

Proposed Property Line Adjustment
SITUATED IN THE
S1/2 SW1/4 OF SECTION 21
T.13S., R.31E., W.M.
GRANT COUNTY, OREGON
Survey Completed on April 21, 2015

NARRATIVE

This survey was performed at the request of Tom Ware to locate and monument a proposed Property Line Adjustment, as shown herein, between Mr. Ware's tract as described in Deed Instrument #2011-1620 (referred to as TRACT A) and Deed Instrument 2009-0915 (referred to as TRACT B) of the Grant County Deed Records. The intent of this Property Line Adjustment is to re-locate that common boundary along the existing fence line.

This survey is based on Grant County Map of Survey #1911, which is the boundary survey for the tract lying west of and adjacent to Mr. Ware's property.

The breakdown of Section 21, along with the geometry and location of Highway 26/395, are held as shown on said Map of Survey #1911.

The deed instruments, listed herein under references, are individually analyzed, and when shifted to the modern measurements of their controlling public land corner and rotated to this survey's basis of bearing, fit well with the existing fence lines on the North Line of the S1/2 SW1/4 of Section 21 as stated in the Narrative on Map of Survey #1911. This analysis utilized common boundaries for the tracts, regardless of minor differences in the legal descriptions, and no overlap or gap was considered. It should be noted that several of those legal descriptions do not reflect the current right of way of the John Day Highway, including Instrument #2009-0915.

The North-South bearing lines of the tracts are held at N00°37'27"E, as shown.

The record tracts, based on this survey, are located as follows:

TRACT A (Deed Instrument 2011-1620)

A tract of land situated in the S1/2 SW1/4 of Section 21, T.13S., R.31E., W.M., as follows:
Beginning at a 5/8" iron pin with a yellow cap marked FS&E, on the northerly right of way line of the John Day Highway, said point being 420.98 ft. North and 1316.75 ft. East of the SW Corner of said Section 21;
Thence N00°37'27"E, 887.27 ft. to a 5/8" iron pin with a yellow cap marked FS&E, on the North Line of the said S1/2 SW1/4 of Section 21;
Thence S89°36'47"E along the said North Line, 100.00 ft.;
Thence S00°37'27"W, 859.18 ft. to the said Northerly right of way of the John Day Highway;
Thence on the said northerly right of way line along a 1597.02 ft. radius curve, 104.00 ft. (the long chord bearing S74°42'57"W, 103.98 ft.) to the POINT OF BEGINNING.
Containing 2.01 Acres.

TRACT B (Deed Instrument 2009-0915)

A tract of land situated in the S1/2 SW1/4 of Section 21, T.13S., R.31E., W.M., as follows:
Beginning at a point on the northerly right of way line of the John Day Highway, said point being 448.38 ft. North and 1417.07 ft. East of the SW Corner of said Section 21;
Thence N00°37'27"E, 859.18 ft. to the north line of the said S1/2 SW1/4 of Section 21;
Thence S89°36'47"E along the said North Line, 100.00 ft.;
Thence S00°37'27"W, 823.83 ft. to the said Northerly right of way of the John Day Highway;
Thence on the said northerly right of way line along a 1597.02 ft. radius curve, 106.22 ft. (the long chord bearing S70°56'41"W, 106.20 ft.) to the POINT OF BEGINNING.
Containing 1.93 Acres.

The proposed adjusted property line would transfer the following from TRACT A to TRACT B:

Beginning at a point on the northerly right of way line of the John Day Highway, said point being 448.38 ft. North and 1417.06 ft. East of the SW Corner of said Section 21;
Thence on the said northerly right of way line along a 1597.02 ft. radius curve, 5.29 ft. (the long chord bearing S72°56'42"W, 5.29 ft.) to a 5/8" iron pin with an orange plastic cap marked" FS&E SURVEY MARKER, at the extension of the existing fence line southerly to its intersection with the said northerly right of way line;
Thence N00°52'44"E along the said existing fence, 860.79 ft. to a 5/8" iron pin with an orange plastic cap marked" FS&E SURVEY MARKER, said pin being on the north line of the said S1/2 SW1/4 of Section 21;
Thence S89°36'47"E along the said north line, 1.21 ft.;
Thence S00°37'27"W, 859.18 ft. to the POINT OF BEGINNING.
Containing 0.06 Acres.

The resulting, post property line adjustment tracts are described as follows:

TRACT A(Post Property Line Adjustment)

