

PHASE IV STREET MONUMENTATION PROJECT

IN THE SOUTHEAST SECTION OF JOHN DAY, OREGON

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 southeast 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. The street names have changed over the course of time. The names of the streets shown hereon are identical with the street signs posted at street intersections. This was done at the request of Bill Deist, City Administrator.

The area west of SE Gunther Road was platted for the city, in 1914, by Vernon Glaze, P.E., and designated as Blocks A, G and H on the John Day Plat of 1914. Subsequently, two subdivisions were platted and recorded by L.E. Lucas, P.E., as follows: Hillcrest Addition was platted in February 1946 and Anderson Subdivision in October 1946. My research also disclosed a blueprint copy of a plat prepared by Kenneth C. Roberts, P.E., dated September 9, 1931, entitled "Bogard Addition, City of John Day". This plat is deficient in information and was not recorded although mention of Bogard Addition appears in the certain deeds pertaining to this area. The area referred to as Bogard Addition is situated in Block G, south of Hillcrest Drive and east of Hillcrest Addition. Certain streets in this portion of the city were acquired by dedication or by deed, others are formed by deeded private properties lying on each side of the street. Certain other streets have been used by the public and maintained by the city, but lack recorded documentation. The location of the streets were determined as follows:

SE DAYTON STREET

This street is of variable width, it is designated Canyon Street on the 1914 John Day plat and is formed by the open, publicly used area between deeded private properties on each side of the street. Location of west side of this street is controlled by the found monuments which were set in Record Survey No. 336. The east side of the street was determined, in part, from found monuments of Record Survey No. 136 and the position of the NW corner of Lot 14, Block G as found in Survey No. 136, but now missing. Holding said position of the NW corner of Lot 14, I applied a 0°09'30" clockwise bearing rotation to the deed bearings given in Book 76, Page 45 to determine that portion of the east side line of this street. Location of the remaining portion of the east side was determined from found monuments of Record Survey No. 830 and deed dimensions. I used the deed dimensions in Book 130, Page 195; Book 122, Page 931; Book 117, Page 985 and applied a bearing rotation of 0°15'56" counterclockwise, to said deeds. I held the coordinate call range from the N1/4 corner of Section 26, with bearing rotation applied, for the SW corner of the lot described in deeds, Book 122, Page 931. The lot in deeds Book 138, Page 783, is the junior deed, and is treated as such.

SE FIRST AVENUE -Between SE Dayton St.& S. Canyon Blvd.

This street is 29.84 feet wide, it is designated Dart Alley on the 1914 John Day plat. Location of this street was controlled by the found monuments of Record Survey No. 336 and the John Day plat of 1914.

SE ELM STREET

This street is of variable width, it is referred to as Boyce Alley in certain deeds. This street is formed by the open area between deeded private properties on each side of the street. This street has been used by the public and maintained by the city for at least 43 years. I found no deeded or dedicated right of way to the city. Placement of this street was from the deed record, in which I held controlling deed calls, see deeds: Book 120, Page 505; Book 122, Page 931; Book 138, Page 781; Book 135, Page 246; Book 136, Page 212, and Book 139, Page 417, with a 0°15'56" counterclockwise bearing rotation applied to these deed descriptions.

HILLCREST DRIVE

This street is of variable width, it was acquired by plat dedication and the following deeds: Book 47, Page 128; Book 47, Page 129; Book 48, Page 163; Book 40, Page 234. The portion west of Hillcrest Addition lies between the deeded private properties on each side of the street. The deeds to the city for this west portion do not control this street as they only generally, and sometimes, follow the existing road. Certain portions of these deeds have already reverted back to the adjoining private landowners, because of clauses in deeds. The deeds I refer to are in Book 47, Page 128; Book 47, Page 129 and Book 48, Page 163.

The portion of this street lying within Hillcrest Addition was dedicated to the public on the plat of Hillcrest Addition, and is designated Hillcrest Drive on said plat. Monuments found in Recorded Survey No.s 341, 554, Hillcrest Addition and in the unrecorded Bogard Addition were used to control the side lines of this street. The placement of Hillcrest Addition is based on the plat record and found monuments in that addition, and the found monuments of Survey No. 341, as shown hereon. The portion of Hillcrest Drive lying east of Ferguson Road was deeded to the city in November 1931, in deeds, Book 40, Page 234, this deed refers to the unrecorded Bogard Addition. The south street line is controlled by found monuments of Survey No. 554, the north side line is controlled by deeds Book 40, Page 234, at deed record distance from the so determined south line.

FERGUSON ROAD

This street is 23.62 feet in width, it is designated as a driveway on the plat of Hillcrest Addition. The south line was determined by found monuments which were set during Record Survey No.341, and the placement of Hillcrest Addition. The east and west lines were determined from the placement of Hillcrest Addition. I found no subsequent deed or dedication to the city for this street. This street has been used as a public street and maintained by the city for the past 40 to 50 years.

