

NARRATIVE

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF DETERMINING THE SOUTHERN BOUNDARY AND PORTIONS OF WESTERN BOUNDARY OF LAND OWNED BY JOE AND DEBBIE LETOSKY, AS SAID PROPERTY IS DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20073193. THE LETOSKYS EXPECT TO PARTITION THE SUBJECT PROPERTY IN THE NEAR FUTURE AND IT IS THE INTENT OF THIS SURVEY TO SIMPLIFY AND CLARIFY CERTAIN BOUNDARY ISSUES PRIOR TO THE PARTITION PLAT.

PORTIONS OF THE WEST BOUNDARY OF THE SUBJECT PROPERTY ARE COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY (HIGHWAY 26). OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 4B-25-11 DATED FEBRUARY 1935 (ENTITLED VALDE RANCH-DAYVILLE SECTION) SHOWS AN ALIGNMENT FOR THE HIGHWAY THAT BEGINS SEVERAL MILES WESTERLY OF DAYVILLE AND ENDS NEAR STATION 284+88.0 OF THE ALIGNMENT SHOWN HEREON. THE RIGHT OF WAY ON MAP 4B-25-11 HAS A CONSTANT WIDTH OF 80 FEET.

MAP OF SURVEY NO. 1050 WAS PREPARED BY DOUGLAS FERGUSON, PLS., IN 1988 DURING THE COURSE OF HIS SURVEY. MR. FERGUSON SUBDIVIDES SECTION 1, T.13S., R.26E., FERGUSON'S MAP DOES NOT SHOW HIGHWAY RIGHT OF WAY AS IT PERTAINS TO THE LETOSKI PROJECT, BUT HIS PLACEMENT OF THE C-E/16 HAS A DIRECT EFFECT ON THE RIGHT OF WAY LOCATION.

IN 1998, DOUGLAS FERGUSON PERFORMED SURVEY NO. 1468 AT THE REQUEST OF THE OREGON DEPARTMENT OF TRANSPORTATION. THIS MAP SHOWS A CENTERLINE AND RIGHT OF WAY THAT ALSO STARTS WESTERLY OF DAYVILLE AND RUNS THROUGH THE CITY TO THE EAST LINE OF SAID SECTION 1. THIS MAP SHOWS TWO CENTERLINES, ONE DESIGNED WITH CIRCULAR CURVES AND ONE DESIGNED WITH SPIRAL CURVES. THE RIGHT OF WAY LINES ARE ESSENTIALLY OFFSET FROM THE CENTERLINE DESIGNED WITH CIRCULAR CURVES. HOWEVER, THE STATIONS AT WHICH THE RIGHT OF WAY MONUMENTS WERE SET REFERENCE THE CENTERLINE DESIGNED WITH SPIRAL CURVES. THE NARRATIVE ON SURVEY 1468 STATES THAT THE PURPOSE OF THE SURVEY WAS TO MONUMENT THE RECONSTRUCTED RIGHT OF WAY AND TO SHOW THE HIGHWAY PRIOR TO CONSTRUCTION.

IN 2004 MR. FERGUSON FILED SURVEY NO. 1658 WHICH WAS A CORRECTION SURVEY THAT ADDRESSED THE ERRONEOUS PLACEMENT OF THE C-E/16 CORNER OF SAID SECTION 1 AND PORTIONS OF THE HIGHWAY RIGHT OF WAY. THE RIGHT OF WAY SHOWN HEREON IS BASED ON SURVEY NO. 1658.

I MADE FIELD MEASUREMENTS TO LOCATE RECORD MONUMENTS SHOWN ON SURVEY NO. 1050, 1468 AND 1658. I FOUND DISCREPANCIES BETWEEN THE RECORD POSITIONS AND MY SURVEYED POSITIONS FOR MANY OF THESE CORNERS. UTILIZING THE FOUND MONUMENTS AND RECORD CENTERLINE AND RIGHT OF WAY ALIGNMENTS, I PLACE THE HIGHWAY AS FOLLOWS:

I HELD THE POSITION OF THE FOUND MONUMENT AT THE E1/4 OF SAID SECTION 1. I ALSO HELD THE BEARING OF S 88°43'05"W BETWEEN THE E1/4 CORNER AND THE C-E/16 ESTABLISHED DURING SURVEY NO. 1658 AS THE BASIS OF BEARINGS.

