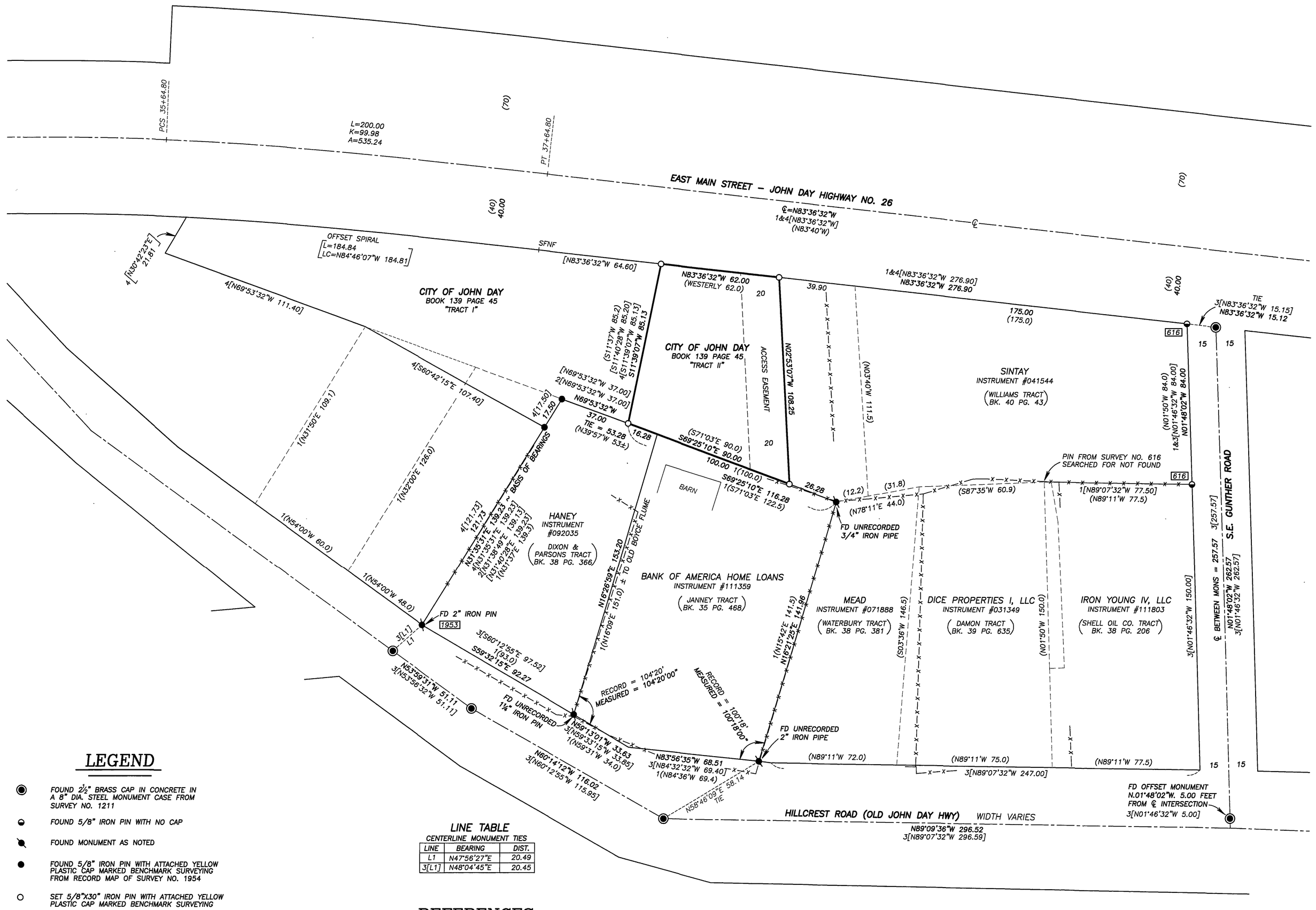

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1954
AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVE HOLLAND, PUBLIC WORKS DIRECTOR FOR THE CITY OF JOHN DAY. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF CITY'S PROPERTY DESCRIBED AS "TRACT II" IN DEED BOOK 139 PAGE 45, AND TO IDENTIFY THE 20 FOOT ACCESS EASEMENT SITUATED THEREON.

