



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1042
AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DUSTIN OATS. THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND MARK WITH MONUMENTS THE PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN PROPERTIES OWNED BY MR. OATS AND DAVE HOLMSTROM.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I FOUND THE FOLLOWING APPURTENANT SURVEYS AND PLATS:

THE PLAT OF TROWBRIDGE SUBDIVISION WAS PREPARED BY L.E. LUCAS IN 1949. THE PLAT SHOWS BLOCK C LYING SOUTHERLY AND ADJACENT TO MOUNTAIN STREET (NOW SEVENTH STREET). I SEARCHED FOR, BUT COULD NOT FIND THE MONUMENTS SHOWN ON SAID PLAT ON THE WEST END OF BLOCK C.

SURVEY NO. 563, PREPARED BY ROBERT BAGETT, PLS., IN 1979. DURING HIS SURVEY, MR. BAGETT ESTABLISHED THE EAST LINE OF BLOCK C OF TROWBRIDGE SUBDIVISION.

SURVEY NO. 1042, PREPARED BY ROBERT BAGETT, PLS., IN 1988. DURING HIS SURVEY, MR. BAGETT ESTABLISHED CENTERLINE MONUMENTS FOR SEVENTH STREET. THE PLAT APPEARS TO SHOW THAT THE NORTH LINE OF BLOCK C OF TROWBRIDGE SUBDIVISION COINCIDES WITH THE SOUTH RIGHT OF WAY LINE OF SEVENTH STREET.

IN ORDER TO DETERMINE THE POSITION OF BLOCK C, I FIRST LOCATED THE RECORD MONUMENTS FROM THE AFOREMENTIONED SURVEYS. I HELD THE NORTH LINE OF BLOCK C PARALLEL TO AND 25 FEET DISTANT FROM THE CENTERLINE OF SEVENTH STREET. I USED THE FOUND MONUMENTS FROM SURVEY NO. 563 TO DETERMINE THE EAST LINE OF SAID BLOCK C.

I HELD THE PLAT RECORD DISTANCE OF 100.00 FEET FROM THE NORTHEAST CORNER OF LOT 10 TO ESTABLISH THE SOUTHEAST CORNER OF LOT 10. THE SOUTH LINE OF BLOCK C BEARS N.75°25'00"W., A RECORD DISTANCE OF 362.80 FEET FROM THE SOUTHEAST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 6. WHERE THE NORTH LINE OF BLOCK C HAS AN ANGLE POINT APPROXIMATELY 67 FEET FROM THE NORTHEAST CORNER OF LOT 10, THE SOUTH LINE RUNS IN A STRAIGHT LINE ALONG LOTS 6-10, TO CONFORM WITH THE INTENT OF THE ORIGINAL SUBDIVISION PLAT.

THE DIVISION LINES BETWEEN LOTS 6-10 ALL RUN PARALLEL TO THE EAST LINE OF BLOCK C AT RECORD DISTANCES BETWEEN LOTS. ALMOST EVERY LOT LINE WE MEASURED FELL ON AN EXISTING FENCE LINE.

THE DEED DESCRIPTION IN DEED BOOK 111, PAGE 71 ONLY STATES THAT THE CONVEYANCE IS FOR LAND LYING IMMEDIATELY SOUTH OF LOTS 6 AND 7 AND RUNNING TO THE CENTER OF THE JOHN DAY RIVER. THE DESCRIPTION GIVES NO DIRECTION FOR THE SIDE LINES RUNNING TO THE RIVER. I DETERMINED THE LINE BETWEEN THE ADJUSTED TRACT AND LAND DESCRIBED IN BOOK 111, PAGE 71 BASED ON LINES OF OCCUPATION. I SET A MONUMENT ON THE BANK OF THE JOHN DAY RIVER AT THE END OF AN EXISTING FENCE LINE.

