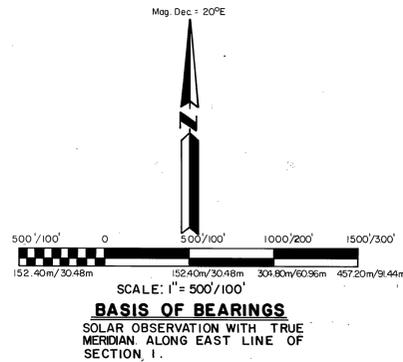


**SUBDIVISION SEC. 1, BLOCK A & B OF DAYVILLE TOWNSITE & PARCELS REQUIRED IN PROPOSED LAND TRADE, ALL IN SEC. 1, T.13S R.26E W.M. GRANT COUNTY OREGON.**

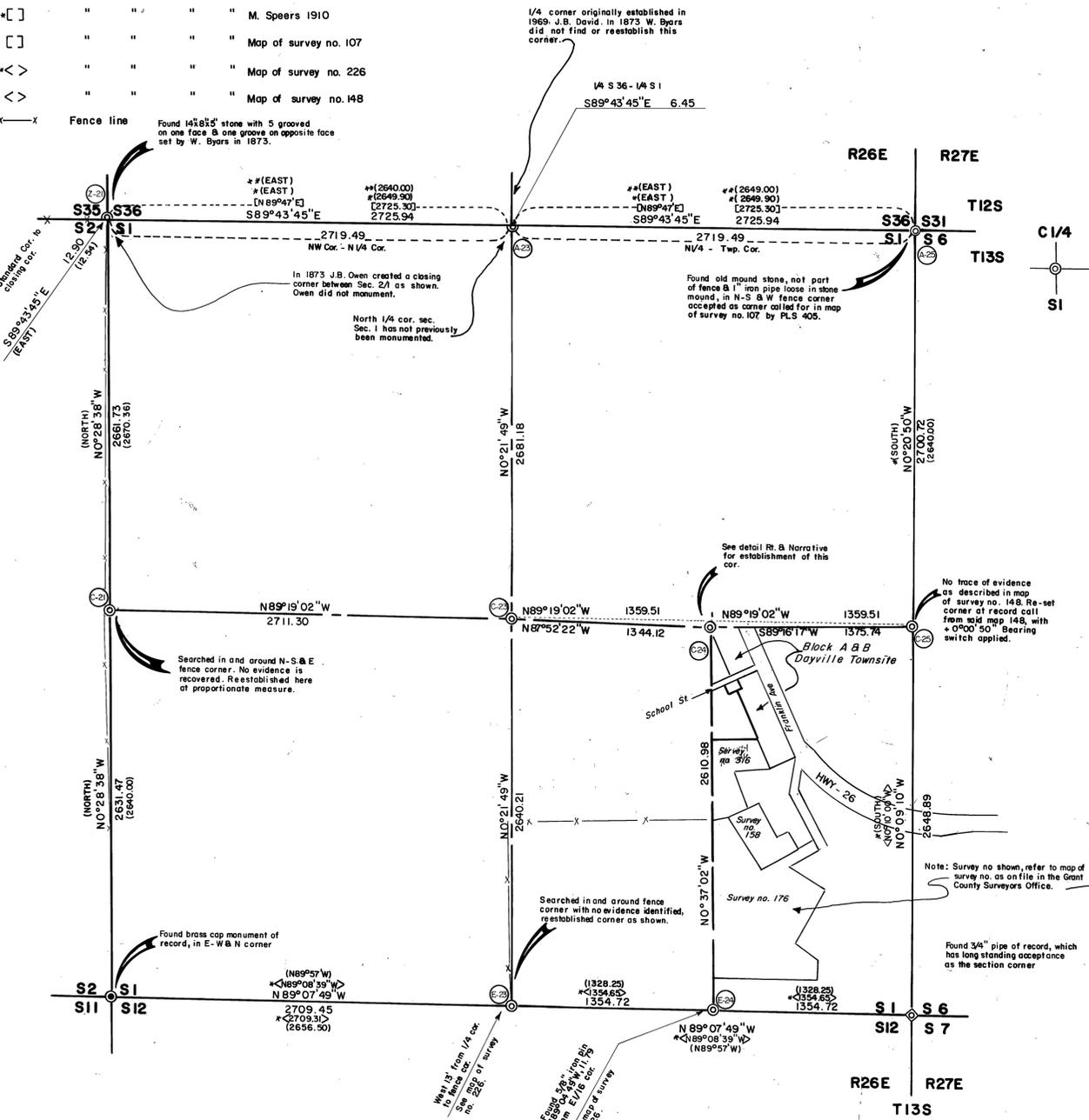
FOR: City of Dayville  
 BY: Douglas M. Ferguson, Ken Delano, & D. Mitchell Ferguson  
 DRAWN BY: Mollie Ferguson Wood



