

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 565
AS SHOWN

LEGEND

- FOUND 5/8" IRON PIN - NO CAP FROM SURVEY NO. 565
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP FROM SURVEY NO. 1886
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE AND FROM RECORD MAP OF SURVEY NO. 565
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1886
- X-X FENCE LINE

NARRATIVE

THIS SURVEY WAS PERFORMED IN COMBINATION WITH AN ALTA/NSPS SURVEY. THE SURVEYS WERE REQUESTED BY JOHN VANCE ON BEHALF OF NORTHWEST REAL ESTATE CAPITAL CORPORATION. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE EXTERIOR CORNERS OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 20121047, DEED RECORDS OF GRANT COUNTY, OREGON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. COUNTY SURVEYOR RECORDS SHOW THAT THE SUBJECT PROPERTY WAS ORIGINALLY SURVEYED IN 1979 BY ROBERT BAGETT, PLS. HIS MAP IS RECORDED AS RECORD MAP OF SURVEY NO. 565. I ALSO FOUND RECORD SURVEY NO. 1886 BY JACK WATSON CONDUCTED IN DECEMBER 2009. MR. WATSON'S SURVEY IS A TRACT LYING WEST OF AND ADJACENT TO A PORTION OF THE WEST BOUNDARY LINE OF THE PROPERTY SHOWN HEREON.

I ACCEPT THE FOUND MONUMENTS FROM SURVEY NO. 565. I ALSO ACCEPT THE FOUND MONUMENT FROM SURVEY NO. 1886 LOCATED ON THE NORTH HIGHWAY RIGHT OF WAY LINE AND AT THE SOUTHWEST CORNER OF THE PROPERTY BEING SURVEYED HEREON.

I SEARCHED FOR, BUT DID NOT FIND THE NORTHWEST CORNER OF THE MEADOWBROOK TRACT. IT APPEARS THAT THIS CORNER MAY HAVE BEEN DESTROYED DURING THE PAVING OF THE PARKING LOT. I SET THE MISSING CORNER AT RECORD BEARING AND DISTANCE FROM THE FOUND PIN ON THE NORTH BOUNDARY OF THE SUBJECT TRACT AND AT RECORD DISTANCE FROM THE FOUND PIN ON THE HIGHWAY RIGHT OF WAY LINE. THE OTHER FOUND PIN FROM SURVEY NO. 1886 MAY BE DISTURBED. IT FALLS IN THE GRAVEL ADJACENT TO A DRIVEWAY AND SEEMS TO BE BENT. I DO NOT ACCEPT THIS PIN AS BEING ON THE BOUNDARY OF THE SUBJECT TRACT.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

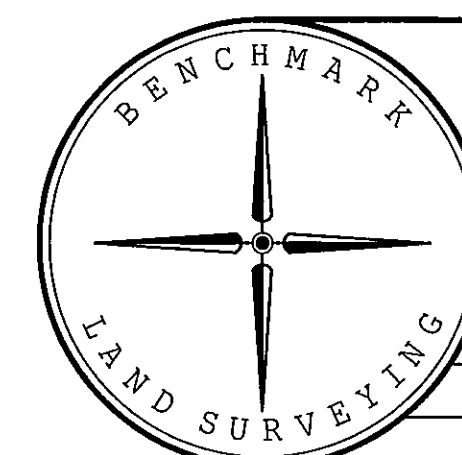
JUNE 7 2017

BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2018



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

MAP OF SURVEY
SITUATED IN THE NE1/4NE1/4 SEC. 26,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	NORTHWEST REAL ESTATE CAPITAL CORP.
SURVEYED BY	MCS
Scale: 1"=30'	Drawn by: MCS
	4/22/2017

RECORD MAP OF SURVEY NO. 2070