

POINT BEING 320.54 FT. NORTH AND 80.50 FT. EAST OF THE CORNER OF SECTION 35, T13S, R31E, W.M., WHICH IS MONUMENTED WITH A 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP.

MAIN STREET

STREET

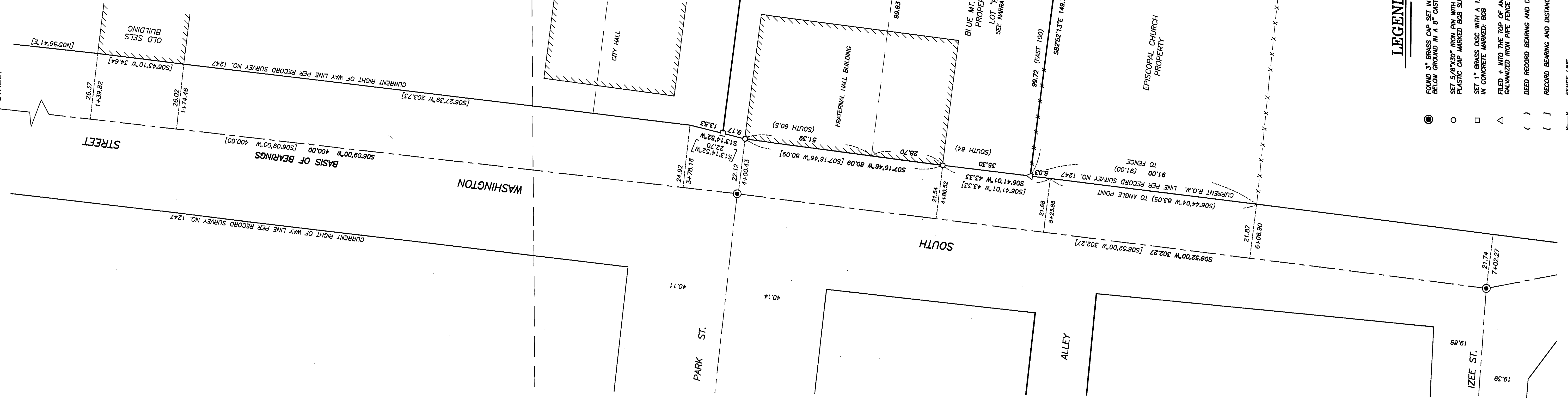
WASHINGTON

WASHINGTON

PARK ST.

ALLEY

IZEE ST.



NARRATIVE

NARRATIVE: THIS SURVEY WAS PERFORMED FOR THE CITY OF CANYON CITY UNDER AUTHORIZATION BY THE CITY COUNCIL. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE MONUMENTED CORNERS OF THE FRATERNAL HALL BUILDING, FORMERLY OWNED BY THE FRATERNAL HALL COMPANY, ALSO TO ESTABLISH THE PROPERTY ADJUTANT LINES BETWEEN THE LODGE PROPERTY AND THE ADJOINING PROPERTY CO-OWNED BY JAMES AND DAVID DIEKER. THE CITY INTENDS TO PURCHASE RESULTANT PROPERTY FROM BLUE MOUNTAIN LODGE.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PREVIOUS 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 SURVEYS AND DEED RECORDS. MY RESEARCH DISCLOSED THE FOLLOWING:

THE SUBJECT PROPERTY HAS HISTORICALLY BEEN DESCRIBED AS TWO SEPARATE ADJOINING LOTS. THE NORTHERN MOST OF THESE I WILL REFER TO AS LOT "A"; THE SOUTHERN MOST AS LOT "B".

THE MASONIC LODGE WAS FIRST CONSTRUCTED ON LOT "A" AND WAS EXTENDED LATER TO THE SOUTH ON A PORTION OF LOT "B".

JAMES AND CATHARINE KELLY CONVEY LOT "B" TO W. H. CLARK, PER DEED BOOK E, PAGE 7, RECORDED APRIL 13, 1892. IN THIS DEED THE LEGAL DESCRIPTION BEGINS AT THE NORTHWEST CORNER OF THE EPISCOPAL CHURCH LOT, THENCE NORTH ALONG EAST SIDE OF WASHINGTON STREET 64 FEET TO THE MASONIC BUILDING, THENCE EAST ALONG SOUTH SIDE OF WASHINGTON STREET (W. H. CLARK AND GRANT), THENCE WEST TO PLACE OF BEGINNING. SAID PREMISES BEING BOUNDED ON THE SOUTH BY THE EPISCOPAL CHURCH LOT, ON THE WEST BY WASHINGTON STREET, ON THE NORTH BY MASONIC HALL LOT.