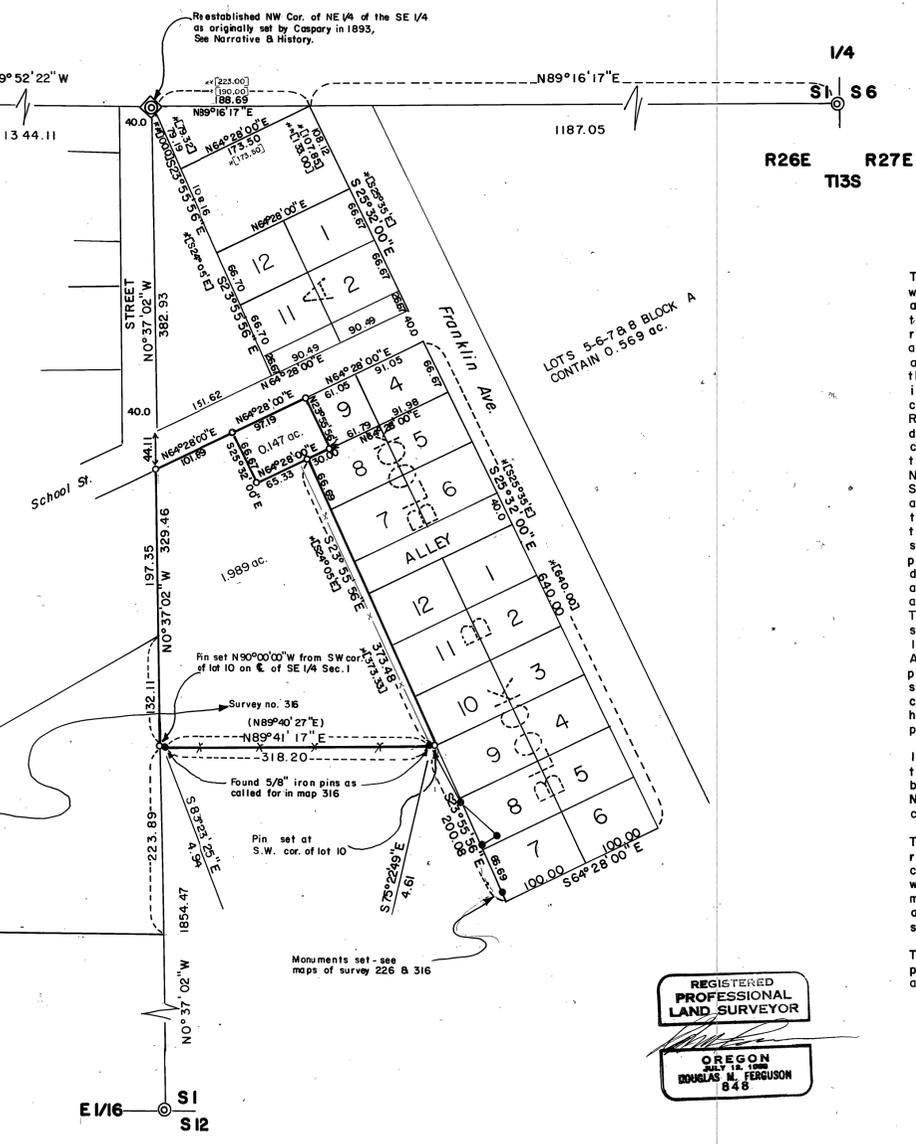
- LEGEND**
- Set monument as described in CERTIFIED RECORD OF LAND CORNER MONUMENTATION as referenced to this map.
  - Set 5/8" x 30" iron pin with plastic cap stamped PLS 848.
  - Found brass cap monument of record.
  - Found 5/8" iron pin of record.
  - Monument as described above, pertinent to one township only.
  - Found 3/4" iron pipe, set at section corner.
  - Record bearing or distance by J.B. David 1869
  - " " " " W. Byars 1873
  - " " " " J. Owen 1873
  - " " " " Caspary 1893
  - " " " " M. Spears 1910
  - " " " " Map of survey no. 107
  - " " " " Map of survey no. 226
  - " " " " Map of survey no. 148



