MAP OF SURVEY ~ BOUNDARY RETRACEMENT WITHIN THE S1/2NW1/4 OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 30 EAST, W.M. 21 JOHN DAY HIGHWAY ~ U.S. HIGHWAY 26 *28* GRANT COUNTY, OREGON $\frac{1}{4}$ COR. SEC. $\frac{21}{28}$ PER C.R. ON FILE LEGEND. ABBREVIATIONS LS598, 7/15/93 SURVEYED LINE & M.O.S. 1925 TAX LOT LINE 20 21 SECTION LINE EASEMENT CALCULATED/TIE LIN 29 🗣 28 **FENCE** NW COR. SEC. 28 PER C.R. ON FILE RECORD MEASUREMENT FD. BRASS MON. 40' W.C. FD., LEANING EAST -LS598, 6/14/73 FD. ALUMINUM MON. SHOT O APPROX. BEND MARKED "GRANT COUNTY FD. #5 REBAR SURVEYOR PLS598" FD. #5 REBAR w/CAP SET #5 REBAR W/RED CAP STAMPED "D. COON LS65687" CALCULATED POINT B.&S.D. BARGAIN & SALE DEED 302 (CORNER RECORD M. & C. KILPATRICK COR. CORNER PARTITION PLAT 2003-1 TL600 & 601 EX. **EXISTING** INGLE BUTTE RANCHES, INC FD. **FOUND** BK. 111 PG. 505 FNC. **FENCE** (WEST 147.02) L.P. LAND PARTITION S89°22'31"E 17.13' -S89°59'43"E 147.06 (CALC. POSITION TO MON.) M.C.S. MEMORANDUM OF CONTRACT OF SALE (BETWEEN MON.'S) L.P. 2003-1 SEC. DILAPIDATED SECTION 14.4' S. FD. 0.27' W. & M.O.S. N89°54'15"W 1879.36' (WEST 1914') MAP OF SURVEY 24.4' S. 0.08' N. OF CALC. W.C. WITNESS CORNER 10' W.C N0°18'38"E POSITION W.D. S89°54'15"E 2043.82' WARRANTY DEED (WEST 426.70')° L.P. 2003-1-⁷151.59' **WWTF** WASTEWATER TREATMENT FACILITY (S00°04'04"W) <u>"OREGON, HWY</u>. DEPT FD. MONUMENT FROM S89°45'26"E 406.79 73.98 1866 RECORDED SURVEY NO. ROAD TO WWTF M. & T.M. FRONAPEL CITY OF MOUNT VERNON TO J.H. & L.D. RIX (S77°50'W 620') N78°45'26"W 645.30' CIRCUIT COURT CASE NO. L-7211 M.C.S. #03-0956 578°04'34"W 620.00' (N79°00'W 645.30')1 REFERENCES (IDENTIFIED BY SUPERSCRIPTS) (WEST 500') 20' HAUL ROAD 1 O.D.O.T DWG. #1R-5-437 EASEMENT N89°45'26"W 500.00' 2 M.O.S. #112 R.K. & W.C. HUTCHISON 141.1' W. 3 M.O.S. #302 BK. 119 PG. 159 4 M.O.S. #1866 5 M.O.S. #1925 6 L.P. 96-09 (M.O.S. #1405) CITY OF MOUNT VERNON 7 L.P. 2003-1 DEED #85852 8 JUDGEMENT, CASE #L-7211 BK. 119 PG. 963 DEED, BK. 85, PG. 304 (S76°23'E 611.72") 70.4' LINE TABLE 10 W.D., BK. 95, PG. 98 11 DEED, BK. 119, PG. 963 LINE # BEARING LENGTH 12 DEED, BK. 72, PG. 600 13 B.