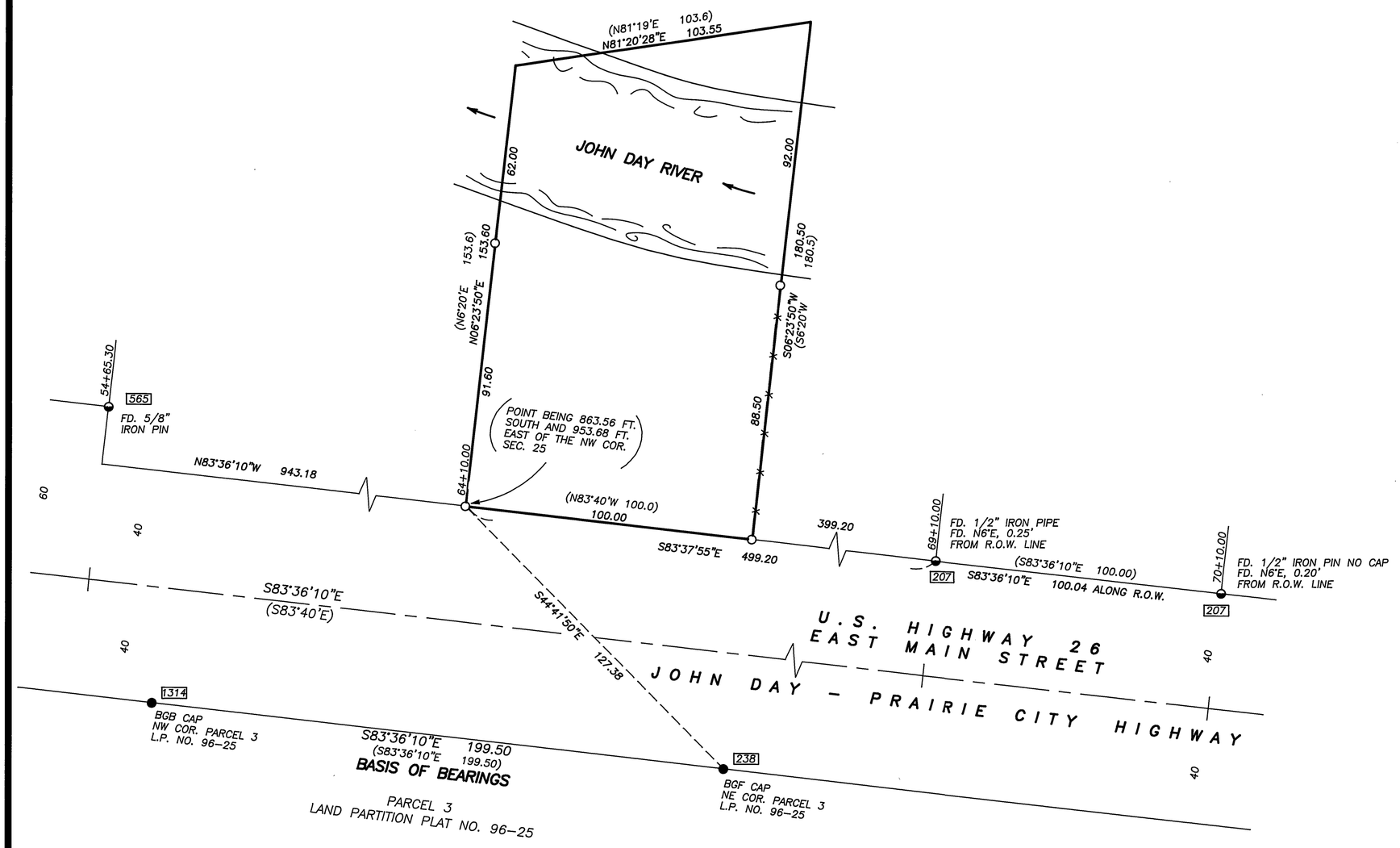

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 96-25
AS SHOWN

REFERENCES

RECORD MAP OF SURVEY NO.'S 207, 238, 565 & 1314
RECORD LAND PARTITION PLAT NO. 96-25
DEED RECORD INSTRUMENT NO. 201003
DEED RECORD BOOK 70 PAGE 29
71 521
75 350
94 413

LEGEND

- ◒ FOUND MONUMENT AS SHOWN
- ● FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED AS SHOWN
- ○ SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- ( ) RECORD BEARING AND DISTANCE
- ▭ FOUND MONUMENT FROM RECORDED SURVEY NO. ▭ SURVEY NO. APPEARS IN BOX
- X—X FENCE LINE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GEORGE LANNING. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE SE AND SW CORNERS OF MR. LANNING'S TRACT AND TO SET MONUMENTS ON THE EAST AND WEST BOUNDARY LINES NEAR THE SOUTH BANK OF THE JOHN DAY RIVER, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND BY UTILIZING THE DEED RECORD. THE BEST EVIDENCE OF THE LOCATION OF THIS TRACT IS THE HIGHWAY RIGHT OF WAY AND STATIONING.

WE FOUND ACCEPTABLE MONUMENTS ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE HIGHWAY FROM LAND PARTITION NO. 96-25. WE ALSO FOUND THE MONUMENT ON THE NORTHERLY HIGHWAY R.O.W. AT ENGINEERS STATION 54+65.3, 60 FT. LEFT (MOS 565) AND, THE 1/2 INCH IRON PIPE AT STATION 69+10, 40.25 FT. LEFT, (MOS 207).

I ESTABLISH THE SW CORNER AT PROPORTIONATE DISTANCE ON THE HIGHWAY RIGHT OF WAY TO ARRIVE AT ENGINEERS STATION 64+10, 40 FT. LEFT AS PER, INSTRUMENT NO. 201003.

THE CHAIN OF TITLE LEADING TO THIS DEED PLACES THIS TRACT SENIOR TO THE ADJOINING TRACTS LYING EAST AND WEST. I THEREFORE ESTABLISH THE SE CORNER ON THE HIGHWAY R.O.W. LINE 100.00 FEET FROM THE SW CORNER, PER INSTRUMENT NO. 201003.

I ESTABLISH OFFSET POINTS ALONG THE EAST AND WEST BOUNDARIES AT RECORD ANGLE (90°) FROM THE NORTHERLY HIGHWAY R.O.W. LINE.

RECEIVED AND FILED
Aug 10, 2000
OFFICE OF COUNTY SURVEYOR
Robert D Bagett
ATTEST: M J C Fox

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert D Bagett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598
Renewal Date 12/31/01

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

MAP OF SURVEY

A TRACT OF LAND SITUATED IN THE NW1/4 SEC. 25, T. 13S., R.31E., W.M.,

GRANT COUNTY, OREGON

SURVEYED FOR	GEORGE LANNING	
SURVEYED BY	RDB, DEM & MCS	7/10/2000
Scale: 1"=30'	Drawn by: MCS	8/9/2000

RECORD MAP OF SURVEY NO. 1562