



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRENT LEATHERS, ACTING IN BEHALF OF LEATHERS OIL COMPANY. THE PURPOSE OF THIS SURVEY WAS TO SET MONUMENTS AT THE NE, SE, SW AND NW CORNERS AND TO RECOVER OR SET THE CORNERS OF THE JOG IN THE WEST LINE OF LEATHERS LIMITED PARTNERSHIP DEED LINES AS DESCRIBED IN INSTRUMENT NO. 940178, 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. DURING THIS SURVEY, WE RETRACED APPURTENANT PORTIONS OF THE JOHN DAY PLAZA ADDITION AND RECORD SURVEY NO.'S 932 AND 1042 AS SHOWN.

THE WEST LINE OF THIS TRACT COINCIDES WITH A PORTION OF THE EAST LINE OF THE JOHN DAY PLAZA ADDITION. WE FOUND THE MONUMENT AT THE INITIAL POINT OF SAID ADDITION DISTURBED. ALTHOUGH ORIGINALLY SET WELL BELOW THE GROUND SURFACE, THIS 2 X 36 INCH IRON PIPE HAD BEEN HIT WITH GRADING EQUIPMENT IN ABOUT 1990 DURING RECONSTRUCTION OF THE AREA PARKING LOT. THE 5/8 X 30 INCH IRON PIN 18 FEET WEST OF THE INITIAL POINT HAD ALSO BEEN DISTURBED AT THE SAME TIME. WE REMOVED, STRAIGHTENED AND RESET THESE TWO MONUMENTS IN THEIR ORIGINAL POSITION TO A DEPTH OF 8 INCHES BELOW THE PAVED SURFACE OF THE PARKING LOT. THIS IS BASED ON LOCAL CONTROL AND FOUND MONUMENTS IN THE IMMEDIATE AREA.

THE OREGON DEPARTMENT OF TRANSPORTATION ACQUIRED A NARROW STRIP OF LAND FOR ADDITIONAL RIGHT OF WAY THROUGH THIS TRACT IN 1995 AS DESCRIBED IN INSTRUMENT NO. 950706, DEED RECORDS.

WE SET A 1-1/2 INCH PK NAIL AT THE SW CORNER OF THIS TRACT. THIS POSITION IS AT THE INTERSECTION OF THE JOHN DAY PLAZA ADDITION AND THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY AS DESCRIBED IN SAID INSTRUMENT NO. 950706. THE ORIGINAL IRON PIN SET ON THE OLD RIGHT OF WAY LINE, 0.3 FT. SOUTH OF THIS POSITION WAS DESTROYED DURING CONSTRUCTION OF THE CONCRETE SIDEWALK IN 1995.

I HELD THE CENTERLINE MONUMENTS FOR THE CENTER OF LYONS STREET AND SET THE SE CORNER OF THIS TRACT 20 FEET WEST OF SAID CENTERLINE AT A POINT INTERSECTING THE NEW NORTHERLY RIGHT OF WAY LINE OF THE HIGHWAY AS PER DEED INSTRUMENT NO. 950706.

THE NW CORNER OF THIS TRACT WAS SET 175 FEET SOUTH OF THE NW CORNER OF THE ORIGINAL TRACT AS CALLED FOR IN THE DEED. THIS POSITION IS BASED ON THE FOUND PIN AT THE NE CORNER OF THE JOHN DAY PLAZA ADDITION. THE NE CORNER WAS SET 175 FEET SOUTH OF THE NE CORNER OF THE ORIGINAL TRACT AS CALLED FOR IN THE DEED AND ON THE WEST RIGHT OF WAY LINE OF LYONS STREET. THE ORIGINAL TRACT IS DESCRIBED IN BOOK 95, PAGE 188, DEED RECORDS

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1042
AS SHOWN

LEGEND

- FOUND INITIAL POINT JOHN DAY PLAZA ADDITION
2" IRON PIPE WITH ATTACHED BRASS CAP.
- FOUND 2 1/2" BRASS CAP SET IN CONCRETE, 12"
BELOW GROUND IN A 8" CAST IRON MONUMENT CASE.
- FOUND 5/8" IRON PIN - NO CAP.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED BGA SURVEY MARKER.
- SET 5/8" X 30" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED BGA SURVEY MARKER.
- SET 1/4" X 2 1/2" PK NAIL GROUTED IN CONCRETE.
- () DEED RECORD BEARING AND DISTANCE, UNLESS OTHERWISE SHOWN.
- FOUND MONUMENT FROM RECORDED SURVEY NO. □
SURVEY NO. APPEARS IN BOX.
- UDPA FOUND MONUMENT OR RECORD FROM JOHN DAY PLAZA ADDITION.

REFERENCES

PLAT OF JOHN DAY PLAZA ADDITION.
RECORD MAP OF SURVEY NO.'S 932, 1042.
DEED RECORD INSTRUMENT NO.'S 940178, AND 950706.
DEED RECORD BOOK 136 PAGE 372-373.

RECEIVED AND
FILED

Aug 28, 1996
OFFICE OF COUNTY SURVEYOR

ATTEST:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 SITUATED IN THE
SW1/4SW1/4 OF SEC. 23 T13S, R31E., W.M.
CITY OF JOHN DAY
GRANT COUNTY, OREGON

SURVEYED FOR	LEATHERS OIL COMPANY	
SURVEYED BY	RDB & SDF & DEM	8/2/96
Scale: 1"=30'	Drawn by: G.J.R.	

RECORD MAP OF SURVEY NO. 1420