

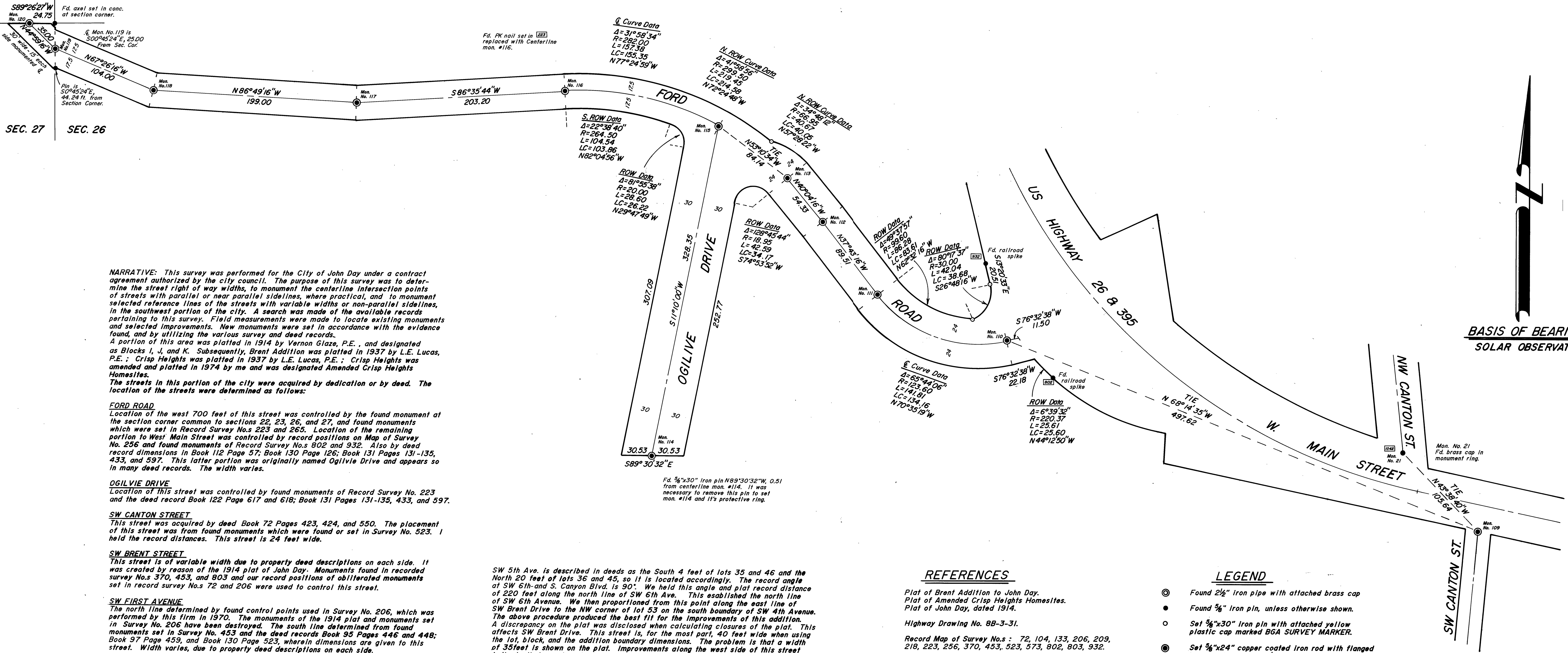
T13S R31E

SEC. 22

SEC. 23

SEC. 27

SEC. 26



BASIS OF BEARINGS
SOLAR OBSERVATION

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 streets with parallel or near parallel sidelines, where practical, and to monument selected reference lines of the streets with variable widths or non-parallel sidelines, in the southwest portion of the city. A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments and selected improvements. New monuments were set in accordance with the evidence found, and by utilizing the various survey and deed records.

A portion of this area was platted in 1914 by Vernon Glaze, P.E., and designated as Blocks I, J, and K. Subsequently, Brent Addition was platted in 1937 by L.E. Lucas, P.E.; Crisp Heights was platted in 1937 by L.E. Lucas, P.E.; Crisp Heights was amended and platted in 1974 by me and was designated Amended Crisp Heights Homesites.

