FOUND MONUMENT OFFSET BASIS OF BEARINGS N89°44'04"E 3.00 FT. FROM & INTERSECTION OF NORTH CANYON 90 (WEST 445.1) **25.** [25. 1,2,3[S89°44'04"W 445.20] BLVD. AND NW FIRST AVE. \$89.44.04.W 445.20 FROM INTERSECT POINT NW FIRST AVENUE D(WEST 159.0) 21 3[N89°56'31"W 158.76] 1,3[N89°56'31"W] 25.00 D(WEST 83.8) D(WEST 75.2) D(WEST 50) 1[25.00] 1[25.00] INSTRUMENT NO. 20052952 INSTRUMENT NO. DEED BOOK 113, MONUMENT SEARCHED FOR, NOT FOUND. FOUND A STEEL 991207 PAGE 33 FORMING STAKE 0.1' NORTH & 0.1' EAST FROM RECORD CORNER. SEE NARRATIVE (DIMENSIONS SHOWN ARE TO THE RECORD CORNER POSITION) D(82.0) D(76.4) N89°29'53"E 157.99 2,3[N89°29'53"E 157.99] D(N89°43'00"E 158.40) (158.6)0 D(50.0) (NO1'23'W) 1,2[N01'43'55"W] 2[S89°44'17"W] GRAIKOWSKI INSTRUMENT NO. 960173 TRACT I 14,726 SQFT. AFTER ADJUSTMENT LOT 3 PROPOSED PROPERTY LINE ADJUSTMENT 2[S89°57'07"W] S89°57'07"W 156.06 D(N87°00'E 153.5) D(WEST 155.7) GRAIKOWSKI INSTRUMENT NO. 951385 TRACT II 9,573 SQFT. AFTER ADJUSTMENT 2[N89°26'30"E 154.31] N89°26'30"E 154.31 LOT 4 BOUNDARY LINE AGREEMENT - DEED NO. 20091579 (152.8) D(N89'23'E 153.5) SW COR. 2[N89°26'43"E 152.80] LOT 2 LOT 10 LOT 9 LOT 5

RECEIVED AND FILED GRANT COUNTY SURVEYOR

NOV 24 2015

BY: DIE



- FOUND 3" BRASS CAP SET IN CONCRETE, BELOW ASPHALT SURFACE IN AN 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 1008
- FOUND UNRECORDED 3/4" IRON PIPE ORIGIN UNKNOWN.
 ACCEPTED ON SURVEY NO. 1876
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING" FROM SURVEY NO. 1876
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- D() DEED RECORD BEARING AND DISTANCE
- () 1914 PLAT OF JOHN DAY RECORD BEARING AND DISTANCE
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1008
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1876
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 2041
- x-x FENCE LINE
 - APPROXIMATE LOCATION OF DEED LINE

NARRATIVE

THIS SURVEY WAS PERFORMED FOR DAN GRAIKOWSKI, WITH THE PURPOSE OF MONUMENTING A PROPOSED PROPERTY LINE ADJUSTMENT IN BLOCK E OF JOHN DAY. PLANNING APPROVAL FOR THIS PROPERTY LINE ADJUSTMENT WAS OBTAINED FROM THE CITY OF JOHN DAY ON NOVEMBER 19. 2015.

MR. GRAIKOWSKI ACQUIRED TITLE TO THESE TWO TRACTS SEPARATELY AS EVIDENCED BY DEED RECORD INSTRUMENT NO.'S 951385 AND 960173. ON JULY 31, 2009, A BOUNDARY LINE AGREEMENT WAS FILED IN THE GRANT COUNTY DEED RECORDS AS INSTRUMENT NO. 20091579, WHICH REMOVED AN UNCERTAINTY IN THE LOCATION OF THE SOUTH LINE OF TRACT II.

A SEARCH WAS MADE OF THE AVAILABLE SURVEY RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT CONTROLLING MONUMENTS SHOWN ON RECORD MAP OF SURVEY NO.'S 1008, 1876 AND 2041. THE 1/2" IRON PIPE FOUND IN 2009 DURING SURVEY NO. 1876 AT THE NORTHEAST CORNER OF TRACT I WAS SEARCHED FOR BUT NOT FOUND DURING SURVEY NO. 2041. SINCE THE TIME THE PIPE WAS FOUND AND ACCEPTED IN 2009, A NEW CHAIN LINK FENCE HAS BEEN CONSTRUCTED, POSSIBLY DISPLACING THE PIPE. A FORMING STAKE WAS FOUND 0.1 FT. NORTH AND 0.1 FT. EAST OF THE RECORD CORNER, WHICH DID NOT EXIST AT THIS LOCATION IN 2009. ALL OTHER CONTROLLING MONUMENTS WERE FOUND AND ACCEPTED, AS SHOWN HEREON.

I PREPARED A LEGAL DESCRIPTION FOR THIS PROPERTY LINE ADJUSTMENT, AS WELL AS LEGAL DESCRIPTIONS OF TRACT I AND TRACT II AFTER THE ADJUSTMENT.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1008, 1876 & 2041

THE 1914 PLAT OF JOHN DAY
DEED RECORD BOOK 85 PAGE 647
BOOK 113 PAGE 33
BOOK 138 PAGE 648

DEED RECORD INSTRUMENT NO.'S 910650, 951385, 960173, 991207, 030808, 20052952 & 20091579



EXPIRES: 6/30/2017

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1008

€ NW FIRST AVENUE BEARS S89°44'04"W

AS SHOWN

SURVEY SURVEY

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
IN BLOCK E OF JOHN DAY

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

SURVEYED FOR DAN GRAIKOWSKI

SURVEYED BY

JLH & MRT

11/24/2015

SCALE: 1"=30'

DRAWN BY: JLH