



LEGEND

- FOUND 5/8" IRON PIN - NO CAP
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 535
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 642
- FOUND MONUMENT FROM RECORDED SURVEY NO. □ SURVEY NO. APPEARS IN BOX
- X—X FENCE LINE

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 642
AS SHOWN

REFERENCES

RECORD MAP OF SURVEY NO.'S 535, 551 & 642
DEED RECORD INSTRUMENT NO.'S 910499 & 033331

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVE MURPHY ON BEHALF OF VICTORIA PEAK DEVELOPMENT, LLC. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE DEED RECORD BOUNDARY LINE AND THE PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN MR. MURPHY'S PROPERTY AND PROPERTY OWNED BY JOHN DAY RAINBOW FLAIR PAINT AND REPAIR CENTER, INC.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE BUILDINGS, OTHER IMPROVEMENTS AND THE EXISTING APPURTENANT MONUMENTS FROM THE FOLLOWING RECORD SURVEYS:

RECORD SURVEY NO. 535. PREPARED BY ROBERT BAGETT, PLS IN 1978.

RECORD SURVEY NO. 642. PREPARED BY ROBERT BAGETT, PLS IN 1980.

I ACCEPT THE FOUND MONUMENTS FROM RECORD SURVEY NO. 642 AS SHOWN HEREON. I DO NOT ACCEPT THE FOUND MONUMENT FROM RECORD SURVEY NO. 535. THIS PIN IS IN A ROAD WAY AND MAY HAVE BEEN DISTURBED.

WE SET PINS ON THE DEED RECORD BOUNDARY ACCORDING TO THE EVIDENCE FOUND AS FOLLOWS: FROM THE FOUND IRON PIN AT THE SW CORNER OF THE SUBJECT PROPERTY, I RAN THE DEED RECORD BEARING AND DISTANCE OF S.70°44'13"E., 65.04 TO THE SE CORNER OF SAID PROPERTY. USING THIS POSITION AND THE FOUND IRON PIN AT THE NORTHEAST CORNER OF THIS PROPERTY, I CALCULATED A BEARING-BEARING INTERSECTION FOR THE NEW IRON PIN ON THE EAST BOUNDARY OF SAID PROPERTY (PIN "A"). WE SET PINS ON THE PROPOSED PROPERTY ADJUSTMENT LINE AT POSITIONS APPROVED BY THE LAND OWNERS.

RECEIVED AND
FILED

Aug 1, 2007
OFFICE OF COUNTY SURVEYOR

ATTEST:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2008

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

MAP OF SURVEY		
BOUNDARY SURVEY		
SITUATED IN THE SE1/4 SECTION 21		
T.13S., R.31E., W.M.,		
GRANT COUNTY, OREGON		
SURVEYED FOR	VICTORIA PEAK DEVELOPMENT, LLC	
SURVEYED BY	MCS & JLH	4/3/2007
Scale: 1"=40'	Drawn by: MCS	

RECORD MAP OF SURVEY NO. 1797