

## NARRATIVE

THIS SURVEY WAS PERFORMED FOR THE RECORD. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE CENTER QUARTER CORNER (C1/4 CORNER) OF SECTION 28, T.13S. R.30E., W.M. THIS MAP IS IN PREPARATION FOR A LAND PARTITION THAT WILL RELY ON A PROPER SUBDIVISION OF SECTION 28.

SECTION 28 WAS PREVIOUSLY SUBDIVIDED DURING SURVEY NO. 1866. THE MAP SHOWS A SIMPLE MATHEMATICAL SUBDIVISION OF THE SECTION WITH NO APPARENT CONSIDERATION FOR PRIVATE PROPERTY RIGHTS, IMPROVEMENTS OR EXISTING SURVEYS OR SURVEY MONUMENTATION.

IN PREPARATION FOR THIS SURVEY A SEARCH WAS MADE OF RECORD DEEDS AND SURVEYS. WE LOCATED EXISTING SURVEY MONUMENTS, FENCES AND OTHER IMPROVEMENTS IN THE AREA.

RESEARCH DISCLOSED THE FOLLOWING APPURTENANT SURVEYS:

SURVEY NO. 438 BY ROBERT BAGETT, PLS, IN APRIL 1977. DURING HIS SURVEY, MR. BAGETT FOUND AND REMONUMENTED THE SOUTHWEST CORNER OF SECTION 28.

SURVEY NO. 778 BY ROBERT BAGETT, PLS, IN AUGUST 1983. DURING HIS SURVEY MR. BAGETT SET THE E1/4 CORNER OF SECTION 28 BY SINGLE PROPORTIONATE MEASURE.

GREEN ACRES ESTATES BY DOUGLAS FERGUSON, PLS, RECORDED MAY 21, 1985. MR. FERGUSON SURVEYED AND MONUMENTED GREEN ACRES ESTATES, THE SOUTH LINE OF WHICH LIES ALONG A PORTION OF THE SOUTH LINE OF THE NE1/4 SAID SECTION 28.

SURVEY NO. 1405 (LAND PARTITION NO. 96-09) BY CARL STOUT, PLS, IN MARCH 1996. DURING HIS SURVEY MR. STOUT SET THE W1/4 CORNER OF SECTION 28 BY SINGLE PROPORTIONATE MEASURE. HIS MAP ALSO SHOWS THE EAST-WEST CENTERLINE OF SECTION 28 AS BEING A STRAIGHT LINE BETWEEN THE W1/4 CORNER AND E1/4 CORNER OF SAID SECTION 28. ON HIS PLAT THE EAST-WEST CENTERLINE OF SECTION 28 IS DEPICTED AS BEING APPROXIMATELY 20 FEET NORTH OF THE SOUTH LINE OF GREEN ACRES ESTATES AND OF THE 16 FOOT WIDE EASEMENT DESCRIBED IN BOOK 35, PAGE 628 (DISCUSSED LATER IN THIS NARRATIVE)

SURVEY NO. 1866 BY JACK WATSON, PLS, IN APRIL 2009. DURING HIS SURVEY MR. WATSON SUBDIVIDED SECTION 28 BY UTILIZING THE EXISTING MONUMENTS AT THE E1/4 CORNER AND W1/4 CORNER OF SECTION 28 AND THE RECORDED POSITION OF THE N1/4 CORNER AND A PROPORTIONATE POSITION OF THE S1/4 CORNER. HE THEN SET THE C-W-E1/64 CORNER. THIS IS THE ONLY MONUMENT TO HAVE BEEN SET ON THE CENTER OF SECTION LINE AS DEPICTED BY WATSON AND STOUT.

OTHER SURVEYS AND PLATS IN THE GENERAL VICINITY THAT I CONSIDERED DURING MY RESEARCH INCLUDED THE PLATS OF BENNETT AND LEE HOMESITES, STOCKDALE ADDITION, SHIELDS ADDITION AND SURVEY NO. 1889.

