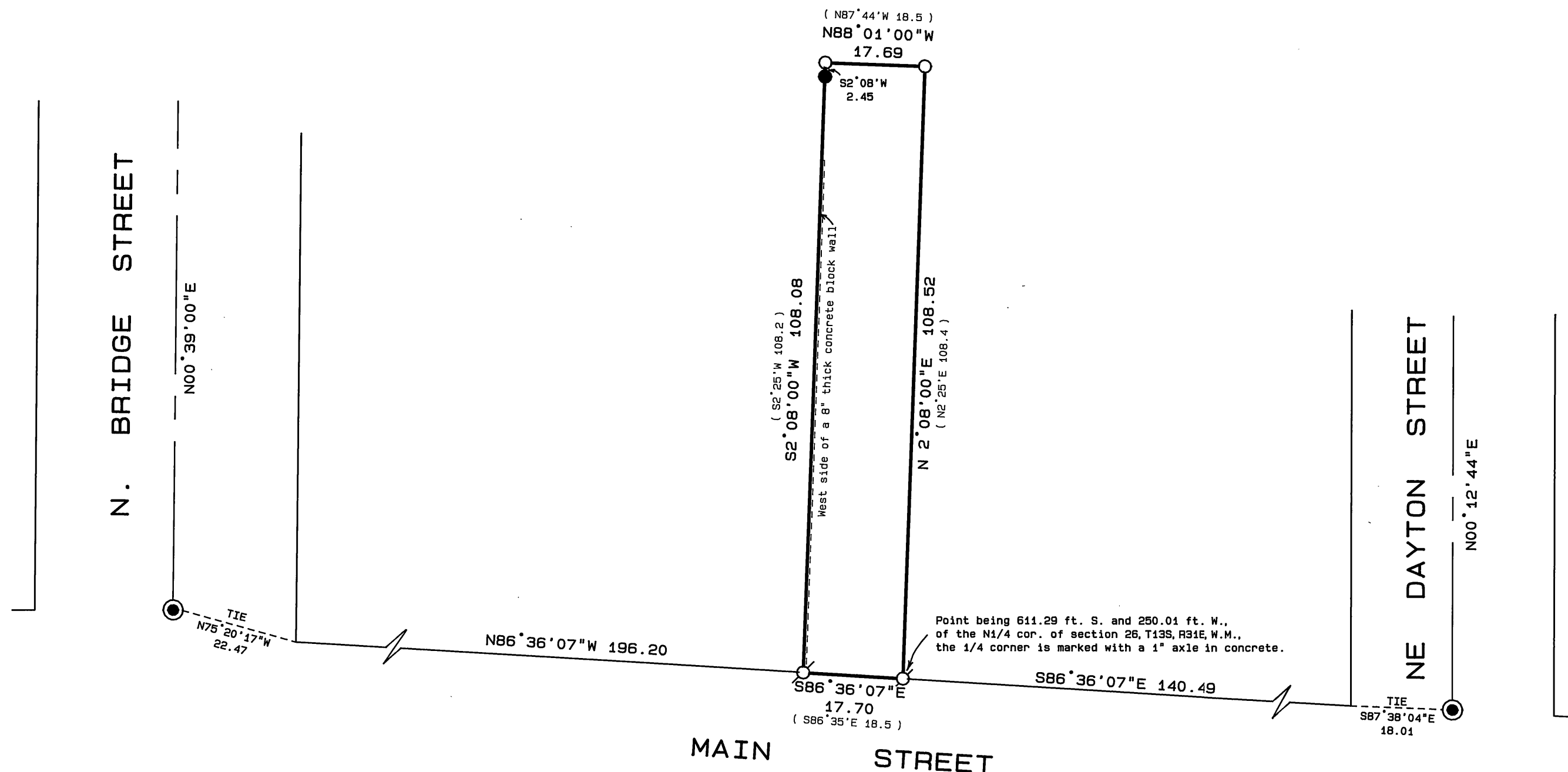


1914 PLAT OF JOHN DAY BLK F



BASIS OF BEARINGS

SOLAR OBSERVATION
Taken at N1/4 cor. section 26

LEGEND

- Found 2 1/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case. See Survey No. 1008.
- Found 1/2" bolt, unrecorded.
- Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- ⊗ Set 1"x 1/2" PK nail grouted in sidewalk.
- () Deed record bearing and distance.