&S.D., BK. 120, PG. 105 (S89°02'30"E 524.48')¹ N88°47'56"W 524.48' L1 N54°16'34"E 100.00 14 M.C.S. INST. #03-0956 15 W.D. BK. 119, PG. 159 N86°03'04"E 540.00 16 W.D. INST. #20102183 DIAMOND S TRUST 17 Q.C.D. INST. #20113590 H.R. SCOTT MOORE & NO°14'34"E 100.00 FNC. 11.9' S. SARA JANE HENDRIX-MOORE (S71°28'E 189.55') TL706 Q/C DEED #20110359 N71°13'26"W K. LEMONS 29 BASIS OF BEARINGS W:D. #20102183 -N89°56'42"E 5294.49' (N89°56'42"E 5294.55')-LP96-09 1/4 COR. SEC. 29/28 N89°32'48"W 1321.40' (N89°33'06"W 1321.43') CW 16 COR. SEC. 28 S89°44'42"E 1321.40' 28 1925 c/₄ COR. N89°41'18"E 666.75' N89°29'10" E 1985.07 PER C.R. ON FILE (N89°45'00"W 1321.43') (N89°28'52"E 1985.11')⁵ (N89°41'00"E 666.76') LS2632, 4/3/96 MARKED *1996 PER M.O.S. 1925 APPROX. CL. SEC. 28 - SE COR. GREEN ACRES 1/4 COR. SEC.28 27 JOHN DAY RIVER OPLS 2632" NOT LOCATED; PER C.R. ON FILE LS70918, 6/21/2010 SEE M.O.S. 1925 **NARRATIVE** PURSUANT TO ORS 209.250, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF LINES AND CORNERS ESTABLISHED OR REESTABLISHED FOR THIS SURVEY, MADE AT THE REQUEST OF THE CITY OF MOUNT VERNON. WHICH WAS COMPLETED TO RETRACE AND MONUMENT THE BOUNDARY LINES FOR THE CITY'S WASTEWATER TREATMENT FACILITY, IN A PART OF THE SIGNWIA SECTION 28, T. 13 S., R. 30 E., W.M., GRANT COUNTY, OREGON. A) AVAILABILITY/CONDITION OF REFERENCE MONUMENTS MONUMENTS AT THE NE, W/4, E/4, S/4, AND C/4 CORNERS WERE FOUND AND HELD AS THE CONTROLLING POSITIONS FOR THEIR RESPECTIVE CORNERS. THOSE MONUMENTS FOUND ON THE EXTERIOR BOUNDARIES OF THE SECTION HAVE HISTORICALLY BEEN USED AS CONTROLLING SURVEYORS CERTIFICATION (ORS 92.070) ¼ cor. sec. 🥰 I. DEAN J. COON, A REGISTERED REGISTERED POSITIONS FOR THE CORNERS. THE N/4 SHOWN HEREON IS CALCULATED PER M.O.S. #1925. AN ASPHALT PATCH WAS WITNESSED AT THIS PER C.R. ON FILE PROFESSIONAL LAND SURVEYOR, LOCATION ON THURSDAY, OCTOBER 13, 2011. THE MONUMENT WAS NOT EXCAVATED AT THAT TIME. THE OREGON HIGHWAY DEPARTMENT ALUMINUM CAP FOUND NEAR THE NORTHEAST CORNER OF THE PROPERTY WAS HELD AS THE CORRECT AND **PROFESSIONAL** LS70918, 9/11/2009 HEREBY CERTIFY THAT, AT THE LAND SURVEYOR MARKED "CORNERSTONE REQUEST OF THE CITY OF MOUNT INTENDED POSITION FOR THE POINT OF BEGINNING OF THE SUBJECT TRACT. Doopfloon SURVEYING INC. 2009" VERNON, THE SURVEY SHOWN HEREON AT LOCATION LABELED "A", A 5/8" SMOOTH IRON PIN WAS FOUND SO6°07'25"E 2.30' OF THE CALCULATED POSITION, AT A DILAPIDATED ROCK WAS COMPLETED BY ME OR UNDER MY JACK AND BRACED CORNER POST. IT WAS NOT ACCEPTED AS THE PROPERTY CORNER AS NO RECORD WAS FOUND INDICATING ITS SOURCE OR SUPERVISION FROM 04/19/11 OREGON SCALE: 1 INCH = 200 FEET THROUGH 10/13/11, THAT THE LANDS JANUARY 8. 