**SUBDIVISION SECTION 1** SCALE: 1" = 500'



**DETAIL - BLOCK A & B - DAYVILLE TOWNSITE & AREA** SCALE: 1" = 100'



- MONUMENTATION**
- See the standard "INDEX No." in the circle below and in the corresponding circle on the Map below it. Refer to CERTIFIED RECORD OF LAND CORNER MONUMENTATION forms, as referenced to this Map of Survey and filed in the office of the Grant County Surveyor. Those forms give complete details as to the history, pertaining to these corners, as well as complete information as to the evidence found, the method of establishment, description of monuments set & accessories established. The markings stamped on each monument cap and a basic description of the accessories is shown below. Where a pin is referred to it consists of a 5/8" x 30" iron pin, with a plastic cap stamped PLS 848. Measurements are from the monument to the accessories.
- T12S R26E Iron Pin N45°E, 10.0ft.
  - R26E R27E Iron Pin S45°E, 10.0ft.
  - S36 S31 Iron Pin S45°W, 10.0ft.
  - T13S R26E Iron Pin N45°E, 27.7ft.
  - T12S R26E Iron Pin N45°E, 10.0ft.
  - S36 S31 Iron Pin N45°W, 10.0ft.
  - T13S R26E Iron Pin East 10.0ft.
  - S2 S1 Iron Pin West 10.0ft.
  - T13S R26E Iron Pin South 11.1ft.
  - C1/4 Iron Pin West 7.4ft.
  - T13S R26E Iron Pin South 10.0ft.
  - S1 S2 Iron Pin East 10.0ft.
  - T13S R26E Iron Pin North 10.0ft.
  - S1 S2 Iron Pin South 10.0ft.

**HISTORY**

In 1869, the first Surveyor in the area, John B. David surveyed the line between T. 12 & 13S., including R. 26E., running East setting corners each 40 chains. This work was accomplished under General Land Office Contract No. 131.

In 1873, under General Land Office Contract No. 185, W. Byars was unable to find the corners as set by J.B. David between the sec. cor. S2/S3 & 4/5, R. 27E., and the 1/4 sec. cor. 2/35, R. 26E., both between T. 12/13S. He ran East on a true line reestablishing those corners along that line. He was unable to cross the John Day River, therefore did not set the South 1/4 cor. sec. 36. He then ran South from the cor. of T. 12/13S., R. 26/27E., setting the 1/4-S1/S6 and the cor. sec. 1/6/7/12 as pertinent to this survey.

In 1873, under General Land Office Contract No. 194, J. Owen surveyed the South & West boundaries of this Section 1. When surveying the said West boundary, Owen ran North on a true line, setting the 1/4 cor. of 40 chains and intersecting the Twp. line at 80.46 chains, 19 lks. East of the corner as reestablished by Byars, thus providing a closing corner between this section 1 & 2 even though he did not monument such closing corner.

In 1893, County Surveyor, Chas. G. Caspary, surveyed the Townsite of Dayville, as shown in the Grant County Deed Records. Caspary shows the NW Corner of the Dayville Townsite to be the NW Corner of the NE 1/4 of the SE 1/4, however there is nothing given as to how this corner was established.

In 1910, County Surveyor, Michael Spears performed a resurvey of the Dayville Townsite. This survey shows gross error in the original survey by Caspary. The Resurvey as conducted by Spears is shown in Survey Record Book I as filed in the office of the Grant County Clerk and the results of that survey are reflected on this map. Testimony gathered by Spears while making the resurvey indicates that Caspary begin at the SE Corner of Sec. 1, ran North 40 chains and established the E1/4 cor., then returned to the SE corner and ran West 20 chains thence North 40 chains and set the said NW Corner of the Dayville Townsite.

In 1968 Map of Survey No. 107 was filed in the office of the Grant County Surveyor. This survey was performed by Elton Saunders, PLS 405 and reflects a retracement of the North line of Sec. 1. Saunders shows the measurements made & states that he found acceptable evidence at the NE cor. & the standard cor. just west of the NE corner and that he established the standard 1/4 corner. That survey does not give details as to what was found or what if anything was set at the said 1/4 cor.