HIGHLAND PLACE

This street is 30.00 feet in width. This street was acquired by deed, recorded in Book 40, Page 234. The street location is controlled by the found monuments shown in Record Survey No. 554, which I performed in March 1979, and by the deed record dimensions in said Book 40, Page 234.

HILLCREST ROAD -Between E. Main & Hillcrest Drive

This street is of variable width, is designated Main Street on the 1914 John Day plat and is formed by the open area between deeded private properties on each side of the street. Although this street may have been the old county road, I can not prove the alignment coincided with the location of the present street. Subsequent to the 1914 plat, the street became a state highway, but I find no record of the width being other than that area left between private ownership on each side of the street. I find no record that the state transferred their jurisdiction to the city. The north street side line was determined from the found monuments shown in Record Survey No.'s 249, 883, and 995, and controlling deed calls in deeds: Book 116, Page 430, Book 106, Page 123. The south side line was determined by holding the deed description given in Book 138, Page 417 for that lot, as this is a senior deed description. The lot described in deeds, Book 52, Page 229 is next in seniority, I held the coordinate call range from the C-N 1/16 corner and rotated the deed bearings counterclockwise 0°15'56", (town switch). This fits improvements on Hillcrest Road. At the easterly portion of the lot described in deeds, Book 52, Page 224, I rotated the description clockwise 5°18'04" to fit the same call, "along E. line Lot 3, Block G". The west portion and the east portion of this property disagree in bearing, according to the deeds, by that amount. At the lot described in deeds, Book 139, Page 798, (which is junior), I held deed record coordinate call range and rotated bearings 0°15'56" counterclockwise. This doesn't fit the retaining wall along Hillcrest Road by 2 or 3 feet, because the retaining wall was constructed along a different curve than described in the deed.

HILLCREST ROAD - Between Hillcrest Drive & E. line of Sec. 26

This street is platted as Main Street on the 1914 city plat. The width varies, the street is formed by the open area between deeded private properties on each side of the street. Again, this portion of the street may have been on, or close to, the old county road, but my research disclosed that the old road records are not detailed enough to tell. The street side lines of this street were determined from the found monuments set and found in Record Survey No.'s 89, 200, 249, 404, 468, 554, 616, 995, 1191, Hillcrest Addition and Anderson Subdivision and from controlling deed calls, listed below. The North side line was determined as follows: I held the 2" iron pin found in Survey No. 249, also the position of the pin found in Record Survey No. 616 and deed description in Book 108, Page 695; then controlling calls deeds Book 112, Page 437; Book 125, Page 63; Book 139, Page 579. The lot described in deeds, Book 139, Page 258 is junior and gets the excess. To the east of SE Gunther Road, the state highway lot deed, (Book 44, Page 345), is senior and controls the street line easterly to the tract shown on Map of Survey No. 89. The City vacated an 8 foot strip lying south of Record Survey No. 89, see Ord. 1-68, recorded in deeds, Book 97, Page 326. Then controlling deed calls establish the remainder of this side line easterly to the east line of Section 26, utilizing the reference to highway 26 stationing, with a clockwise bearing rotation of 0°03'28" applied to descriptions in deeds: Book 139, Page 98; Book 102, Page 79; Book 109, Page 232; Book 113, Page 698; Book 70, Page 34.

The South side line determined from found monuments of Survey No. 554, and in Anderson Subdivision, and the found monuments of Survey No's. 200, 404, 578 and 1191. Also, the found monuments at the NE 1/16 corner and the N 1/16 corner of Sec 26 and the found monument at the SE corner of Anderson Subdivision to place Anderson Subdivision. I used controlling deed calls from deeds, Book 127, Page 985; Book 111, Page 187; Book 52, Page 359; Book 135, Page 294; Book 121, Page 495. I place Anderson Subdivision by accepting the found concrete monument at the SW corner. I accept the found 1" iron pipe at the SE corner of the subdivision. I determine the NE corner of the subdivision to be at plat record distance from the found SE corner and at a point 84 feet, (plat record), easterly from the found 3/4" iron pipe at the NE corner of Lot 2 of said subdivision. The NW corner of the subdivision, I determined at plat record distance from the found SW corner in line with the SE corner of Lot 9, Block A, John Day plat of 1914. This point was perpetuated by J.D. Hanley, PE, in 1956, as recorded in deeds, Book 79, Page 47. I found and tied Hanley's pin during Record Survey No. 616, and although the pin has since been destroyed during construction of buried utilities, I do know it's position, and therefore use it.

