

NARRATIVE

NARRATIVE FOR RECORD MAP OF SURVEY NO. 1788:

THIS IS NOT A SUBDIVISION PLAT.

THE PURPOSE OF THIS MAP OF SURVEY IS TO SHOW PINS THAT WERE SET FOR THE PROPOSED EASTRIDGE ADDITION TO THE TOWN OF CANYON CITY. THIS ADDITION WAS APPROVED BUT WAS NEVER RECORDED. EASTRIDGE ADDITION WAS PROPOSED BY CARL AND BETTY SHEEDY, ET AL, THE PREVIOUS LAND OWNERS.

PROPOSED EASTRIDGE ADDITION WAS APPROVED, BUT THE SHEEDYS DECIDED TO NOT RECORD THE PLAT WITH THE COUNTY CLERK. MR. SHEEDY TOLD ME THAT HE DID NOT WANT TO RECORD THE PLAT BECAUSE HE WAS HAVING TROUBLE WITH APPROVAL OF THE SEWER SYSTEM DESIGN. HE DID NOT WANT TO HAVE TO PAY THE INCREASED TAXES FOR THE LOTS UNTIL HE HAD THE APPROVALS AND COULD MARKET THE LOTS.

THE LAND REPRESENTED IN THIS PROPOSED ADDITION WAS NEVER SOLD AS LOTS. THE LAND WAS SOLD TO DENNIS DICE IN 2003. THE PINS THAT WERE SET WERE NOT USED OR RELIED ON BY THE NEW OWNER.

THE SHEEDYS RETAINED THE FOUR ORIGINAL MYLAR SHEETS OF THE PLAT. I CONTACTED BETTY SHEEDY, EXPLAINED THE SITUATION AND ASKED IF SHE WOULD RETURN THEM TO ME SO THAT I COULD INCORPORATE SHEETS 1, 2 AND 4 WITH THIS SHEET FOR FILING A MAP OF SURVEY IN THE OFFICE OF THE COUNTY SURVEYOR. MRS. SHEEDY AGREED AND RETURNED THE PLATS TO ME ON DECEMBER 20, 2006.

THIS MAP OF SURVEY INCORPORATES THE ORIGINAL SHEETS 1, 2 AND 4 OF THE PROPOSED EASTRIDGE ADDITION PLAT. THE ORIGINAL SHEET 3 CONTAINED APPROVALS, CERTIFICATES, DEDICATION AND ACKNOWLEDGMENTS AND IS NOT INCLUDED HEREIN. I ASSIGN SHEET NO. 3 TO THIS SHEET TO INCORPORATE THIS NARRATIVE. I ADD THE WORDS "RECORD MAP OF SURVEY NO. 1788" IN THE LOWER RIGHT MARGIN OF SHEETS 1, 2, AND 4.

I HAVE LINED THROUGH THE WORDS "EASTRIDGE ADDITION TO THE TOWN OF CANYON CITY, GRANT COUNTY, OREGON" ON SHEETS 1, 2 AND 4 OF THE ORIGINAL MYLARS TO AGAIN INSTILL THE FACT THAT THIS IS NOT A PLAT OF A SUBDIVISION. THIS AREA WAS NEVER USED AS A SUBDIVISION.

THE BOUNDARY WAS BASED ON MAP OF SURVEY NO. 1083, IN WHICH THE APPURTENANT BLM MONUMENTS OF SURVEY NO. 286 WERE ACCEPTED. THIS PLACED THE PROPOSED ADDITION IN THE NE1/4 AND THE SW1/4 OF SECTION 35, TWP.13 S., R.31 E., W.M. ACCORDING TO SURVEY NO. 286, WHICH WAS EXECUTED BY THE BUREAU OF LAND MANAGEMENT.

THIS MAP OF SURVEY SHOWS THE PINS THAT WERE SET IN 1990. I DO NOT KNOW THE PRESENT CONDITION OF THE PINS SHOWN HEREON.

IT WAS MY UNDERSTANDING THAT SINCE THE SUBDIVISION WAS NEVER VALIDATED OR RECORDED AND THAT THESE PINS WERE WITHIN THE OWNERS LANDS AND DID NOT CREATE A BOUNDARY THAT FILING A MAP WAS NOT NECESSARY.

NOW LAND PARTITION PLAT NO. 2006-28 SHOWS AN UNRECORDED PIN THAT I SET FOR A LOT CORNER FOR THE PROPOSED EASTRIDGE ADDITION. I AM FILING THIS MAP FOR THE RECORD TO EXPLAIN THE SITUATION.

THE UNRECORDED PIN SHOWN ON LAND PARTITION PLAT NO. 2006-28 IS NOT ON THE CURRENT SECTION LINE. IT WAS BASED ON THE BLM MONUMENTS PER SURVEY NO.'S 286 AND 1083. THE ADJOINING PROPERTY OWNER ACQUIRED THEIR LAND FROM THE BLM THROUGH THE CLEARWATER LAND EXCHANGE WHICH IS BASED ON SURVEY NO. 1603.

RECEIVED AND
FILED

DEC. 29, 2006

OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *M.L.B.*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1963
ROBERT D. BAGETT
598

Renewal Date 12/31/07

SHEET 3 OF 4

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

MAP OF SURVEY

SITUATED IN E1/2E1/2 SECTION 35,
T.13S., R.31E., W.M.,
TOWN OF CANYON CITY,

GRANT COUNTY, OREGON

SURVEYED FOR	THE RECORD	
SURVEYED BY	RDB	12/28/2006
Scale: 1"=100'	Drawn by: MCS	

RECORD MAP OF SURVEY NO. 1788