THE COORDINATE TABLE HEREON SHOWS THE DIFFERENCE BETWEEN THE CALCULATED RECORD AND FOUND POSITION FOR RIGHT OF WAY MONUMENTS SHOWN HEREON. DIMENSIONS SHOWN HEREON ARE TO THE CALCULATED RECORD POSITION FOR EACH HIGHWAY RIGHT OF WAY STATION.

I PLACED THE MERCANTILE TRACT BY HOLDING THE RECORD LOCATION OF THE SOUTHWEST CORNER OF SAID TRACT FROM SURVEY NO. 3 1468 AND 1658. I ROTATED THE RECORD DIMENSIONS FOR THE MERCANTILE TRACT 02°17'08" COUNTERCLOCKWISE SO THAT THE WESTERLY LINE OF SAID TRACT IS POINTED DIRECTLY AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF SAID TRACT. I HELD THE RECORD ANGLE OF 91°34'00" BETWEEN THE WESTERLY LINE AND THE NORTHERLY LINE TO ESTABLISH THE DIRECTION OF THE NORTH LINE OF SAID TRACT. TO ESTABLISH THE EASTERLY LINE OF SAID TRACT, I INTERVIEWED A PREVIOUS OWNER OF THE MERCANTILE TRACT AND A LONG-TIME RESIDENT OF DAYVILLE. HE TOLD ME THAT THE WOODEN FENCE THAT RUNS ALONG THE EASTERLY LINE OF THE MERCANTILE TRACT HAS BEEN IN THAT SAME LOCATION FOR MANY YEARS. WITH THIS TESTIMONY IN MIND, I EXTENDED THE NORTH LINE OF THE MERCANTILE TRACT TO INTERSECT THE EXISTING WOODEN FENCE. I THEN HELD THE DIRECTION OF THE FENCE SOUTHWESTERLY TO THE HIGHWAY RIGHT OF WAY LINE.

THE PORTION OF THE LETOSKY TRACT LYING IN THE NE1/4SE1/4 OF SAID SECTION 1 IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NE1/4SE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE UPPER BANK OF THE J.E. SNOW'S UPPER IRRIGATION DITCH, WHERE THE LINE RUNNING EAST AND WEST ON THE SOUTH SIDE OF THE NE1/4 OF SAID SEC. 1 INTERSECTS SAID DITCH; THENCE SOUTHEASTERLY, ALONG SAID UPPER BANK OF SAID IRRIGATION DITCH AND ACROSS SAID DITCH WHERE IT MAKES A SHARP TURN TO THE SOUTH, TO THE CENTER OF THE SOUTH FORK OF THE JOHN DAY RIVER; THENCE DOWN THE CENTER OF SAID RIVER TO A POINT WHERE IT INTERSECTS THE EAST AND WEST LINE ON THE SOUTH SIDE OF THE NE1/4 OF SAID SEC. 1; THENCE WEST, ON SAID LINE, TO THE PLACE OF BEGINNING.

THE BOUNDARY LINE DESCRIBED ABOVE IS COMMON WITH LETOSKY TO THE NORTH, SMITH TO THE WEST AND DUPREE TO THE SOUTH. DUE TO PATENT AMBIGUITIES IN THE DEED DESCRIPTIONS, ALL PARTIES AGREED TO PROCEED WITH A BOUNDARY BY AGREEMENT TO RESOLVE THE LOCATION OF THE PROPERTY LINE. THE DEEDS ARE RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK AS DEED INSTRUMENT NO'S 20170876 AND 20170946.

WE FOUND AN EXISTING FENCE LINE RUNNING ALONG THE CREST OF A HILL WHICH SERVES AS THE UPPER BANK OF THE DITCH. THE FENCE STARTS NEAR THE NORTH LINE OF THE NE1/4SE1/4 AND RUNS SOUTHEASTERLY ALONG THE UPPER BANK UNTIL A POINT AT WHICH IT CROSSES THE DITCH AND RUNS EASTERLY FOR APPROXIMATELY 200 FEET.