THE OWNERSHIP OF LOT "B" CHANGED HANDS SEVERAL TIMES THROUGH THE NEXT FEW YEARS AND IS EVENTUALLY CONVEYED TO THE FRATERNAL HALL COMPANY BY E. C. CATHARINE KELLY CONVEY LOT "A" TO THE CANYON CITY LODGE #34 AFAM PER DEED BOOK F, PAGE 56, RECORDED AUGUST 24, 1898. DESCRIBED AS FOLLOWING: COMMENCING AT THE SOUTHWEST CORNER OF LOT 33 OWNED BY PAUL METSCHAN & CO. AND JOHN MCCULLOUGH AND RUNNING THENCE SOUTH ALONG THE EAST SIDE OF WASHINGTON STREET 60-1/2 FEET, TO THE NORTHWEST CORNER OF THE LOT OWNED BY W. H. CLARK, THENCE EAST 300 FEET THENCE NORTH 60-1/2 FEET, THENCE EAST 300 FEET, THENCE NORTH 64 FEET, TO THE MASONIC HALL LOT, THENCE WEST ALONG THE SOUTH LINE OF THE MASONIC HALL LOT 100 FEET TO PLACE OF BEGINNING.

CATHARINE KELLY CONVEYED LOT "A" TO THE CANYON CITY LODGE #34 AFAM PER DEED BOOK F, PAGE 56, RECORDED AUGUST 24, 1898. DESCRIBED AS FOLLOWING: COMMENCING AT THE SOUTHWEST CORNER OF LOT 33 OWNED BY PAUL METSCHAN & CO. AND JOHN MCCULLOUGH AND RUNNING THENCE SOUTH ALONG THE EAST SIDE OF WASHINGTON STREET 60-1/2 FEET, TO THE NORTHWEST CORNER OF THE LOT OWNED BY W. H. CLARK, THENCE EAST 300 FEET THENCE NORTH 60-1/2 FEET, THENCE EAST 300 FEET, THENCE NORTH 64 FEET, TO THE MASONIC HALL LOT, THENCE WEST ALONG THE SOUTH LINE OF THE MASONIC HALL LOT 100 FEET TO PLACE OF BEGINNING.

W. H. CLARK, THENCE EAST 300 FEET THENCE NORTH 60-1/2 FEET, THENCE EAST 300 FEET, THENCE NORTH 64 FEET, TO THE MASONIC HALL LOT, THENCE WEST ALONG THE SOUTH LINE OF THE MASONIC HALL LOT 100 FEET TO PLACE OF BEGINNING.

THE CITY OF CANYON CITY NOW OWNS THE LOT REFERRED TO AS THE PHIL

LOT "A" WAS EVENTUALLY CONVEYED TO THE FRATERNAL HALL COMPANY THEN TO BLUE MOUNTAIN LODGE #34 AFAM PER DEED INSTRUMENT NO. 060282, RECORDED FEBRUARY 10, 2006. THE LEGAL DESCRIPTION REMAINED BASICALLY THE SAME.

IN 1899 THE CITY COUNCIL PASSED AN ORDINANCE TO WIDEN A PORTION OF WASHINGTON STREET. SEE CITY ORDINANCE NO. 34, APPROVED AUG. 12, 1899, AND RECORDED IN BOOK OF TOWN ORDINANCES AT CITY HALL. THIS ORDINANCE PROVIDED FOR ESTABLISHING THE BOUNDARIES OF THE PROPERTY OF THE CITY OF CANYON CITY BEING THE BLUE MOUNTAIN LODGE PROPERTY. I HELD 90 DEGREES FROM THIS LINE TO ESTABLISH THE SIDE LINES OF THE TWO BLUE MOUNTAIN LODGE LOTS, AS WAS THE CASE OF THE BLUE MOUNTAIN LODGE PROPERTY. I HELD 90 DEGREES FROM THIS LINE TO ESTABLISH THE SIDE LINES OF THE TWO BLUE MOUNTAIN LODGE LOTS, AS WAS THE CASE OF THE BLUE MOUNTAIN LODGE PROPERTY.