I MADE MY DECISION FOR THE POSITION OF THE C1/4 CORNER AFTER CONSIDERING THE FOLLOWING INFORMATION:

THE PROPERTY THAT WAS LATER SUBDIVIDED AND PLATTED AS GREEN ACRES ESTATES IS DESCRIBED IN A NOTICE OF SALE WHICH IS RECORDED IN DEED BOOK 100, PAGE 615. THE DESCRIPTION IN THAT DOCUMENT STATES THAT THE POINT OF BEGINNING IS ON THE SOUTH LINE OF THE S1/2NE1/4 AT A POINT 20.0 FEET EAST OF THE SW CORNER OF SAID S1/2NE1/4 (THE C1/4 CORNER). THE DESCRIPTION IN THIS DOCUMENT DESCRIBES A TRACT OF LAND THAT LIES NORTH OF AND ADJACENT TO THE SOUTH LINE OF SAID S1/2NE1/4. GREEN ACRES ESTATES WAS SURVEYED AND PLATTED CONSISTENT WITH THE LEGAL DESCRIPTION IN BOOK 100, PAGE 615.

I LOCATED THE EXISTING MONUMENTS SHOWN HEREON ON THE SOUTH LINE OF GREEN ACRES ESTATES. I WAS ABLE TO HOLD THE MONUMENTS AT THE SE CORNER LOT 7, THE SE CORNER LOT 11 AND THE SE CORNER OF LOT 13 AS BEING ON THE SOUTH LINE OF GREEN ACRES ESTATES.

MY MEASURED BEARING AND DISTANCE BETWEEN THE SE CORNER LOT 7 AND THE SE CORNER OF LOT 13 IS N.89°41'00"E., 556.45 FEET (RECORD=556.48). I CALCULATED THE POSITION OF THE SW CORNER OF LOT 7 BY EXTENDING THE LINE S.89°41'00"W., A RECORD DISTANCE OF 90.30 FROM THE SE CORNER OF LOT 7.

I THEN CALCULATED A POINT S.89°41'00"W., A DEED RECORD DISTANCE OF 20.00 FEET FROM THE SW CORNER OF LOT 7 OF GREEN ACRES ESTATES FOR THE PROPOSED C1/4 CORNER.

DURING MY DEED RESEARCH I FOUND THE 16 FOOT WIDE EASEMENT RECORDED IN BOOK 35, PAGE 628. THIS DOCUMENT DESCRIBES THE EASEMENT AS BEING SITUATED IN THE E1/2NE1/4SW1/4 SECTION 28 AND ". . . 16 FEET WIDE AND ADJACENT TO THE NORTH SIDE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 . . ."

I LOCATED THE PAVED SURFACE AND THE FENCES ALONG THE NORTH AND SOUTH LINES OF THE EASEMENT, WHICH IS COMMONLY REFERRED TO AS WEST RIVERSIDE DRIVE. I ALSO SUPERIMPOSED A CIRCA 1939 AERIAL PHOTO OVER THE FENCE LINES THAT I LOCATED DURING THIS SURVEY. THERE APPEARS TO BE NO SUBSTANTIAL CHANGE IN THE LOCATION OF THE FENCES OR THE EASEMENT OVER THE YEARS. IT IS CLEAR IN THE PHOTO THAT FROM AT LEAST THE LATE 1930'S TO THE PRESENT, LANDOWNERS IN THE AREA HAVE USED THE FENCES AND THE EASEMENT AS THE NORTH LINE OF THE E1/2NE1/4SW1/4 SECTION 28. I HELD THE FENCE LINE ON THE NORTH SIDE OF THE EASEMENT AS THE BEST AVAILABLE EVIDENCE OF THIS PORTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 28.

I FOUND THAT A LINE BEARING N.89°45'00"W. FROM THE PROPOSED C1/4 CORNER FIT ALL THE FENCES FOR AT LEAST 800 FEET. IN MOST CASES THE LINE FALLS WITHIN ABOUT 0.3 FEET OF THE FENCES; WITH THE GREATEST VARIANCE BEING APPROXIMATELY 1 FOOT.

MANY OF THE DEEDS IN THE GENERAL VICINITY OF THE C1/4 HAD CALLS TO THE C1/4 CORNER. SOME OF THE DEED DESCRIPTIONS COMMENCE AT THE C1/4 CORNER THENCE DUE WEST FOR A PARTICULAR DISTANCE AND THEN SOUTH FOR 16 FEET, ACCOUNTING FOR THE 16 FOOT WIDE EASEMENT LYING SOUTH OF AND ADJACENT TO THE NORTH LINE OF THE E1/2NE1/4SW1/4.

