



VALLEY BAPTIST CHURCH

NARRATIVE

This survey was performed at the request of Peter Lindley, acting in behalf of the Valley Baptist Church.

The purpose of this survey was to locate the boundary lines of the church property as described in Instrument No.'s 940366 and 950787.

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.

We retraced the appurtenant portions of Record Survey No. 1211, wherein I established the street centerline monuments for the City of John Day. We also retraced the appurtenant portion of Record Survey No. 1328, wherein the City acquired additional right of way from the church, along the west side of SE Elm Street, as per Instrument No. 950787, Grant County Deed Records.

To place the north boundary line, I rotated the deed record bearing counterclockwise 0°15'56" to coincide with the old deed bearing base, and held the record distance from the N1/4 corner of Sec. 26 to the point of beginning in the church deed. I then applied the same bearing rotation and held the record deed distances (134.7 and 76.30 feet, respectively), to place the angle point in the north boundary and the NE corner. The NE corner was offset N.05°08'04"E., 0.5 feet as shown on Map of Survey No. 1328, which has been destroyed in street construction. We set a new pin at the true NE corner position.

The angle point in the west line along SE Dayton Street is held at record deed distance with the same bearing rotation applied from the northwest corner, so established, above. The record bearing of S.37° 16'W., for the next course yields to a coordinate call from the N1/4 corner, as per the church's deed. This record bearing, if used, would fall 3.5 feet into the present street right of way.

To place the SW corner, I held the record call from the N1/4 corner in Deeds Book 67, Page 287 and rotated the bearing the same as above. From the south end of the second course along SE Dayton Street, as per deed, which is 3.5 into the street, I then held record distances along the south boundary to properly place the angle point in the south boundary, as shown. From this angle point I held deed record distance and the same bearing rotation to the SE corner.

BASIS OF BEARINGS

Record Map of Survey No. 1211
As Shown

LEGEND

- Found 2 1/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case. See Survey No. 1211.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Set 5/8"x30" iron pin with attached yellow plastic cap marked BGB SURVEY MARKER. Unless otherwise shown.
- Set 1/4"x1/2" PK nail in sidewalk.
- Fence line.
- Deed record bearing and distance.
- Record bearing and distance, Survey No. 1211 unless otherwise shown.
- Found Monument from Recorded Survey No. Survey No. appears in box.

REFERENCES

Record Map of Survey No. 1211, 1328.
Deed Record Bk 67 Pg 287
Deed Record Instrument No. 940366, 950787.

BAGETT, GRIFFITH & BLACKMAN 217 N. Canyon Blvd. John Day, Oregon	
MAP OF SURVEY OF A TRACT OF LAND SITUATED IN BLOCK 6 LOTS 5, 8 AND 9 JOHN DAY PLAT CITY OF JOHN DAY	
GRANT COUNTY, OREGON	
SURVEYED FOR	VALLEY BAPTIST CHURCH
SURVEYED BY	RDB & SDF & GJR & DEM 8/4-8/9/95
Scale: 1"=20'	Drawn by: J.L.W.

RECEIVED AND
FILED
Oct 24, 1995
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
JULY 12, 1993
ROBERT D. BAGETT
598
Renewal Date 12/31/95

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. BAGETT
598
Renewal Date 12/31/95