SUBSEQUENT TO THE BOUNDARY BY AGREEMENTS BETWEEN LETOSKY, SMITH AND DUPREE, THE PORTION OF THE LETOSKYS' PROPERTY SITUATED IN THE NE1/4SE1/4 SECTION 1 IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING", SAID POINT BEING SITUATED ON THE NORTH LINE OF SAID NE1/4SE1/4 AT A POINT S 88°43'05"W, 707.32 FEET FROM E1/4 CORNER OF SAID SECTION 1; THENCE S 88°43'05"W, 189.90 FEET; THENCE S 88°43'05"W, 87.07 FEET; THENCE N 82°08'06"E, 270 FEET; MORE OR LESS, TO THE CENTER OF THE SOUTH FORK OF THE JOHN DAY RIVER; THENCE NORTHERLY DOWN THE CENTER OF SAID RIVER TO A POINT WHERE IT INTERSECTS THE NORTH LINE OF THE NE1/4SE1/4 SAID SECTION 1; THENCE S 88°43'05"W ALONG THE NORTH LINE OF SAID NE1/4SE1/4 TO THE POINT OF BEGINNING.

I SET NEW MONUMENTS SHOWN HEREON BASED ON THE EVIDENCE FOUND AND ACCORDING TO CONCLUSIONS OUTLINED IN THIS NARRATIVE. I SET OFFSET MONUMENTS ON BOUNDARY LINES INTERSECTING THE JOHN DAY RIVER AT POSITIONS I HOPE TO BE SAFE FROM EROSION OR ACCRETION. I SET A 5 FOOT OFFSET MONUMENT AT THE SOUTHWEST CORNER OF THE MERCANTILE TRACT AS THE CORNER POSITION WAS OCCUPIED BY A TELEPHONE RISER. I DID NOT RESET A NEW PIN AT THE INTERSECTION OF THE HIGHWAY RIGHT OF WAY LINE AND THE SOUTH LINE OF THE SE1/4NE1/4. THE CALCULATED POSITION FALL AT THE BASE OF A STREET LIGHT.

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" GRANT COUNTY SURVEYOR BRASS CAP
- FOUND MONUMENT AS SHOWN
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED PLS 848 FROM SURVEY NO. 1468
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP FROM SURVEY NO. 1658
- FOUND 5/8" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED WITH R.O.W. STATION AND 2003 - PLS 848 FROM SURVEY NO. 1658
- FOUND 5/8" IRON PIN - NO CAP, FROM SURVEY NO. 1658 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP FROM SURVEY NO. 1658
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD R.O.W. WIDTH AND STATION
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1050
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1468
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1658
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1668
- R-C } RECORD AND CALCULATED HIGHWAY CENTERLINE AND R.O.W. DATA FOR THE "RESOLVED PREVIOUS ALIGNMENT" FROM SURVEY NO. 1658
- R-R/W } RECORD AND CALCULATED HIGHWAY CENTERLINE DATA FOR THE "DESIGN ALIGNMENT" FROM SURVEY NO. 1658
- D-C } RECORD MONUMENT SEARCHED FOR, NOT FOUND
- SPNF } RECORD MONUMENT SEARCHED FOR, NOT FOUND
- X-X } WIRE FENCE LINE
- O—O— } WOODEN FENCE LINE