FIELD MEASUREMENTS WERE MADE TO RECOVER CONTROLLING MONUMENTS FROM RECORD MAP OF SURVEY NO.'S 249, 616, 995, 1211, 1953 AND 1954. I ACCEPT ALL THE FOUND MONUMENTS FROM SAID SURVEYS AS SHOWN ON THE MAP. MANY OF THE CENTERLINE MONUMENTS FROM SURVEY NO. 1211 HAVE BEEN DISTURBED AND HAVE SHIFTED OVER TIME, BUT ARE STILL WITHIN ACCEPTABLE TOLERANCE.

THE RESULTS OF MY SURVEY DISCLOSED THAT THERE IS ABOUT A 5 FOOT EXCESS IN EASTINGS BETWEEN THE FOUND 2" IRON PIN FROM SURVEY NO. 1953 AND THE WEST RIGHT OF WAY LINE OF S.E. GUNTHER ROAD. SINCE THESE PROPERTIES WERE NOT SIMULTANEOUSLY CONVEYED, IT BECAME NECESSARY TO EVALUATE THE CHRONOLOGY OF THE DEEDS TO DETERMINE JUNIOR–SENIOR RIGHTS.

THE SUBJECT PROPERTY WAS ORIGINALLY PLATTED AS PART OF LOT 9 BLOCK A OF THE 1914 PLAT OF JOHN DAY. IN 1922, FIRST NATIONAL BANK OF GRANT COUNTY CONVEYED A LARGE PORTION OF LOT 9 TO SUSAN K. BOGARD, AS EVIDENCED BY DEED BOOK 34, PAGE 483. BOGARD SUBSEQUENTLY DIVIDED AND SOLD OFF SMALLER TRACTS IN SUCCESSIVE CONVEYANCES ESTABLISHING JUNIOR–SENIOR RIGHTS AS FOLLOWS:

1. MABEL JANNEY, BOOK 35, PAGE 468 (HEREINAFTER CALLED THE JANNEY TRACT).
2. SHELL OIL COMPANY, BOOK 38, PAGE 206 (HEREINAFTER CALLED THE SHELL OIL CO. TRACT).
3. J.M. DIXON AND J.H. PARSONS, BOOK 38, PAGE 366 (HEREINAFTER CALLED THE DIXON AND PARSONS TRACT).
4. LAWRENCE AND ELSIE FAY WATERBURY, BOOK 38, PAGE 381 (HEREINAFTER CALLED THE WATERBURY TRACT).
5. GERTRUDE DAMON, BOOK 39, PAGE 301 (HEREINAFTER CALLED THE DAMON TRACT).
6. HENRY AND CLARA WILLIAMS, BOOK 40, PAGE 43 (HEREINAFTER CALLED THE WILLIAMS TRACT).
7. HENRY AND CLARA WILLIAMS, BOOK 40, PAGE 470 (A PORTION OF WHICH IS NOW THE CITY'S TRACT II DESCRIBED IN BOOK 139, PAGE 45).

MANY OF THE LEGAL DESCRIPTIONS CONTAINED IN THESE EARLY DEEDS ARE SOMEWHAT AMBIGUOUS, BUT SUBSEQUENT DEEDS BEGINNING IN THE 1950'S CONTAIN REVISED DESCRIPTIONS WHICH APPEAR TO HAVE BEEN WRITTEN WITH THE BENEFIT OF A SURVEY. IT'S QUITE POSSIBLE THAT VIC COFFEY, THE ENGINEER WHO PREPARED MAP OF SURVEY 1953, MAY HAVE ALSO PERFORMED OTHER UNRECORDED SURVEYS IN THE AREA OR EVEN PREPARED THE LEGAL DESCRIPTIONS.

I ALSO MADE FIELD MEASUREMENTS TO LOCATE FENCES AND OTHER LINES OF OCCUPATION. I FOUND THREE UNRECORDED SURVEY MONUMENTS AT THE NORTHEAST, SOUTHEAST AND SOUTHWEST CORNERS OF THE JANNEY TRACT. I FEEL COMPELLED TO ACCEPT THESE MONUMENTS FOR THE FOLLOWING REASONS: FIRST, ALL THREE OF THE MONUMENTS ARE LOCATED ALONG FENCES OR IN FENCE CORNERS, INDICATING LANDOWNER RELIANCE. SECOND, ALTHOUGH I FIND NO RECORD OF THESE MONUMENTS, THEY ARE SIMILAR IN NATURE AND AGE TO OTHERS SET BY VIC COFFEY. THIRD, I FIND THAT THESE MONUMENTS FIT RELATIVELY WELL TO OTHER FOUND MONUMENTS AND TO THE DEED RECORD.

