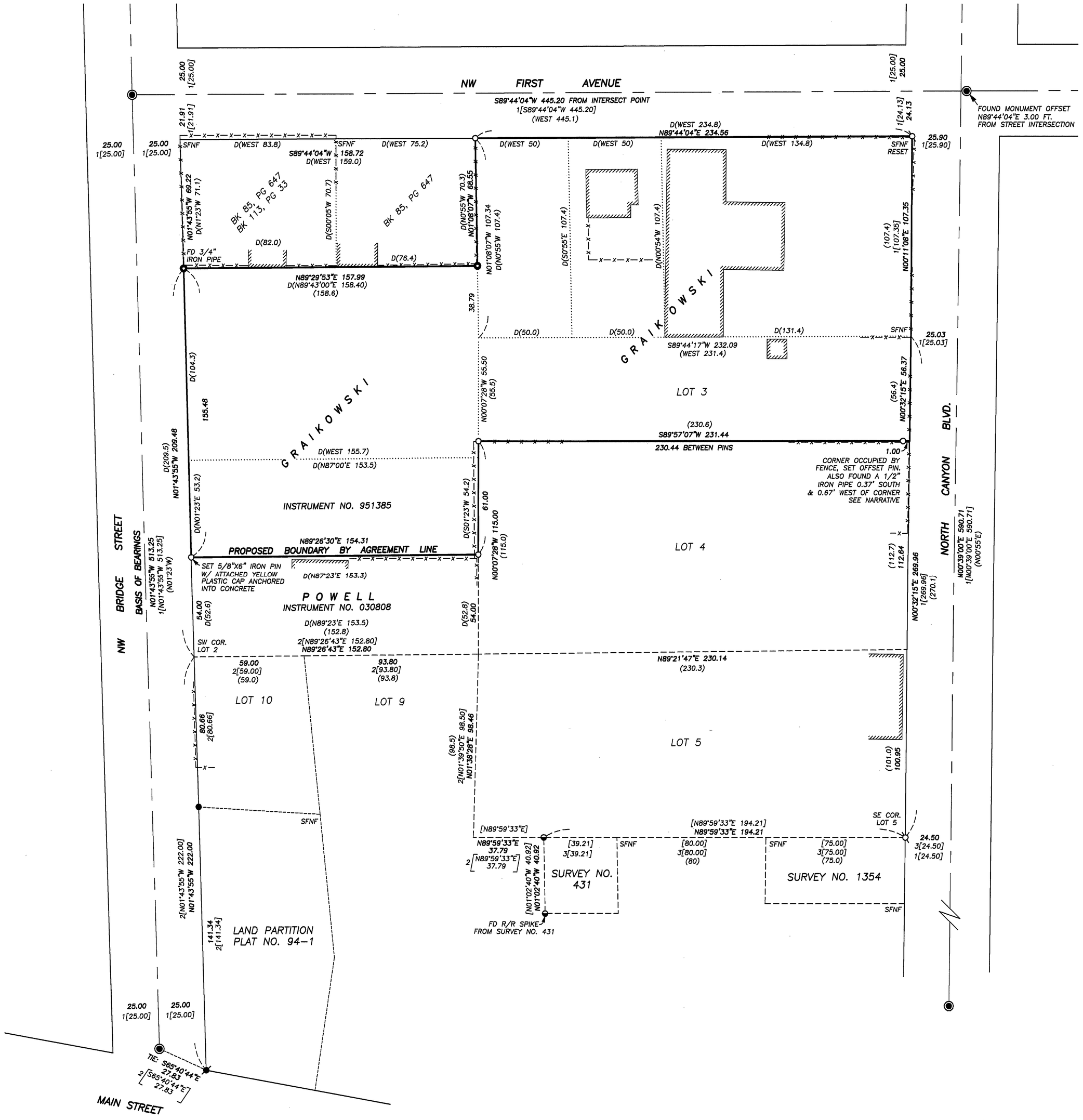

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1008 AS SHOWN

LEGEND

- FOUND 3" BRASS CAP SET IN CONCRETE, BELOW GROUND IN AN 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 1008
- FOUND UNRECORDED 1/2" IRON PIPE – ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM LAND PARTITION NO. 94-1
- FOUND 5/8" IRON PIN – NO CAP FROM SURVEY NO. 431 UNLESS OTHERWISE SHOWN
- FOUND 1/4" PK NAIL GROUTED IN THE SIDEWALK FROM LAND PARTITION NO. 94-1
- SET 1½" BRASS STEM GROUTED INTO CONCRETE MARKED "PLS 69454"
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING UNLESS OTHERWISE NOTED

D( ) DEED RECORD BEARING AND DISTANCE

( ) 1914 PLAT OF JOHN DAY RECORD BEARING AND DISTANCE

[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 431

1[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1008

2[ ] RECORD BEARING AND DISTANCE FROM LAND PARTITION NO. 94-1

3[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1354

x—x FENCE LINE

SFNF MONUMENT SEARCHED FOR, BUT NOT FOUND

BUILDING EAVE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAN GRAIKOWSKI. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF MR. GRAIKOWSKI'S PROPERTY SITUATED IN BLOCK E OF THE 1914 PLAT OF JOHN DAY.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM THE 1914 PLAT OF JOHN DAY, DONE BY VERNON GLAZE, P.E. AND RECORD MAP OF SURVEY NO.'S 431, 1008, 1354 AND LAND PARTITION NO. 94-1, ALL DONE BY ROBERT D. BAGETT, P.L.S. I ACCEPT ALL FOUND CONTROLLING MONUMENTATION FROM SAID SURVEYS, AS SHOWN.