THERE IS NO RECORD OF A MONUMENT EVER BEING SET AT THE C1/4 CORNER. HOWEVER MANY DEEDS IN THE GENERAL VICINITY HAVE TIES TO THE C1/4 CORNER. I COMPARED DEED TIES WITH MY PROPOSED C1/4 CORNER POSITION, EXISTING FENCE LINES AND OTHER LINES OF OCCUPATION. IN MOST CASES THE DEED CALLS FELL WITHIN ONE TO FIVE FEET OF THE PROPOSED C1/4 CORNER. MOST OF THE DIFFERENCE BETWEEN MY PROPOSED C1/4 CORNER AND THE DEED CALLS OCCURRED IN EASTINGS, WITH NORTHINGS FITTING EXCEPTIONALLY WELL. I FEEL THE DEED CALLS SUPPORT MY POSITION OF THE C1/4 CORNER.

THE ONLY MONUMENT SET ON THE EAST-WEST CENTERLINE OF SECTION 28, AS SAID LINE IS SHOWN BY STOUT AND WATSON, IS THE C-W-E1/64 CORNER WHICH WAS SET DURING SURVEY NO. 1866. IN READING MR. WATSON'S NARRATIVE, HE MENTIONS TWO DEEDS THAT APPARENTLY INFLUENCED HIS DECISION: BOOK 100, PAGE 615 AND BOOK 138, PAGE 510. WHAT HE FAILS TO MENTION IS THAT GREEN ACRES ESTATES WAS AT ONE TIME A PORTION OF THE LAND DESCRIBED IN BOOK 100, PAGE 615. WHEN DOUG FERGUSON SET HIS MONUMENTS ON THE SOUTH LINE OF GREEN ACRES ESTATES, WE WERE ACTUALLY MONUMENTING A PORTION OF THE SOUTH LINE OF THE NE1/4 OF SECTION 28. FURTHERMORE, MR. WATSON RELIES ON THE DEED DESCRIPTION RECORDED IN BOOK 138, PAGE 510 YET HE DOES NOT STATE THAT THE DESCRIPTION CALLS OUT THE INITIAL POINT OF GREEN ACRES ESTATES, THE SOUTHEAST CORNER OF GREEN ACRES ESTATES AND THE COURSES AND DISTANCES ALONG THE EAST BOUNDARY OF GREEN ACRES ESTATES.

HIS C-W-E1/64 CORNER WAS SET WITH COMPLETE DISREGARD FOR MONUMENTS THAT HAD BEEN IN THE GROUND AND ACCEPTED FOR 24 YEARS. PROOF THAT LANDOWNERS HAVE RECOGNIZED THESE MONUMENTS AS THEIR BOUNDARIES CAN BE SEEN BY OBSERVING THE LOCATION OF FENCES ALONG THE SOUTH LINE OF GREEN ACRES ESTATES.

THE EAST-WEST CENTERLINE OF SECTION 28, AS SHOWN BY WATSON AND STOUT, HAS AN ADVERSE AFFECT ON AT LEAST 12 PROPERTIES ALONG THE NORTH SIDE OF WEST RIVERSIDE DRIVE AND EAST RIVERSIDE STREET. THEIR LINE CUTS THROUGH AT LEAST ONE DWELLING AND ELIMINATES THE STREET ACCESS FOR LAND OWNERS TO THE NORTH OF WEST RIVERSIDE DRIVE AND EAST RIVERSIDE STREET.

I DO NOT ACCEPT MR. WATSON'S POSITION OF THE C1/4 CORNER OR THE C-W-E1/64 CORNER.

I SET THE C1/4 CORNER OF SAID SECTION 28 ON A LINE EXTENDED S.89°41'00"W., A DISTANCE OF 20.00 FEET FROM THE CALCULATED POSITION OF THE INITIAL POINT OF GREEN ACRES ESTATES. THIS POSITION RELIES ON LINES OF OCCUPATION IN THE VICINITY DATING BACK 70 YEARS. IT IS ALSO CONSISTENT WITH DEED CALLS TO THE C1/4 CORNER AND THE DEED DESCRIPTION AND LOCATION OF THE 16 FOOT WIDE EASEMENT DESCRIBED IN BOOK 35, PAGE 628.

THE SOUTH LINE OF THE NE1/4 SAID SECTION 28 IS DESCRIBED AS FOLLOWS: FROM THE C1/4 CORNER, THENCE N.89°41'00"E., 666.75 FEET TO A 5/8" IRON PIN AT THE SE CORNER OF GREEN ACRES ESTATES; THENCE N.89°28'52"E., 1985.11 FEET TO THE FOUND MONUMENT AT THE E1/4 CORNER SAID SECTION 28.