THE RIGHT OF WAY OF HILLCREST ROAD IS FORMED BY THE OPEN AREA BETWEEN DEEDED PROPERTIES ON EACH SIDE OF THE STREET. ON RECORD MAP OF SURVEY NO. 1211, THE NORTHERLY RIGHT OF WAY WAS DETERMINED FROM DEED RECORD DIMENSIONS WITH ONLY TWO CONTROLLING MONUMENTS FOUND. THAT BEING SAID, I BELIEVE THAT THE TWO UNRECORDED MONUMENTS ACCEPTED AS THE SOUTHEAST AND SOUTHWEST CORNERS OF THE JANNEY TRACT ARE ALSO THE BEST AVAILABLE EVIDENCE OF THE LOCATION OF THE RIGHT OF WAY IN THAT LOCATION. THE 5 FOOT EXCESS PREVIOUSLY MENTIONED WAS ALSO DISCOVERED IN SURVEY NO. 1211. AT THAT TIME, THE EXCESS WAS PLACED ENTIRELY IN THE DIXON & PARSONS TRACT, SINCE IT IS JUNIOR TO THE JANNEY TRACT. HOWEVER, BY HOLDING THE UNRECORDED MONUMENTS ALONG THE EAST LINE OF THE JANNEY TRACT, THE 5 FOOT EXCESS GETS PLACED IN THE DAMON TRACT, WHICH IS JUNIOR TO THE WATERBURY TRACT AND THE SHELL OIL TRACT. THIS IS ALSO SUPPORTED BY THE FACT THAT THE PHYSICAL LINES OF OCCUPATION FOR THE DIXON AND PARSONS TRACT DO NOT INDICATE THAT ANY EXCESS EXISTS THEREON.

SINCE THE MONUMENT AT THE NORTHEAST CORNER OF THE JANNEY TRACT WAS A CONTROLLING MONUMENT FOR THIS SURVEY, RESOLVING THE BOUNDARIES BETWEEN THE WATERBURY, DAMON, SHELL OIL AND WILLIAMS TRACTS WAS BEYOND THE SCOPE OF THIS PROJECT.

WE SET MONUMENTS AT THE CORNERS OF THE CITY'S TRACT II AT LOCATIONS ACCORDING TO THE DEED AND SURVEY RECORD, AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

LEGEND

- FOUND 2½" BRASS CAP IN CONCRETE IN A 8" DIA. STEEL MONUMENT CASE FROM SURVEY NO. 1211
- FOUND 5/8" IRON PIN WITH NO CAP
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM RECORD MAP OF SURVEY NO. 1954
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- ( ) DEED RECORD BEARING AND DISTANCE
- 1( ) RECORD BEARING AND DISTANCE FROM DEEDS AND FROM SURVEY BY VIC COFFEY (MOS 1953)
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 249
- 1[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 616
- 2[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 995
- 3[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1211.
- 4[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1954
- X—X FENCE LINE
- FOUND MONUMENT FROM SURVEY NO. ☐ RECORD SURVEY NO. IS SHOWN IN BOX
- SFNF MONUMENT SEARCHED FOR BUT NOT FOUND

LINE TABLE

CENTERLINE MONUMENT TIES

LINE	BEARING	DIST.
L1	N47°56'27"E	20.49
3[L1]	N48°04'45"E	20.45

REFERENCES

RECORD MAP OF SURVEY NO.'S 249, 616, 995, 1211, 1953 AND 1954

DEED RECORD INSTRUMENT NO.'S 031349, 041544, 071888, 092035, 111359 AND 111803

DEED RECORD BOOK 34, PAGE 483
BOOK 35, PAGE 468
BOOK 38, PAGE 206
BOOK 38, PAGE 366
BOOK 38, PAGE 381
BOOK 38, PAGE 498
BOOK 39, PAGE 301
BOOK 40, PAGE 43
BOOK 40, PAGE 470
BOOK 79, PAGE 44
BOOK 86, PAGE 586
BOOK 117, PAGE 197
BOOK 119, PAGE 80
BOOK 128, PAGE 828
BOOK 129, PAGE 705
BOOK 139, PAGE 45

1914 PLAT OF JOHN DAY IN BOOK 1, PAGE 11 OF TOWN PLATS

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2015

RECEIVED AND FILED
GRANT COUNTY SURVEYOR
NOV 27 2013
BY:

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
SITUATED IN LOT 9, BLOCK A OF CITY OF JOHN DAY
IN THE NW1/4NE1/4 SECTION 26, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	CITY OF JOHN DAY	
SURVEYED BY	JLH & MCS	11/25/2013
SCALE: 1"=30'	DRAWN BY: JLH	

RECORD MAP OF SURVEY NO. 1990