ALL OF THE MONUMENTATION SHOWN ON SURVEY NO. 1008 ALONG THE WESTERLY LINE OF NORTH CANYON BLVD. AND THE SOUTHERLY LINE OF NW FIRST AVENUE WERE SEARCHED FOR, BUT HAVE BEEN DESTROYED POSSIBLY DUE TO SIDEWALK REPLACEMENT PROJECTS OVER THE YEARS.

WE RECOVERED TWO IRON PIPES ALONG THE SOUTH LINE OF THOSE TRACTS DESCRIBED IN BOOK 85, PAGE 647. ALTHOUGH I FIND NO RECORD OF THESE PIPES, THEIR POSITION FITS HARMONIOUSLY WITH FENCES, IMPROVEMENTS AND THE DEED RECORD. I BELIEVE IT WAS THE INTENT THAT THESE PIPES REPRESENT THE CORNERS OF THE TRACTS DESCRIBED IN BOOK 85, PAGE 647 AND BOOK 113, PAGE 33. I LOCATED THE BUILDING EAVES ALONG THIS LINE, WHICH ARE VERY CLOSE, BUT DO NOT ENCROACH. I HELD THE TWO MONUMENTS AND ROTATED THE DEED RECORD COUNTERCLOCKWISE 00°13'02" TO ESTABLISH MR. GRAIKOWSKI'S NW CORNER ON THE SOUTH LINE OF NW FIRST AVE. THE POSITION OF THIS CORNER ALSO FITS HARMONIOUSLY WITH THE EXISTING NORTH-SOUTH FENCE.

I HELD RECORD BEARINGS AND DISTANCES FROM SURVEY NO.'S 431, 1008 AND 1354 TO REESTABLISH THE SE CORNER OF LOT 5. I ALSO HELD RECORD BEARINGS AND DISTANCES USED IN LAND PARTITION PLAT NO. 94-1 TO CALCULATE THE NE CORNER OF LOT 9 AND THE NW CORNER OF LOT 10. BECAUSE WE FOUND NO MONUMENATION FROM THE 1914 PLAT OF JOHN DAY AT THE INTEREIOR LOT CORNERS OF THIS BLOCK, I HELD RECORD DISTANCES FROM THE PLAT, MEASURING FROM THE NE CORNER OF LOT 9 TO ESTABLISH THE NW CORNER OF LOT 4 AND THE NW CORNER OF LOT 3, AS SHOWN.

AT THE SE CORNER OF LOT 3, WE FOUND AN IRON PIPE 0.37' SOUTH AND 0.67' WEST OF THE CORNER POSITION. I WAS NOT ABLE TO VERIFY THE ORIGIN OF THIS PIPE. PREVIOUS SURVEYS SHOW FOUND MONUMENTS FROM THE 1914 PLAT OF JOHN DAY, BUT THEY HAVE ALL BEEN FOUND MUCH CLOSER TO THE RECORD POSITION. I DO NOT ACCEPT THIS MONUMENT.

THERE EXISTS AN UNCERTAINTY AS TO THE LOCATION OF A PORTION OF MR. GRAIKOWSKI'S SOUTHERN BOUNDARY LINE WHERE IT ADJOINS SCOTT AND PATTI POWELL'S NORTH PROPERTY LINE. BOTH LANDOWNERS HAVE AGREED TO HAVE THE LINE MONUMENTED AT POSITIONS APPROVED BY THEM, AND I HAVE PREPARED THE NECESSARY DOCUMENTS FOR THE EXECUTION OF A BOUNDARY BY AGREEMENT. WE SET ALL OTHER NEW MONUMENTS ACCORDING TO THE DEED RECORD AND THE EVIDENCE FOUND, AS SHOWN HEREON.

REFERENCES

RECORD MAP OF SURVEY NO.'S 431, 1008 & 1354
RECORD LAND PARTITION PLAT NO. 94-1
THE 1914 PLAT OF JOHN DAY
DEED RECORD BOOK 55 PAGE 162
BOOK 66 PAGE 468
BOOK 73 PAGE 300
BOOK 80 PAGE 9
BOOK 80 PAGE 10
BOOK 80 PAGE 65
BOOK 85 PAGE 647
BOOK 113 PAGE 33
BOOK 131 PAGE 955
BOOK 138 PAGE 648
DEED RECORD INSTRUMENT NO.'S 910650, 951385, 960173, 991207 & 030808

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2011

RECEIVED AND FILED
July 27, 2009
OFFICE OF COUNTY SURVEYOR
ATTEST:

BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

MAP OF SURVEY
BOUNDARY SURVEY & PROPOSED BOUNDARY BY AGREEMENT
IN BLOCK E, CITY OF JOHN DAY
SITUATED IN THE NW1/4 SECTION 26, T.13S., R.31E., W.M.
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	DAN GRAIKOWSKI	
SURVEYED BY	JLH & MCS	7/14/2009
Scale: 1"=30'	Drawn by: JLH	

RECORD MAP OF SURVEY NO. 1876