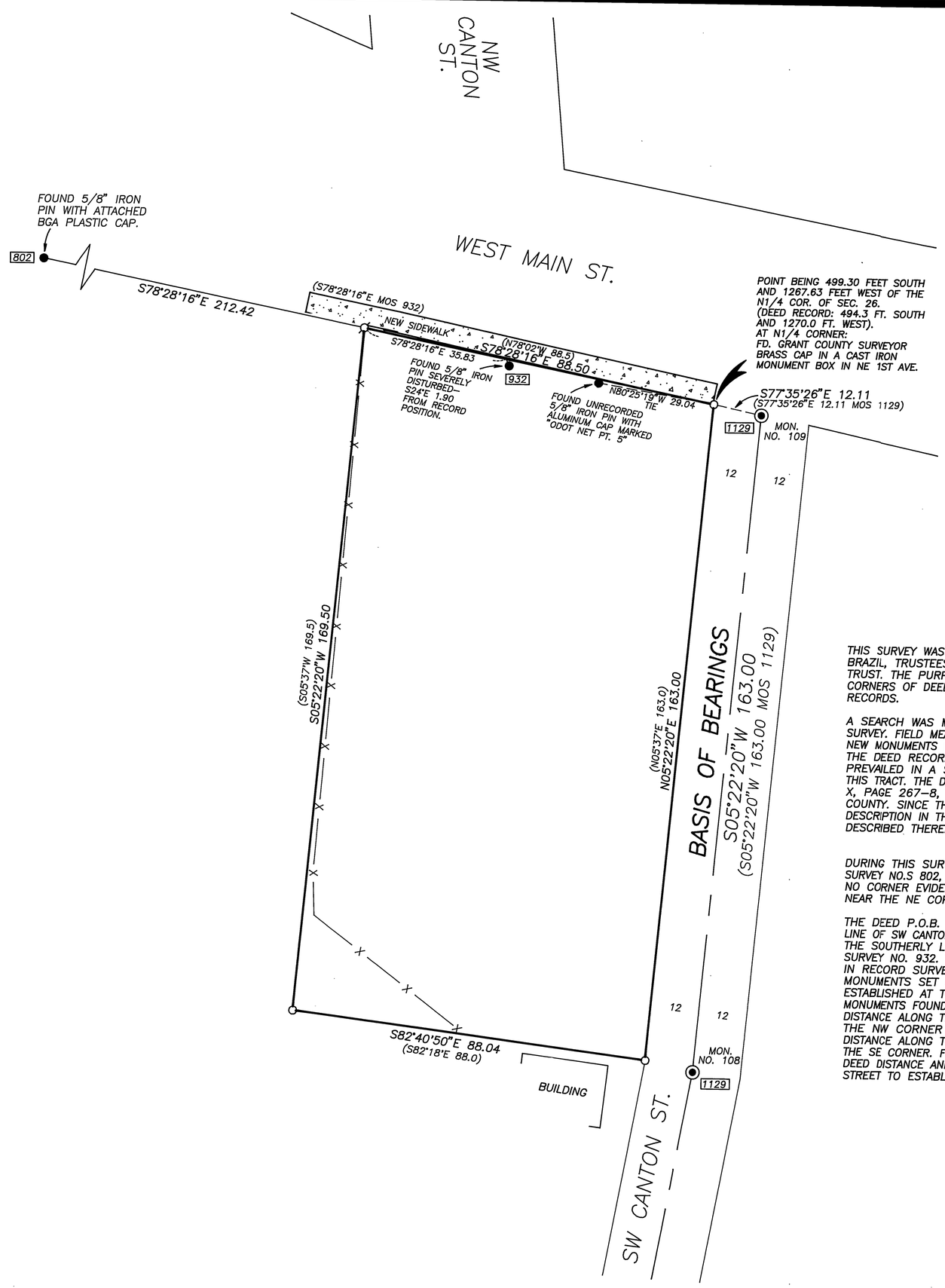

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1129
AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHARLES AND BEVERLY BRAZIL, TRUSTEES OF THE CHARLES M. AND BEVERLY M. BRAZIL FAMILY TRUST. THE PURPOSE OF THIS SURVEY WAS TO SET MONUMENTS AT THE CORNERS OF DEED LINES AS DESCRIBED IN INSTRUMENT NO. 910444, DEED RECORDS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND THE DEED RECORD. MY RESEARCH DISCLOSED THAT WALTER WEISSENFLUH PREVAILED IN A SUIT TO QUIET TITLE CONCERNING THE BOUNDARIES OF THIS TRACT. THE DECREE IS DATED MARCH 13, 1955 AND RECORDED IN BOOK X, PAGE 267–8, CIRCUIT COURT OF THE STATE OF OREGON FOR GRANT COUNTY. SINCE THE LEGAL DESCRIPTION IN THE DECREE IS IDENTICAL WITH DESCRIPTION IN THE DEED TO BRAZIL, I HELD THE COURSES AND DISTANCES DESCRIBED THEREIN.

DURING THIS SURVEY, WE RETRACED APPURTENANT PORTIONS OF RECORD SURVEY NO.S 802, 932 AND 1129, AS SHOWN. WE SEARCHED FOR BUT FOUND NO CORNER EVIDENCE OF THE BOLT FOUND IN SURVEY NO. 523 AND 1129 NEAR THE NE CORNER OF THIS TRACT.

THE DEED P.O.B. IS AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SW CANTON STREET AND THE SOUTHERLY BOUNDARY OF MAIN STREET. THE SOUTHERLY LINE OF WEST MAIN STREET WAS DETERMINED IN RECORD SURVEY NO. 932. THE WESTERLY LINE OF SW CANTON ST. WAS DETERMINED IN RECORD SURVEY NO. 1129, REFERENCED BY THE STREET CENTERLINE MONUMENTS SET DURING THAT SURVEY. THE DEED P.O.B. IS THEREFORE ESTABLISHED AT THE INTERSECTION OF THESE TWO LINES, BASED ON THE MONUMENTS FOUND, AS SHOWN