REFERENCES

- Deed Record Book 77 Page 413
- 85 562
- 132 557
- Instrument No. 920592, 921037
- Record Map of Survey No. 1008.
- 1914 Plat of John Day.

RECEIVED AND
FILED

Feb. 18, 1993
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: *James Russell*

NARRATIVE:

This survey was performed at the request of Gene Officer. The purpose of this survey was to locate Mr. and Mrs. Officer's lot in Block F, John Day, as described in Instrument No. 920592, Deeds, as shown hereon. A fire occurred in Block F in April, 1992, which destroyed the building owned by the Officer's and the tavern building, easterly and next door, and gutted the building east of the tavern. A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments, corner evidence and lines of occupancy. New monuments were set in accordance with the evidence found and at deed calls.

My research disclosed several discrepancies in the 1914 plat of the City of John Day. The original plat is hard to read in many places, also, many of the dimensions were omitted from the plat. Over the years, subsequent deed descriptions have been prepared as needed to further describe and subdivide the original lots of this block. One problem that we encountered was that the total sum of the lot dimensions along Main Street do not match the length of the existing block by about 36 feet. The lot dimensions pretty well fit the existing lines of occupancy if starting from the southwest corner of the block, up to about Lot 8. The same is true if starting from the southeast corner of the block and going west, the discrepancies occur around Lots 8, 9 and 10. Research of the deeds, disclosed party wall agreements and other controlling factors affecting this property.

During our survey we located all the buildings and apparent property division lines along Main Street and the alley, and the monuments from Survey No. 1008. The south line of Block F was determined by using the coordinate call from the N1/4 corner Section 26 for the point of beginning as in deeds Book 132, Page 557, with a 00°15'56" counterclockwise bearing rotation applied, this fits, exactly, the SE corner of the Mosier Furniture Store building. This is an old building dating to around the turn of the century. The same method was used at the southwest corner of the John Day Hardware Store, at the east end of the block. Using the coordinate call from the N1/4 corner in Book

139, Page 506, deeds, and applying a counterclockwise bearing rotation of 00°15'56". The resultant bearing along the south line of the block, so determined, is S.86°36'07"E. This line was then projected along the south line of the block to intersect the side lines of North Canyon Blvd. and NE Dayton Street as determined in Survey No. 1008, thus producing the SW and SE corners of Block F. This satisfies most dimensions given in the deed records along the south line of the block. The east line of the Officer property is described as lying along the west wall of the adjoining east building. This wall was destroyed in the fire and was subsequently removed with other debris from the fire. The position of this wall was determined with the aid of Spencer B. Gross Inc., Photogrammetric Engineering, and their use of the high resolution aerial photography which they had provided to the City of John Day on April 1, 1988. An inspection of the site confirmed the position of the wall which they generated from their aerial photographs. The southwest end of the wall, so determined, was identical with the small jog in the sidewalk assumed to be the southwest corner of the subject wall. The concrete block party wall along the west side of the Officer lot is still standing, and is basically unharmed by the fire. I used the west side of this wall as called for in Officer's deed and run along it, and a projection thereof, a distance of 108.08 feet, to the south line of the alley to set the NW corner of the Officer lot. From the southeast corner of the Officer lot, I run parallel to the West side of said lot a distance of 108.52 feet to the south side of the alley to set the northeast corner of the Officer lot. Slight adjustments in the length of the east and west boundary line were made to correct for the small misclosure in the deed description.

The position of this lot, so determined agrees with the data received from the photogrammetric engineering firm as to the location of the buildings as they existed before the fire.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1983
ROBERT D. BAGGETT
598

Expires 12/31/94

BAGETT - GRIFFITH & ASSOCIATES John Day, Oregon		
MAP OF SURVEY A TRACT OF LAND IN BLOCK F JOHN DAY CITY OF JOHN DAY		
GRANT COUNTY, OREGON		
SURVEYED FOR	GENE OFFICER	
SURVEYED BY	RDB & SDF & GJR	12/22/92
Scale: 1"=20'	Drawn by:	J.L.W.

RECORD MAP OF SURVEY NO. 1246