THE TOTAL DISTANCE FROM THE W1/4 CORNER TO THE C1/4 CORNER IS 2642.86 FEET. I HELD THE BEARING OF N.89°45'00"W., FROM THE C1/4 CORNER, ALONG THE FENCE, FOR HALF OF THE TOTAL DISTANCE (1321.43 FEET) TO ESTABLISH THE C-W 1/16 CORNER. FROM THE C-W 1/16 CORNER I RAN DIRECTLY TO THE FOUND MONUMENT AT THE W1/4 CORNER.

THE NORTH LINE OF THE SW1/4 SAID SECTION 28 IS DESCRIBED AS FOLLOWS: FROM THE C1/4 CORNER, THENCE N.89°45'00"W., 1321.43 FEET TO THE C-W1/16 CORNER; THENCE N.89°33'06"W., 1321.43 FEET TO THE W1/4 CORNER SAID SECTION 28.

SEE CORNER RESTORATION RECORDS IN THE OFFICE OF THE GRANT COUNTY SURVEYOR FOR DETAILS ON THE 1/16 AND 1/4 CORNERS WE SET AND THEIR ACCESSORIES.

### BASIS OF BEARINGS

RECORD SURVEY NO. 1866  
AS SHOWN  
SCALE: 1" = 500'

### LEGEND

- FOUND MONUMENT AS INDICATED
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED "CORNERSTONE SURVEYING INC."
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "SURVEY MARKER PLS 848" FROM THE PLAT OF GREEN ACRES ESTATES
- FOUND 5/8" IRON PIN - NO CAP FROM THE PLAT OF GREEN ACRES ESTATES
- SET 5/8"x30" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING", AND WITH APPROPRIATE 1/4 CORNER CORNER DESIGNATIONS
- SET 5/8"x30" IRON PIN WITH ATTACHED 1 1/2" ALUMINUM CAP MARKED "BLS SURVEY MARKER", AND WITH APPROPRIATE 1/16 CORNER CORNER DESIGNATIONS
- ( ) DEED RECORD BEARING AND DISTANCE
- [ ] RECORD BEARING AND DISTANCE PER GREEN ACRES ESTATES
- [ ] RECORD BEARING AND DISTANCE PER LAND PARTITION PLAT 96-09
- 2[ ] RECORD BEARING AND DISTANCE PER SURVEY NO. 1866
- FOUND MONUMENT FROM RECORDED SURVEY NO.
- X-X FENCE LINE

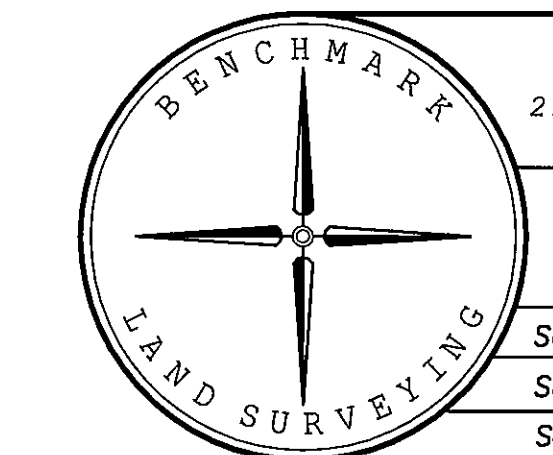
### REFERENCES

- RECORD MAP OF SURVEY NO.'S 438, 778, 1405, 1866 & 1889
- SUBDIVISION PLATS: BENNETT & LEE HOMESITES, SHIELDS' ADDITION, STOCKDALE'S ADDITION & GREEN ACRES ESTATES
- DEED RECORD INSTRUMENT NO.'S 920239, 042004, 072685 & 110747
- GRANT COUNTY CORNER RESTORATION RECORDS
- DEED RECORD BOOK 35 PAGE 628
- BOOK 100 PAGE 614
- BOOK 111 PAGE 505
- BOOK 138 PAGE 510

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR  
JUL 09 2011

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2009  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2012



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD., JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-575-1251 ~ 800-699-0516	
DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 28, T.13S., R.30E., W.M., CITY OF MT. VERNON, GRANT COUNTY, OREGON	
SURVEYED FOR	THE RECORD
SURVEYED BY	MCS & JLH
Scale: 1"=500'	Drawn by: MCS
	6/30/2011