HEREON. FROM THIS POINT I HELD THE DEED DISTANCE ALONG THE SOUTHERLY LINE OF WEST MAIN STREET TO ESTABLISH THE NW CORNER OF THIS TRACT. FROM THE P.O.B, I HELD THE DEED DISTANCE ALONG THE WESTERLY LINE OF SW CANTON STREET TO ESTABLISH THE SE CORNER. FROM THE NORTHWEST CORNER OF THE TRACT, I HELD THE DEED DISTANCE AND RAN PARALLEL WITH THE WESTERLY LINE OF SW CANTON STREET TO ESTABLISH THE SW CORNER.

LEGEND

◉	FOUND 2½" BRASS CAP SET IN CONCRETE, 12" BELOW GROUND IN A 8" CAST IRON MOUNMENT CASE. SEE SURVEY NO. 1129.
●	FOUND 5/8" IRON PIN WITH ATTACHED CAP, UNLESS OTHERWISE SHOWN.
○	SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
ø	DRILLED AND GROUTED ¼"x1½" PK NAIL IN CONC. AT BASE OF FENCE POST
X—X	FENCE LINE
( )	DEED RECORD BEARING AND DISTANCE, UNLESS OTHERWISE SHOWN
▭	FOUND MONUMENT FROM RECORDED SURVEY NO. ▭ SURVEY NO. APPEARS IN BOX.

REFERENCES

RECORD MAP OF SURVEY NO.'S 802, 932, 1129.
DEED RECORD INSTRUMENT NO.'S 910444, 910177.

RECEIVED AND FILED
April 8, 1996
OFFICE OF COUNTY SURVEYOR
Robert D. Bagett
ATTEST: Jenny Russell

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. Bagett
OREGON
JULY 12, 1963
ROBERT D. BAGETT
598
Renewal Date 12/31/97

BAGETT, GRIFFITH & BLACKMAN
217 N. Canyon Blvd. John Day, Oregon

MAP OF SURVEY
OF A TRACT OF LAND IN BLOCK J OF
THE CITY OF JOHN DAY, SITUATED IN THE N1/2NW14
SECTION 26, T13S, R31E., W.M.

GRANT COUNTY, OREGON

SURVEYED FOR	CHARLES AND BEVERLY BRAZIL FAMILY TRUST	
SURVEYED BY	RDB & SDF & DEM	3/04/96
Scale: 1"=20'	Drawn by: G.J.R.	

RECORD MAP OF SURVEY NO. 1403