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1658 AS SHOWN

REFERENCES

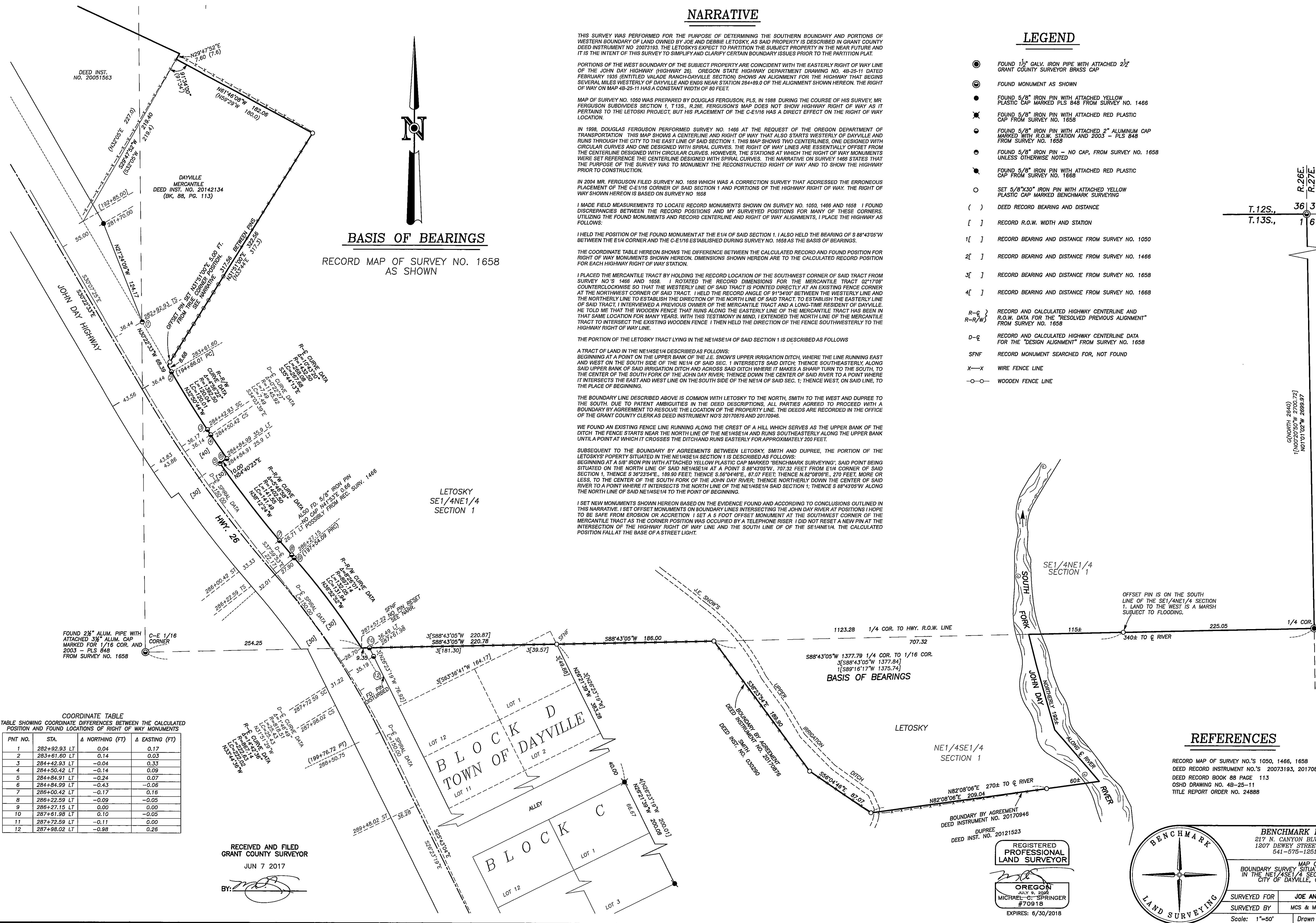
RECORD MAP OF SURVEY NO.'S 1050, 1468, 1658
DEED RECORD INSTRUMENT NO.'S 20073193, 20170876, 20170946
DEED RECORD BOOK 88 PAGE 113
OSHD DRAWING NO. 4B-25-11
TITLE REPORT ORDER NO. 24888

BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
1207 DEWEY STREET BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

MAP OF SURVEY
BOUNDARY SURVEY SITUATED IN THE SE1/4NE1/4 AND IN THE NE1/4SE1/4 SECTION 1, T.13S., R.26E., W.M., CITY OF DAYVILLE, GRANT COUNTY, OREGON

SURVEYED FOR JOE AND DEBBIE LETOSKY
SURVEYED BY MCS & MRT
Scale: 1"=50'
Drawn by: MCS
5/30/2017

RECORD MAP OF SURVEY NO. 2062



COORDINATE TABLE
TABLE SHOWING COORDINATE DIFFERENCES BETWEEN THE CALCULATED POSITION AND FOUND LOCATIONS OF RIGHT OF WAY MONUMENTS

PNT NO.	STA.	Δ NORTHING (FT)	Δ EASTING (FT)
1	282+92.93 LT	0.04	0.17
2	283+61.60 LT	0.14	0.03
3	284+42.93 LT	-0.04	0.33
4	284+50.42 LT	-0.14	0.09
5	284+84.91 LT	-0.24	0.07
6	284+84.99 LT	-0.43	-0.06
7	286+00.42 LT	-0.17	-0.16
8	286+22.59 LT	-0.09	-0.05
9	286+27.15 LT	0.00	0.00
10	287+61.98 LT	0.10	-0.05
11	287+72.59 LT	-0.11	0.00
12	287+98.02 LT	-0.98	0.26

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 7 2017

BY: [Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2018