The streets in this portion of the city were acquired by dedication or by deed. The location of the streets were determined as follows:

FORD ROAD
Location of the west 700 feet of this street was controlled by the found monument at the section corner common to sections 22, 23, 26, and 27, and found monuments which were set in Record Survey Nos. 223 and 265. Location of the remaining portion to West Main Street was controlled by record positions on Map of Survey No. 256 and found monuments of Record Survey Nos. 802 and 932. Also by deed record dimensions in Book 112 Page 37; Book 130 Page 126; Book 131 Pages 131-135, 433, and 537. This latter portion was originally named Ogilvie Drive and appears so in many deed records. The width varies.

OGILVIE DRIVE
Location of this street was controlled by found monuments of Record Survey No. 223 and the deed record Book 122 Page 617 and 618; Book 131 Pages 131-135, 433, and 597.

SW CANTON STREET
This street was acquired by deed Book 72 Pages 423, 424, and 550. The placement of this street was from found monuments which were found or set in Survey No. 523. I held the record distances. This street is 24 feet wide.

SW BRENT STREET
This street is of variable width due to property deed descriptions on each side. It was created by reason of the 1914 plat of John Day. Monuments found in recorded survey Nos. 370, 453, and 803 and our record positions of obliterated monuments set in record survey Nos. 72 and 206 were used to control this street.

SW FIRST AVENUE
The north line determined by found control points used in Survey No. 206, which was performed by this firm in 1970. The monuments of the 1914 plat and monuments set in Survey No. 206 have been destroyed. The south line determined from found monuments set in Survey No. 453 and the deed records Book 95 Pages 446 and 448; Book 97 Page 459, and Book 130 Page 523, wherein dimensions are given to this street. Width varies, due to property deed descriptions on each side.

LAMFORD ROAD
This street is controlled by the found monuments set in Record Survey No. 218, which I performed in 1971. It was the intent of the city and the adjoining property owners in 1971 to eliminate the street alignment as deeded to the city in Book 83 Page 136 and to adopt the location of the street as shown on said Survey No. 218. For some reason unknown to me the necessary deed work and vacation proceedings did not occur. I recommended that the city follow up on this.

BRENT ADDITION
I found several errors in the Brent Addition Plat. By calculations, we closed the boundary and each block and discovered where the errors on the plat were made. Once this was accomplished the improvements within this addition fit very well. We found and held the position of the westerly ROW P.T. at Bureau of Public Roads Station 94+05.9, as per Record Map of Survey No. 209. We held the NE corner of lot 1 in this addition, as set in Survey No. 803, which was based on found monuments along the north line of this addition. We used BPR record curve data and tangent distances along S. Canyon Blvd. This yielded a bearing rotation of 0°08'19" clockwise, BPR record to true, and yielded a bearing rotation of 0°04'14" clockwise, Brent Add. to true. This established the easterly boundary of the Addition. We found and accepted the position of a 1/2" iron pipe at the SW corner of lot 78. This was one of the few acceptable monuments found in this addition. This established the north line of SW 2nd Ave. It is evident that the distance along the west line of lot 78 is 113.89 feet instead of the plat record of 120 feet and that the distance along the east line of lot 1 at NE corner is 27.31 feet instead of the record 32 feet. SW 2nd Ave. is 45 feet wide. This establishes the south line of SW 2nd Ave. We then held record 50 foot lot frontages and street widths for SW 3rd and SW 4th Avenues along the west line of S. Canyon Blvd. to the southerly line of SW 4th Avenue. The centerline of SW 4th Ave. is radial to the curve on S. Canyon Blvd. We then proportioned from the NE corner of lot 28 to the ROW P.T. at BPR Sta. 94+05.9 along the east boundary of the addition using record 50 foot lot frontages and 50 foot street width at SW 6th Ave, bearing in mind that the streets get their full width and are not proportionate distance. This established the easterly end of SW 6th Avenue.

SW 5th Ave. is described in deeds as the South 4 feet of lots 35 and 46 and the North 20 feet of lots 36 and 45, so it is located accordingly. The record angle at SW 6th and S. Canyon Blvd. is 90°. We held this angle and plat record distance of 220 feet along the north line of SW 6th Ave. This established the north line of SW 6th Avenue. We then proportioned from this point along the east line of SW Brent Drive to the NW corner of lot 53 on the south boundary of SW 4th Avenue. The above procedure produced the best fit for the improvements of this addition. A discrepancy on the plat was disclosed when calculating closures of the plat. This affects SW Brent Drive. This street is, for the most part, 40 feet wide when using the lot, block, and the addition boundary dimensions. The problem is that a width of 35 feet is shown on the plat. Improvements along the west side of this street indicate that people relied upon the 35 foot width.