In 1969, R.D. Bagett, as shown on Map of Survey No. 148, retraced the East line of Sec. 1, from the SE corner as shown on this map to the E 1/4 corner, which he found, a basalt stone marked "1/4" and a 1" iron pipe. Precise measurements are shown and given on that map.

In 1969 & 1970, R.D. Bagett conducted Boundary Agreement Surveys reflected on Maps of Survey No. 158 and 176, and the locations are shown for reference on this map.

In 1971, this surveyor, PLS 848, as shown on Map of Survey No. 226, retraced the South line of Section 1, between the SW & SE corners, as shown on this Map, set boundary agreement corners along that line and performed a boundary agreement survey to the North.

In 1973, R.D. Bagett, as shown on Map of Survey No. 316 performed a Boundary Agreement survey, as shown on this map. Such survey defines a portion of the South line of parcel under consideration here.

**NARRATIVE**

This survey is performed at the request of the City of Dayville, the initial purpose of which was to define a land trade between the City and a private individual. In order to accomplish this, the location of Block A & B of the Dayville Townsite are required. A thorough search of the existing records is made and it is found that there is nothing of record which will define or assist in the location of such a complete study of the area is then performed, in which all the fence lines or any definable lines of occupancy are located and compared to the townsite survey and surrounding Deed Descriptions. When this is completed it is found that a definite location for the NW corner of the townsite is definable and conformable to the surrounding ownerships. It appears that the general consensus has been that Block A & B are a constant width of 200 ft. As shown on the Resurvey in 1910 these Blocks taper as shown hereon thus providing diminishing lot dimensions as progressing Northwest through the Blocks. This is unreconcilable, as any change from the above stated condition would cause encroachment in to the Existing Street to the North and adjacent ownerships. At this point I was confident of the location of the NW corner of the townsite and the direction of its lines. (Note that the Bearing of the Street line and side lines of Block A & B conform to Deed Descriptions written in this area, i.e. S25°32'00"E., and N64°28'00"E.) Another requirement in locating the boundaries pertinent to this survey is the establishment of the N-S Center line of the SE 1/4 of this Sec. 1. I also needed to determine if the NW corner of the townsite, set as described in the HISTORY was conformable to the actual C-E 1/16 as located through a proper subdivision of the section. In further consultation with City Officials it is decided to retrace the boundaries of Section 1 and make the above determinations. It is also felt that by performing the section subdivision that sufficient data may be gathered and shown in this survey to greatly enhance the future location of property in Dayville. The subdivision is performed as shown on this map & the corners and lines located as shown. The C1/4 is set as required at the intersection of the 1/4 corners and the C-E 1/16 located as required falls N25°42'19"E., 37.39 ft. from the NW corner of the townsite. As stated above the position of this Northwest corner is well defined and in order to protect the integrity of the ownerships, they cannot be altered or moved. It is apparent that the subdivisional lines referred to in surrounding Deed Descriptions are projecting from the NW corner of the townsite as originally established by Caspary. Therefore the lines shown hereon are a reflection of that radiating from the NW Corner of the townsite to the properly established E1/16 S1/S12, C1/4 S1 and the Relocated E1/4 S1.

It should be noted that previous boundary agreement surveys and deed descriptions transactions intended to redescribe land through common lines of occupancy are not affected by this survey. There is a Bearing Switch of +00°00'50" from maps of survey No. 148, 176, 226, and 316 which is applied as used with those surveys and must be considered when comparing this survey to those.

The notes on the Map and the CERTIFIED RECORD OF LAND CORNER MONUMENTATION forms as referenced to this Map shall be considered a substantial part of this NARRATIVE, as they contain the detailed information as to the evaluation of evidence found and monumentation work performed. Some pertinent Deed Description are notes on the map as reference material. Those descriptions which they are based and all others affecting the area in and around Blocks A & B are studied in the performance of this survey.

The overall intent of this survey is not only to provide the data necessary to the Cities proposed land trade but also to provide data necessary to future property location in and around the City of Dayville.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 DOUGLAS M. FERGUSON  
 848

RECEIVED AND FILED  
 SEP 27 1988  
 COUNTY OF GRANT SURVEYOR