relationship with that plat record and were considered in the development of the Herburger Addition block lines. Boyce Addition was developed from the plat record and from the data collected in this survey and in survey No. 125, thus locating NE Elm St. and portions of NE First Ave. and NE Trowbridge Rd. Other monuments found were from subsequent recorded surveys or were unrecorded monuments as shown hereon.

In regard to the 1914 plat of the city, the city was platted into lots and blocks, the streets were named and shown thereon. No street widths appear on the plat. Consequently, in certain places, the street widths vary according to found and acceptable monuments along the street side lines and the deed record of the adjoining owners. Unless subsequently dedicated or deeded to the city, the city was left with the land between the platted blocks for city streets.

On a street by street basis the location of the streets were determined as follows:

NE Trowbridge Road: The East 100 feet by the Boyce Addition Plat record. The remaining portion to the West by the 1914 plat and the deed record.

NE & NW First Avenue: The portion East of the 1/4 corner common to Sec's 23 and 26 by the Boyce Addition plat record and by the deed record. The portion between the 1/4 corner common to Sec's 23 and 26 and NW Bridge St. by the 1914 plat which states that the centerline of N First Ave. coincides with the section line between Sections 23 and 26. The North 25 feet of NE and NW First Ave. was dedicated to the public in the First Municipal plat and in Herburger Addition plat. The South half of the street varies in width according to the original 1914 plat monumentation as found and the deed record. No specified width for the South half of this street appears on the 1914 plat or in subsequent dedications or recorded deed records.

NE & NW Second Avenue: The width of NE Second Ave. is a dedicated 50 feet by First Municipal Addition plat. The width of NW Second Ave. is a dedicated 50 feet by the Herburger Addition plat.

NE & NW Third Avenue: This street varies in width from 36 feet to 49 feet as shown hereon and was acquired by deeds from the various property owners to the city.

NARRATIVE, continued.

NE Elm Street:

The dedicated width between the South line of Lot 2, Block 2, Boyce Addition and the North line of Lot 8, Block 2, Boyce Addition is a dedicated 40 feet by the Boyce Addition plat. The remaining portion North to NE Third Ave. is by deed from the various property owners to the city.

NE Dayton Street:

The 1914 plat of the city shows this street but does not designate a width. The 1914 plat, First Municipal plat and the deed record was utilized in determining the position of this street. The deed records disclosed that the width between Main St. and NE Trowbridge Rd. is 36 feet, and that the width varies between NE Trowbridge Rd. and NE First Ave.

From NE First Ave. to the North line of Lot 10, Block B, First Municipal Addition, the West half is a dedicated 30 feet by the First Municipal plat, the East half is 30 feet by deeds of adjoining owners. I find no dedication or recorded deed to the city for the small remaining portion of this street to NE Third Ave., although it has been used as the street in excess of 20 years.

North Canyon Boulevard:

The 1914 plat of the city shows this street but does not designate a width. The 1914 plat and acceptable found monuments, along with the deed record determined that the width varies between Main St. and NE First Ave. as shown hereon. The East half of this street between NE First Ave. and NE Third Ave. is 30 feet as per the dedication on the First Municipal plat. The West half of this street for this portion varies as determined by the found acceptable monuments of Herburger Addition. There is no dedication for this half of the street on the Herburger Addition plat.

Boyce Place:

This street is 40 feet in width as per the dedication on the Herburger Addition plat.

NW Bridge Street:

This street is 50 feet in width as per City Ordinance No. 83-37-5, and is determined from found acceptable monuments of recorded surveys.

See references for lists of recorded surveys, platted Additions and deeds pertaining to this survey.

BASIS OF BEARING
SOLAR OBSERVATION

REFERENCES

PLATS: 1914 City of John Day
1st Municipal Addition
Herburger Addition
Boyce Addition

Deeds to City for Streets		Adjoining Deeds	
Book	Page	Book	Page
47	81	73	238
47	82	87	353
59	383	89	39
60	48	94	601
60	69	101	18
65	208	101	86
67	462	103	643
67	464	109	177
71	330	113	482
71	336	116	725
71	316	126	42
		135	541

City Ordinances: 77-3 & 83-37-5
Recorded Surveys: 97, 116-A, 124, 125, 208, 280, 303, 355, 371, 431, 518, 556, 770, 850, 862, 943, 958, 970, 985,

LEGEND

- Found 5/8" Iron pin, unless otherwise noted.
- Found 1/4" Iron pipe, OD.
- Found 3/4" Iron pipe, OD.
- △ Found 2" diam. axle of record at 1/4 cor.
- Found 1" Iron pipe, OD.
- ⊙ Found nails, P-K unless otherwise noted.
- Set 5/8"x30" Iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- ⊙ Set 5/8"x24" copper coated Iron rod with flanged base, with attached 2 1/2" diam. brass cap approx. 12 inches below street level, poured 6" diam. by 4 inch concrete collar around rod to top of brass cap, and installed monument ring and cover over monument and backfilled with asphalt. Brass caps are punch marked and marked 1987, OPLS 598. Offset monuments are marked with the offset distance. The cast iron monument rings are 6 inches high and 8 inches inside diameter. The cast iron ring cover is marked MON. The top of the cover is at or near street level.
- () Record bearing and distance.
- [1914] Found acceptable monument from 1914 City plat.
- [M] Found acceptable monument from 1st Municipal Add. plat.
- [125] Found acceptable monument from recorded survey No. 125. Survey No. appears in box.
- [UN] Unrecorded monument.

RECEIVED AND
FILED
AUG 26 1987
OFFICE OF COUNTY CLERK
JOHN DAY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert D. Baggett
JOHN DAY, OREGON
ROBERT D. BAGGETT
598

SHEET 1 OF 2

BAGETT-GRIFFITH & ASSOCIATES
John Day, Oregon
MAP OF SURVEY
Of NE John Day Street Monumentation Project
Situated in the S4S2E Sec. 23
and in the N4N2E Sec. 26
T13S, R31E, W.M.
GRANT COUNTY, OREGON
SURVEYED FOR CITY OF JOHN DAY, OREGON
SURVEYED BY RDB, MWP, & WGH 6&7/87
Scale: 1"=40' Drawn by: MWP&WGH 8/87