2002 B) INCONSISTENCIES OF OCCUPATION IN RELATION TO THE SURVEYED LINES SHOWN HEREON WERE SURVEYED, DEAN J. COON **BASIS OF BEARINGS** FENCES TIED OUT AROUND THE SURVEYED LINES ARE DIMENSIONED AS SHOWN HEREON. THE DILAPIDATED FENCE (BARBED WIRE) ALONG THE MARKED WITH PROPER MONUMENTS, 65687LS **MAP OF SURVEY NO. 1866** NORTH PROPERTY LINE WAS BROKEN AND DOWN IN SEVERAL PLACES. THE PERIMETER CHAIN LINK FENCE AROUND THE LAGOONS IS SHOWN AND AND ARE TRULY AND ACCURATELY **EAST-WEST CENTERLINE OF SECTION 28** REPRESENTED HEREON. RENEWAL DATE: 12/31/L BEING N89°56'42"E BETWEEN MONUMENTS THE ROAD WHICH ACCESSES THE WWIF DOES NOT APPEAR TO BE COVERED BY ANY EASEMENT OF RECORD. FOUND AT OPPOSITE 1/4 CORNERS PREPARED FOR: C) DISCREPANCIES IN EXISTING DEEDS THE CITY OF MOUNT VERNON ACQUIRED THE SUBJECT TRACT VIA DEED (BOOK 119, PG 963) AND CONDEMNATION (CIRCUIT COURT CASE NO. CITY OF MOUNT VERNON L-7211. THE NORTH LINE OF THE PROPERTY WAS HELD BASED ON THE CONTROLLING CALL TO THE DEED FILED IN BOOK 72, PG. 600, AND WAS RECEIVED AND FILED INTERPRETED TO RUN ON THE SAME BEARING AS THE NORTH LINE OF THE SECTION. THE WEST, SOUTH, AND EAST LINES WERE HELD BASED ON HOLLADAY THE CONTROLLING CALLS FOUND IN THE DEEDS. THE DEED CALLS WERE ROTATED TO MATCH THE BEARING FROM THE FOUND OREGON HIGHWAY GRANT COUNTY SURVEYOR DEPARTMENT ALUMINUM CAP AND THE MONUMENT FOUND AT THE N/4 CORNER. **ENGINEERING CO.** AN APPARENT TYPOGRAPHICAL ERROR WAS FOUND IN W.D. #20102183: A DISTANCE OF 361.32' SHOULD POSSIBLY HAVE BEEN 361.82'. **ENGINEERS • CONSULTANTS** D) RANDOM ERROR IN MEASUREMENTS 32 N. Main Street • P.O. Box 235 • Pavette, Idaho 83661 MEASUREMENTS TAKEN DURING THE COURSE OF THIS SURVEY WERE FROM A LEICA SYSTEM 500 GPS RECEIVER USING REAL-TIME KINEMATIC 208-642-3304 208-642-2159 (fax) METHODS. UNCERTAINTIES DUE TO RANDOM ERROR IN THESE MEASUREMENTS ARE LESS THAN 0.10 FEET. AN AVERAGE PROJECTION SCALE FACTOR OF 0.99998111619 AND AN AVERAGE ELEVATION SCALE FACTOR OF 0.99986664157 WAS USED TO SCALE OREGON NORTH ZONE STATE PLANE hec@holladayengineering.com CADD FILE: COORDINATES FROM GRID TO GROUND. MV11-0312A MV11-0312 BDRY.dwg SHEET 1 OF 1 10/17/11 DRAWN BY: FIELD BOOK/PAGE: LL, PG. 1-DRAWING NO.: CHECKED BY: 0145