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30

NORTH JOHNSON AVE.

[N00°04'50"W] 288.57

[N00°04'50"W] 288.57

RIGHT OF WAY CONVEYED FROM CITY

BY DEED INSTRUMENT #930864

(NORTH 280)

N00°04'50"W 233.10

(NORTH 233.1± ALONG EAST SIDE JOHNSON AVE.)

FOUND PIN BENT
SHOT SPIN POINT

2[55.48]

55.48

49.40

N00°04'50"W 49.30

(NORTH 49.3)

(20.00)

20.00

S89°41'00"W

(S89°41'00"W)

20.00

1.2

S89°41'00"W

(S89°41'00"W)

RECORD POSITION OF
NORTHWEST CORNER OF BLOCK
4 OF CLEAVER COZART ADDITIONAPPROX. 500 SQ. FT.
TO BE DEEDED FROM
RUE TO GOSLINHENRY GOSLIN, JR.
DEED BOOK 96, PG. 220

(EAST 147.3)

APPROX. 500 SQ. FT.
TO BE DEEDED FROM
GOSLIN TO RUERONALD AND SANDY RUE
DEED INST. #20131457
ALSO BK.137, PG.789

BASIS OF BEARING

LINE SHOWN ON SURVEY NO. 1481

N03°17'32"W 215.71

2[N03°17'32"W 215.71]

[N03°17'32"W 215.71]

SOUTH 236.22 (SOUTH 225±)

THERESA
SANDERSON
BK.137, PG.788

BARN

SHOP

SHED

THERESA
SANDERSON

CW1/16 COR.

FOUND MON. DISTURBED.
PIPE IS LEANING SW'LY
APPROXIMATELY 0.3 FT.
LEAD PLUG IS MISSING
FROM THE PIPEN89°41'00"E 344.60 (WEST)
[N89°41'00"E 344.60]
HELD RECORD BEARING AND DIST.
CW1/16 COR. FOUND DISTURBED

N86°17'54"E 146.09 2[N86°17'54"E 146.09]

WEST 146.98 (WEST)

WEST 166.88

DRIVEWAY

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6.08

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BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1481
AS SHOWN

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 1198
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 1228
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 1481
- FOUND 1" I.D. IRON PIPE RESET DURING SURVEY NO. 1228 MONUMENT DISTURBED - LEANS SOUTHWESTERLY
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1198
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1228
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1481
- x-x FENCE LINE
- PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN GOSLIN AND RUE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RON AND SANDY RUE, OWNERS OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 20131457, DEED RECORDS OF GRANT COUNTY OREGON. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE BOUNDARY LINES DESCRIBED IN SAID DEED AND TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN THE RUES AND HENRY GOSLIN JR., AS SHOWN HEREON.

THE FOLLOWING IS A HISTORY OF APPURTENANT CONTROLLING SURVEYS:

SURVEY NO. 1198 WAS CONDUCTED BY ROBERT D. BAGETT, PLS IN JANUARY 1992. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF DELINEATING THE ADJUSTED RIGHT OF WAY LINES OF NORTH JOHNSON AVENUE. PORTIONS OF SAID SURVEY NO. 1198 WERE ADJACENT TO LAND CURRENTLY OWNED BY THE RUES AND THERESA SANDERSON.

SURVEY NO. 1228 WAS ALSO CONDUCTED BY ROBERT D. BAGETT, PLS IN OCTOBER 1992. THE PURPOSE OF THAT SURVEY WAS TO MONUMENT THE INTERSECTION OF THE SOUTH LINE OF LAND OWNED BY HENRY GOSLIN, JR. AND THE EAST RIGHT OF WAY LINE OF NORTH JOHNSON AVENUE.

SURVEY NO. 1481 WAS ALSO CONDUCTED BY ROBERT D. BAGETT IN MAY OF 1998. THE PURPOSE OF THAT SURVEY WAS TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN CLIFFORD HAMMON (A PREVIOUS OWNER OF THE RUES' PROPERTY) AND THERESA SANDERSON. THE NARRATIVE ON SAID SURVEY NO. 1481 STATES IN PART THAT "...NEW MONUMENTS WERE SET ON THE PROPOSED PROPERTY ADJUSTMENT LINES AT LOCATIONS APPROVED BY MS. SANDERSON AND CLIFFORD HAMMON..."

TO BEGIN THIS SURVEY I LOCATED AND ACCEPTED THE FOUND MONUMENTS SHOWN HEREON. I THEN RAN THE DEED RECORD COURSES AND DISTANCES ALONG THE RUES' WEST AND NORTH PROPERTY LINES AS DESCRIBED IN DEED INSTRUMENT NO. 20131457 AND DEED RECORD BOOK 137, PAGES 788 AND 789. THENCE FROM THE NORTHEAST CORNER OF THE RUES' TRACT, I RAN THE RECORD BEARING OF SOUTH TO A POINT DUE EAST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE SOUTH LINE RUNS THE RECORD BEARING OF WEST, TO THE POINT OF BEGINNING. I EXTENDED THE NORTH AND SOUTH LINES OF THE RUES' PROPERTY WESTERLY TO INTERSECT THE EAST RIGHT OF WAY LINE OF NORTH JOHNSON AVE PER DEED INSTRUMENT NO. 930864.

THE EAST PROPERTY LINE OF THE RUES' TRACT BISECTS AN EXISTING WOOD BARN. I HAVE SHOWN THE DISTANCES TO THE PROPERTY LINE FROM THE CORNERS OF SAID BARN HEREON.

PER INSTRUCTIONS FROM RON AND SANDY RUE, HENRY GOSLIN, JR. AND AN APPROVAL FROM THE CITY OF PRAIRIE CITY, I SET MONUMENTS ON THE PROPOSED ADJUSTED PROPERTY LINE BETWEEN THE RUES AND MR. GOSLIN. THE ADJUSTED LINE IS INTENDED TO EQUALLY DIVIDE THE GAP UNINTENTIONALLY CREATED BY DEED BETWEEN THE RUES AND MR. GOSLIN.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1198, 1228 & 1481
DEED RECORD INSTRUMENT NO.'S 921315, 930864, 930868, 971206 & 20131457
DEED RECORD BOOK 96 PAGE 220
BOOK 137 PAGE 788
BOOK 137 PAGE 789
CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF GRANT JUDGMENT NO. 99-04106 CV

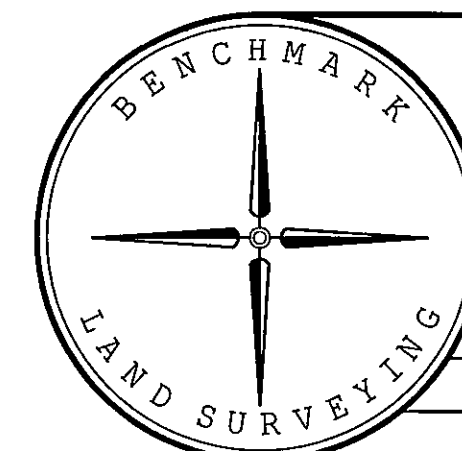
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAR 18 2015

BY:

REGISTERED
PROFESSIONAL
LAND SURVEYOR
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2016

BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516MAP OF SURVEY
SHOWING A BOUNDARY SURVEY AND PROPOSED
PROPERTY LINE ADJUSTMENT SITUATED IN THE
SW1/4NW1/4 SECTION 2, T.13S., R.33E., W.M.,
CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON

SURVEYED FOR	RON AND SANDY RUE	
SURVEYED BY	MCS	3/13/2015
Scale: 1"=30'	Drawn by: MCS	

RECORD MAP OF SURVEY NO. 2023