Another discrepancy on the plat is that the portions of SW 4th Ave. and SW 6th Ave. lying westerly of SW Brent Drive and easterly of Canyon Creek are shown as streets, however, both portions lie outside the Brent Addition perimeter boundary as described in the certificate on said plat. It is unclear whether dedication of these portions of streets occurred.

SOUTHERLY END OF SW BRENT DRIVE
This street is described in deeds Book 46 Page 494, it is 35 feet wide. The deed description begins at the SW intersection of SW 6th Ave. and SW Brent Drive and gives a coordinate call to the N. 1/4 corner of section 26, this call comes out good to the existing 1/4 corner and verifies the fact that the 35 ft. shown on the Brent Addition Plat should have been 40 feet. We held deed record distance for the length of this street. The intent of the deed is to run parallel to South Canyon Blvd. We held the position of the west ROW P.T. at BPR Station 94+05.9 and tied BPR Monument No. 17, at BPR Station 70+24.2, yielding a bearing rotation of 0°03'15" clockwise from BPR record to true. This rotation was applied from our Monument No. 73-A to our Monument No. 73.

CRISP HEIGHTS HOMESITES
The streets are of variable width and were dedicated to the public on the Amended Crisp Heights Homesites Plat. The original monuments found in this Addition were used to control the street monuments set in this survey. Many of the original monuments were disturbed, bent or missing. Street right of way monuments found were 1/2"x24" iron pins, the plat indicates 3/4"x30" iron pins were set. Since I surveyed and platted this addition, I have elected to reset the P.C. and P.T. and angle points on the street ROW lines with 3/4"x30" iron pins as shown hereon.

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

REFERENCES

Plat of Brent Addition to John Day.	
Plat of Amended Crisp Heights Homesites.	
Plat of John Day, dated 1914.	
Highway Drawing No. 8B-3-31.	
Record Map of Survey Nos. : 72, 104, 133, 206, 209, 218, 223, 256, 370, 453, 523, 573, 802, 803, 932.	
City Ordinance No. 169	
84-41-4	
88-57-4	
Deed Record Book	Page
43	395
44	449
46	493-494
50	347
72	423-424
72	550
80	287
83	136
86	558
86	592
94	448-449
97	105
97	238
97	436
111	554
112	57
129	617-618
129	264
129	839
130	126
131	131-135
131	433
131	597
137	731

Leases and Agreements Book F Page 20

LEGEND

- Found 2 1/2" iron pipe with attached brass cap
- Found 5/8" iron pin, unless otherwise shown.
- Set 3/4"x30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Set 3/4"x24" copper coated iron rod with flanged base, with attached 2 1/2" diam. brass cap approx. 12" below street level, poured 6" diam. by 4" concrete collar around rod to top of brass cap, and installed a monument ring and cover over monument and backfilled with asphalt. Brass caps are marked Baggett-Griffith & Associates, 1989, OPLS 598, a punch mark, and a Mon. No. that corresponds with this map. The cast iron monument rings are 6" high and 8" inside diam. The iron ring cover is marked MON.
- Found monument from Recorded Survey No. Survey No. appears in box.
- [CH] Found original monument in Amended Crisp Heights Homesites.
- [BA] Found acceptable monument in Brent Addition.
- [UN] Found Unrecorded monument.
- () Record bearing and distance.

SHEET 1 OF 5

BAGETT - GRIFFITH & ASSOCIATES John Day, Oregon	
MAP OF SURVEY OF SW JOHN DAY STREET MONUMENTATION PROJECT SITUATED IN THE NW 1/4 SEC. 26, N 1/2 SEC. 27, T13S, R31E, W.M. CITY OF JOHN DAY GRANT COUNTY, OREGON	
SURVEYED FOR	CITY OF JOHN DAY
SURVEYED BY	R.D.B. & J.L.W.
Scale: 1"=50'	Drawn by: J.L.W.
Jan. 1989 thru Dec. 1989	

RECORD MAP OF SURVEY NO. 1129