I ACCEPT THE FOUND MONUMENTS SHOWN HEREON AND SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. OATS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2016

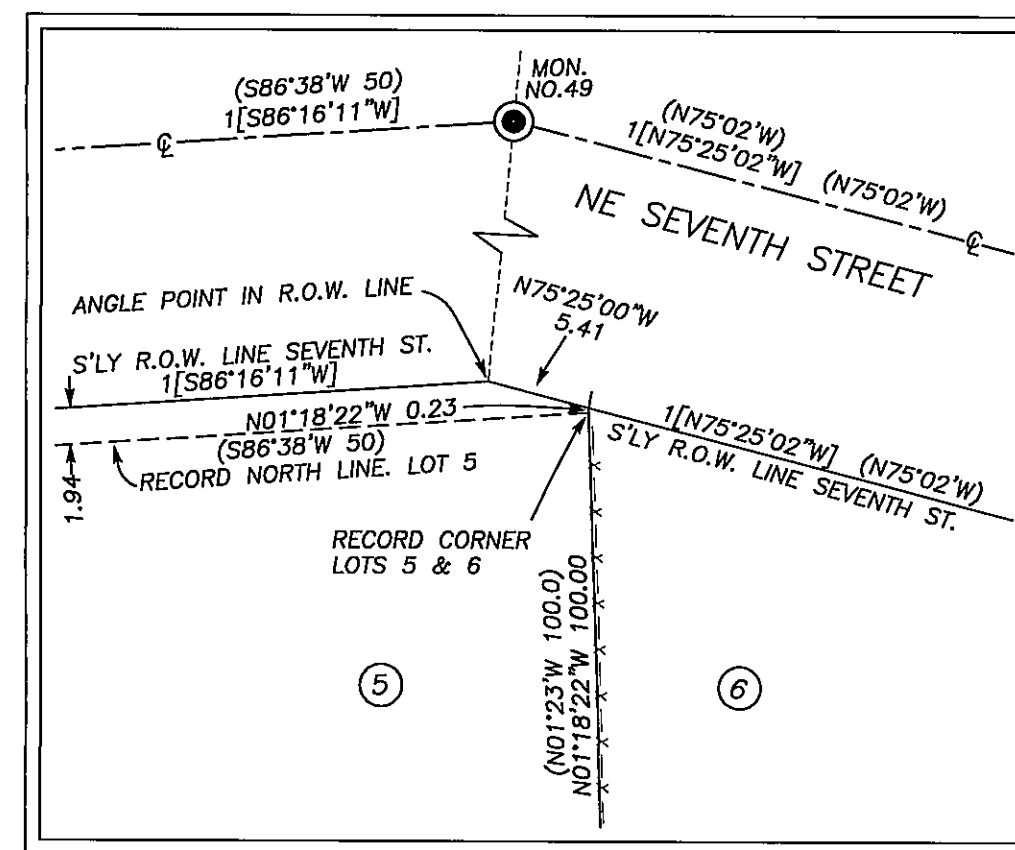
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUNE 27 2014

BY: *[Signature]*

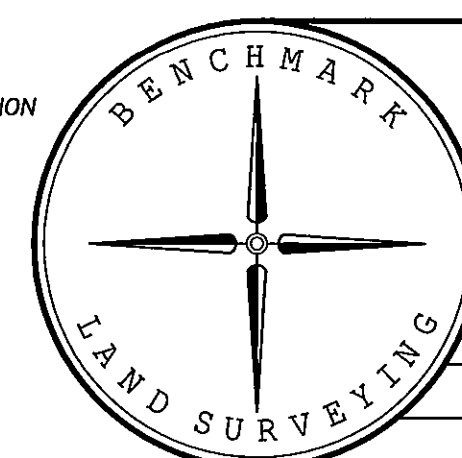
DETAIL

SCALE: 1"=10'



LEGEND

- FOUND 3" BRASS CAP SET IN CONCRETE, IN AN 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 1042
- FOUND 5/8" IRON PIN - NO CAP
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () RECORD BEARING AND DISTANCE FROM TROWBRIDGE SUBDIVISION
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 563
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1042
- FOUND MONUMENT FROM RECORDED SURVEY NO.
- X—X FENCE LINE



REFERENCES

RECORD MAP OF SURVEY NO.'S 563, 582, 1042 & 1117

PLAT OF TROWBRIDGE SUBDIVISION

DEED RECORD INSTRUMENT NO. 20130856

DEED RECORD BOOK 111 PAGE 71
BOOK 111 PAGE 381

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
PROPOSED PROPERTY LINE ADJUSTMENT
SITUATED IN THE NE1/4SW1/4 SECTION 23,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	DUSTIN OATS & DAVE HOLMSTROM	
SURVEYED BY	MCS & JLH	6/20/2014
Scale: 1"=30'	Drawn by: MCS	

RECORD MAP OF SURVEY NO. 2002