

## REFERENCES

RECORD MAP OF SURVEY NO.'S 61, 136, 830, 1328, 1358, 1702 & 1801  
1914 PLAT OF JOHN DAY  
1946 MAP OF JOHN DAY BY L.E. LUCAS, P.E.  
DEED RECORD INSTRUMENT NO.'S 950787, 982088, 20071686, 20131973, 20132066 & 20140340

DEED RECORD BOOK 48 PAGE 393  
BOOK 48 PAGE 418  
BOOK 67 PAGE 287  
BOOK 121 PAGE 662  
BOOK 130 PAGE 195  
BOOK 132 PAGE 449  
BOOK 137 PAGE 993

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

SEP 18 2015

BY:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454

EXPIRES: 6/30/2017



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  
BOUNDARY SURVEY AND PROPOSED PROPERTY LINE ADJUSTMENT  
SITUATED IN BLOCK G JOHN DAY  
IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 SECTION 26,  
T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	THOMPSON, ROBERTSON & CERNAZANU
SURVEYED BY	JLH, JCJ & MRT
DATE	9/16/2015
SCALE: 1"=40'	DRAWN BY: JLH

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HUGH THOMPSON ON BEHALF OF THE HUBERT AND NANCY THOMPSON FAMILY TRUST, SHAUN ROBERTSON, ON BEHALF OF OPERA HOUSE, LLC AND TOOTIE CERNAZANU ON BEHALF OF CERNAZANU ENTERPRISES LLC. THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES OF THE THOMPSON AND CERNAZANU PROPERTIES, AND TO SURVEY A PROPOSED PROPERTY LINE ADJUSTMENT.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT CONTROLLING MONUMENTS FROM RECORD MAP OF SURVEY NO.'S 61, 136, 830, 1328, 1358, 1702 AND 1801. I ACCEPT ALL THE FOUND MONUMENTS FROM THE AFOREMENTIONED SURVEYS, AS SHOWN HEREON.

I PLACED THE CORNERS OF THE CERNAZANU TRACT AS FOLLOWS:  
THE SENIOR DEED RECORD DISTANCE OF 86 FEET WAS HELD ALONG THE SOUTHERLY RIGHT OF WAY OF S.E. DAYTON STREET TO ESTABLISH THE MOST WESTERLY CORNER, WHICH WAS PREVIOUSLY DETERMINED BUT NOT MONUMENTED ON MAP OF SURVEY NO. 1211. I THEN TURNED THE DEED RECORD ANGLE OF 96°42'00" TO ESTABLISH THE BEARING OF THE SOUTHWEST LINE. THE BEARING OF THE WESTERLY LINE OF THE THOMPSON TRACT WAS DETERMINED FROM THE FOUND MONUMENTS FROM MAP OF SURVEY NO. 830. A BEARING-BEARING INTERSECTION OF THESE TWO LINES ESTABLISHED THE POSITION OF THE MOST SOUTHERLY CORNER OF THE CERNAZANU TRACT. FROM THIS CORNER, THE DEED RECORD ANGLE OF 83°45'00" WAS HELD TO ESTABLISH THE BEARING OF THE SOUTHEAST LINE. THE INTERSECTION OF THIS LINE WITH THE SOUTHERLY LINE OF THE OPERA HOUSE TRACT ESTABLISHED THE MOST EASTERLY CORNER OF THE CERNAZANU TRACT.

THE NORTHWEST LINE OF THE TRACT IDENTIFIED AS "PARCEL 3" IN DEED NO. 20140340 WAS PLACED AS PER THE DEED RECORD BEARINGS AND DISTANCES, AS SHOWN.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND, THE DEED AND SURVEY RECORD AND THE PROCEDURES OUTLINED HEREIN. THE PROPOSED PROPERTY LINE ADJUSTMENT WAS MONUMENTED AT POSITIONS APPROVED BY HUGH THOMPSON AND SHAUN ROBERTSON.

## BASIS OF BEARINGS

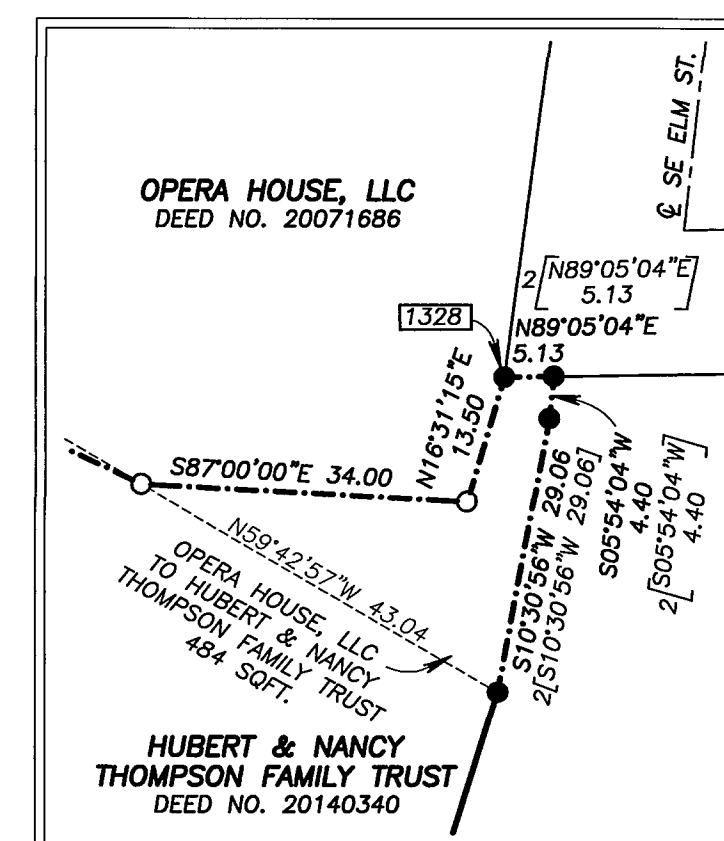
RECORD MAP OF SURVEY NO. 1211  
AS SHOWN

## LEGEND

- FOUND A 1/2" IRON PIPE IN A WELL CASING, SURROUNDED IN CONCRETE AS PER RECORD MAP OF SURVEY NO. 61. A LARGE STEEL ROUND-HEAD SPIKE HAS BEEN DRIVEN INSIDE THE 1/2" PIPE BY PERSONS UNKNOWN.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP SET BELOW THE ASPHALT SURFACE IN AN 8" DIAMETER CAST IRON MONUMENT BOX FROM SURVEY NO. 1801
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGA SURVEY MARKER" FROM RECORD MAP OF SURVEY NO. 830
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER" FROM RECORD MAP OF SURVEY NO. 1358 (UNLESS OTHERWISE NOTED)
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- ( ) DEED RECORD BEARING AND DISTANCE
- [ ] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 830
- 1[ ] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1211
- 2[ ] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1358
- 3[ ] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1702
- FOUND MONUMENT FROM SURVEY NO. □  
RECORD SURVEY NO. IS SHOWN IN BOX
- x-x FENCE LINE
- PROPERTY LINE ADJUSTMENT

## DETAIL

SCALE: 1"=20'



RECORD MAP OF SURVEY NO. 2039