PORTIONS OF SOUTH WASHINGTON STREET WERE AGAIN WIDENED IN 1994 IN A CITY STREET IMPROVEMENT PROJECT AS SHOWN ON RECORD MAP OF SURVEY NO. 1247, FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

DEEDS WERE ISSUED TO THE CITY FROM THE VARIOUS LAND OWNERS TO AGREE WITH THE RIGHT OF WAY LINES SHOWN ON SAID MAP OF SURVEY NO. 1247.

IN CONDUCTING THIS SURVEY WE LOCATED THE FENCE LINES AND APPARENT PROPERTY LINES OF THE EPISCOPAL CHURCH PROPERTY, THE FRATERNAL HALL BUILDING, THE OLD SELS BUILDING, SELECTED IMPROVEMENTS SUCH AS RETAINING WALLS, ETC. AND SOUTH WASHINGTON STREET REFERENCE MONUMENTS FROM RECORD SURVEY NO. 1247.

I USED A STRAIGHT LINE BETWEEN THE NW CORNER OF THE SELS BUILDING AND THE SW CORNER OF THE FRATERNAL HALL TO ESTABLISH THE EASTERLY RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET, AS DID W. F. WHITE IN 1899. I ACCEPTED THE FENCE LINE ON THE NORTHERLY LINE OF THE EPISCOPAL CHURCH PROPERTY AS THE EASTERLY RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET AS DESCRIBED ABOVE. I HELD DEED RECORD DISTANCES ALONG SAID LINE NORTHERLY TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET. I HELD 90 DEGREES FROM THIS LINE TO ESTABLISH THE SIDE LINES OF THE TWO BLUE MOUNTAIN LODGE LOTS, AS WAS THE CASE OF THE BLUE MOUNTAIN LODGE PROPERTY. I HELD 90 DEGREES FROM THIS LINE TO ESTABLISH THE SIDE LINES OF THE TWO BLUE MOUNTAIN LODGE LOTS, AS WAS THE CASE OF THE BLUE MOUNTAIN LODGE PROPERTY.

WE SET MONUMENTS AT CORNERS OF THE PROPERTY LINE ADJUSTMENT AT LOCATIONS APPROVED BY BLUE MOUNTAIN LODGE AND JAMES AND DAVID DIEKER, AS SHOWN HEREON.

I PREPARED LEGAL DESCRIPTIONS FOR THE PROPERTY LINE ADJUSTMENTS AND EXCHANGE OF DEEDS.

T13S R31E
SECTION 35
SECTION 1
T14S R31E

BASIS OF BEARINGS

RECORD SURVEY NO. 1247
AS SHOWN

REFERENCES

RECORD MAP OF SURVEY NO. 1247
DEED RECORD INSTRUMENT NO. 060282
CANYON CITY ORDINANCE NO. 34
DEED RECORD BOOK F, PAGE 56
DEED RECORD BOOK F, PAGE 56
DEED RECORD BOOK F, PAGE 56

REGISTERED
PROFESSIONAL
LAND SURVEYOR

RECEIVED AND
FILED
MAY 3 2006
OFFICE OF GRANT COUNTY SURVEYOR
ROBERT D. BAGGETT
JULY 12, 1983
RENEWED DATE 12/31/07

LEGEND

- FOUND 3" BRASS CAP SET IN CONCRETE, 6" BELOW GROUND IN A 6" CAST IRON MONUMENT CASE
- SET 5/8" X 36" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGS SURVEY MARKER
- SET 1" BRASS DISC WITH A 1 1/2" X 1/4" STEM GROUTED IN CONCRETE MARKED: BGS OPLS 598 2006
- FILED INTO THE TOP OF AN EXISTING 1" X 1/2" GALVANIZED IRON PIPE FENCE POST
- DEED RECORD BEARING AND DISTANCE
- RECORD BEARING AND DISTANCE FROM SURVEY NO. 1247
- FENCE LINE

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

PROPOSED PROPERTY LINE ADJUSTMENT
SITUATED IN GRANT COUNTY, OREGON
THE CITY OF CANYON CITY
SURVEYED FOR
SURVEYED BY
Scale: 1"=20'

RECORD MAP OF SURVEY NO. 1753