The south line of Hillcrest Road along Anderson Subdivision is determined to be in a straight line from the NW corner of that subdivision to the found 3/4" iron pipe at the NW corner of Lot 2, Anderson Subdivision, then in a straight line to the found 3/4" iron pipe at the NE corner of said lot, then in a straight line toward the NE corner of said subdivision 84 feet to the NE corner of said subdivision. Then from the NE corner of Anderson Subdivision in a straight line to the 5/8" iron pin set Record Survey No. 578 for 131.00 feet, then jog northerly 2.58 feet to a point N.87°24'29"W., 2.00 feet from the found 5/8" iron pin at the NW corner of Record Survey No. 404. The remainder of the south line of Hillcrest Road is determined to run through the appurtenant found monuments of Record Survey No.'s 404 and 578, as shown hereon.

SE GUNTHER ROAD

This street is of variable width. The northerly 84 feet of this street is 30 feet wide, which the city acquired by deed recorded in Book 86, Page 586. The southerly 150 feet of this street is 17.5 feet wide which the city acquired by deed recorded in Book 86, Page 586. This street is controlled by the monuments I found and set in Survey No. 616 and by the controlling calls in the deed records; Book 86, Page 586; Book 108, Page 695. The public has used a width of about 30 feet of this street for at least the past 30 years.

SE HUNT STREET

This street is 20.00 feet in width, it was dedicated to the public on the plat of Anderson Subdivision and designated Hunt Drive on said plat. Location of this street is controlled by monuments found in Anderson Subdivision, as shown hereon.

SE SECOND AVENUE

This street is 20 feet in width, was dedicated to the public on the plat of Anderson Subdivision and designated Hunt Drive on said plat. This street was controlled by monuments found in Anderson Subdivision, as shown hereon.

SE ICA STREET

This street varies in width. The northerly 95 feet of the west 20 feet was dedicated to the public on the plat of Anderson Subdivision and designated Hunt Drive on said plat. The northerly 125 feet of the east 10 feet was granted to the city by deed, recorded in Book 59, Page 263. The southerly 50 feet of the east 10 feet was granted to the city by deeds recorded in Book 59, Page 263. The city acquired a 14 x 80 foot strip along the east side of Lot 14, Anderson Subdivision by deed, Book 99, Page 536. Location of this street was controlled by the monuments found in Anderson Subdivision and the above deed dimensions.

SE FRANKIE DRIVE

This street was dedicated to the public, per deeds, Book 121, Page 602, and is controlled by monuments found in Record Survey No. 404, and the deed record, as shown hereon. The northerly 200 feet of this street is 30 feet wide, the southerly 50 feet is 40 feet wide.

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

BASIS OF BEARINGS

SOLAR OBSERVATION AT N1/4 COR. SEC.26

LEGEND

Found 21/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case. See Survey No.1129.

Set 5/8"x24" copper coated iron rod with flanged base, with attached 2+"diameter brass cap approx. 12" below street level, poured 6" diameter by 4" concrete collar around rod to top of cap and installed a monument ring and cover over the monument and backfilled with asphalt. Brass caps are marked Baggett-Griffith & Associates, 1992, 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 diameter. The iron ring cover is marked MON.

Found 3" X chiseled in concrete sidewalk.

Found 5/8" iron pin, unless otherwise shown.

Found monument from Recorded Survey No. Survey No. appears in the box.

Found unrecorded monument as shown.

Found monument as called for on Anderson Subdivision Plat.

Deed record bearing and distance.

Plat or map of survey record bearing and distance.

REFERENCES

Plat of John Day 1914.

Plat of Hillcrest Addition.

Plat of Anderson Subdivision.

Record map of Survey No's. 61, 82, 89, 136, 200, 211, 249, 336, 341, 364, 404, 468, 554, 565, 578, 616, 830, 883, 995, 1008, 1092, 1129, 1191.

Deed Records.

Note: As with phase I, II, and III of this street monumentation project, I have submitted to the city a street status report. These reports contain the right of way status for each street in the city. In the reports, I have recommended that the city take the appropriate action to acquire the right of way for various streets, where that action is needed.

RECEIVED AND
FILED

July 15, 1992

OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
J.L.W. Schaefer

ATTEST:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON

ROBERT D. BAGGETT
598

6/29/92

SHEET 1 OF 4

BAGETT - GRIFFITH & ASSOCIATES John Day, Oregon	
MAP OF SURVEY OF SE JOHN DAY STREET MONUMENTATION PROJECT SITUATED IN THE NE1/4NE1/4, NW1/4NE1/4, NE1/4NW1/4 AND SE1/4NW1/4 SECTION 26, T138, R31E, N.M. CITY OF JOHN DAY	
GRANT COUNTY, OREGON	
SURVEYED FOR	CITY OF JOHN DAY
SURVEYED BY	RDB & J.L.W. & GJR & SDF - NF
Scale: 1"=40'	Drawn by: J.L.W.
MARCH 1991 TO JUNE 1992	

RECORD MAP OF SURVEY NO.1211