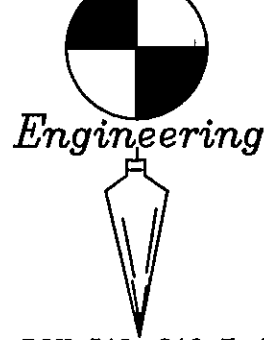
A tract of land situated in the S1/2 SW1/4 of Section 21, T.13S., R.31E., W.M., as follows:
Beginning at a 5/8" iron pin with a yellow cap marked FS&E, on the northerly right of way line of the John Day Highway, said point being 420.98 ft. North and 1316.75 ft. East of the SW Corner of said Section 21;
Thence N00°37'27"E, 887.27 ft. to a 5/8" iron pin with a yellow cap marked FS&E, on the North Line of the said S1/2 SW1/4 of Section 21;
Thence S89°36'47"E along the said North Line, 98.79 ft. to a 5/8" iron pin with an orange plastic cap marked" FS&E SURVEY MARKER, said pin being at the intersection of the said north line and a existing N-S coursing fence;
Thence S00°52'44"W along the said existing fence, 860.79 ft. to a 5/8" iron pin with an orange plastic cap marked" FS&E SURVEY MARKER, said pin being on the north right of way of the John Day Highway;
Thence on the said northerly right of way line along a 1597.02 ft. radius curve, 98.71 ft. (the long chord bearing S74°48'38"W, 98.69 ft.) to the POINT OF BEGINNING.
Containing 1.94 Acres.

TRACT B(Post Property Line Adjustment)

A tract of land situated in the S1/2 SW1/4 of Section 21, T.13S., R.31E., W.M., as follows:
Beginning at a 5/8" iron pin with an orange cap marked FS&E SURVEY MARKER, on the northerly right of way line of the John Day Highway, said point being 446.83 ft. North and 1412.00 ft. East of the SW Corner of said Section 21, said point also being at the extension of the existing fence line southerly to its intersection with the said northerly right of way line;
Thence N00°52'44"E along the said existing fence, 860.79 ft. to a 5/8" iron pin with an orange plastic cap marked" FS&E SURVEY MARKER, said pin being on the north line of the said S1/2 SW1/4 of Section 21;
Thence S89°36'47"E along the said North Line, 101.21 ft.;
Thence S00°37'27"W, 823.83 ft. to the northerly right of way of the John Day Highway;
Thence on the said northerly right of way line along a 1597.02 ft. radius curve, 111.51 ft. (the long chord bearing S71°02'23"W, 111.49 ft.) to the POINT OF BEGINNING.
Containing 1.99 Acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865
RENEWS: 1/1/2016

Ferguson Surveying



P.O. BOX 519, 210 E. MAIN
MT. VERNON, OR 97565
PHONE (541) 882-4520
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Scale: 1"=60'
BASIS OF BEARING: Grant County Map of Survey 1911.

T.13S. R.31E.
SECTION 21

REFERENCES

Oregon State Highway
Department Drawing 7B-16-21

GRANT COUNTY
MAPS OF SURVEY

161 545
310 761
358 1476
1911

GRANT COUNTY
DEED RECORDS

B63 P120 B66 P650
B63 P121 B67 P210
B63 P284 B67 P251
B66 P604 B99 P290
B66 P645 #20101190
#2009-0915 #2011-1620

LEGEND

- (Map #) Bearing/Dist Record Bearing/Distance from the Indicated Grant County Map of Survey.
- *Bearing/Dist Measured Bearing/Distance Identical to those shown on Grant County Map of Survey 1911.
- [Bearing/Dist] Bearing/Distance from Deed Instrument 2011-1620 (parcel 1) of the Grant County Deed Records.
- (Bearing/Dist) Bearing/Distance from Deed Instrument 2009-0915 of the Grant County Deed Records.
- Found 5/8" pin from Map of Survey No. 310
 - Found 5/8" pin with yellow "FS&E" cap from Map of Survey No. 1911
 - Found record survey monument. See note at symbol.
 - Calculated position, no monument found or set this survey.
 - Set 5/8"x30" rebar pin with yellow plastic cap marked "FS&E".
- Record Boundary Line to be Adjusted
- Proposed Adjusted Boundary
- Centerline John Day Highway (26/395)
- Right of Way, John Day Highway
- Existing Fence Lines

R.O.W. CENTERLINE CURVE DATA		
P.I. STA. 321+32.99 TA=34°15'00" 3°30'00" Curve Lt. Ts=680.29		
Spiral In 350' Spiral s=6°07'30" a=1.0 Chord= S86°53'38"E, 349.82	Circular Δ=22°00'00" R=1637.02 L=628.57 Chord= N78°01'22"E, 624.72	Spiral Out 350' Spiral s=6°07'30" a=1.0 Chord= N62°56'22"E, 349.82
RECORD. CENTERLINE CURVE DATA, Drg. #7B-16-21		
P.I. STA. 321+33.00 TA=34°15'00" 3°30'00" Curve Lt. Ts=680.29		
Spiral In 350' Spiral s=6°07'30" a=1.0	Circular Δ=22°00'00" R=1637.02 L=628.57	Spiral Out 350' Spiral s=6°07'30" a=1.0

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	03°40'17"	1597.02	102.33	N78°25'01"E		102.31
C2	03°43'52"	1597.02	104.00	S74°42'57"W		103.98
C3	03°32'29"	1597.02	98.71	S74°48'38"W		98.69
C4	00°11'23"	1597.02	5.29	S72°56'42"W		5.29
C5	03°48'39"	1597.02	106.22	S70°56'41"W		106.20
C6	04°00'02"	1597.02	111.51	S71°02'23"W		111.49

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 24 2015

BY: