



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1914
SOUTHERLY RIGHT OF WAY LINE OF SEVENTH
STREET (EXTENDED) BEARS S64°35'00"E

LEGEND

- FOUND 5/8" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 309
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 563
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 607
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 636
- 4[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1733
- 5[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1914
- 6[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 2002
- XXX FOUND MONUMENT FROM RECORDED SURVEY NO. XXX
- X—X FENCE LINE
- SFNF RECORD MONUMENT SEARCHED FOR, NOT FOUND

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRETT MORRIS. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF MR. MORRIS'S PROPERTY AS DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20092745. PRELIMINARY DEED RESEARCH SHOWED THAT MR. MORRIS'S PROPERTY AND THE ADJOINING PROPERTIES WERE CONVEYED SEQUENTIALLY AND THAT JUNIOR/SENIOR RIGHTS WOULD NEED TO BE DETERMINED AS PART OF THIS SURVEY.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. COUNTY SURVEYOR RECORDS SHOW THE FOLLOWING RELEVANT RECORD SURVEY NO.'S: 309, 563, 607, 636, 1733, 1914, 2002 AND THE PLAT OF TROWBRIDGE SUBDIVISION. I ALSO SEARCHED GRANT COUNTY DEED RECORDS FOR THE CURRENT AND HISTORICAL RECORDS FOR DEEDS THAT WOULD CONTROL JUNIOR/SENIOR RIGHTS.

I HELD THE FOUND MONUMENTS FROM SURVEY NO.'S 563, 607 AND 636 TO DETERMINE THE SOUTH RIGHT OF WAY LINE OF SEVENTH STREET (EXTENDED). I HELD THE FOUND MONUMENTS FROM SURVEY NO.'S 309 AND 563 TO DETERMINE THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTIES. FOR THE CRAMER TRACT, I HELD THE RECORD DISTANCE OF 500.00 FEET ALONG SEVENTH STREET FROM THE NORTHEAST CORNER OF LOT 10, BLOCK C OF TROWBRIDGE SUBDIVISION ACCORDING TO THE SENIOR DEED RECORDED IN BOOK 108, PAGE 537. I GAVE THIS TRACT ITS FULL RECORD WIDTH OF 100.00 FEET AND USED THE DEED RECORD BEARING OF S.25°25'00"W. FOR THE DIRECTION OF THE SIDE LINES.

FOR THE ALLEN ESTATE TRACT I HELD THE RECORD DISTANCE OF 210.00 ALONG SEVENTH STREET FROM THE NORTHEAST CORNER OF SAID LOT 10 ACCORDING TO SENIOR DEED RECORDED IN BOOK 110, PAGE 956. I GAVE THIS TRACT ITS FULL RECORD WIDTH OF 95.00 FEET AND HELD THE SIDE LINES PARALLEL TO EACH OTHER, AS SHOWN HEREON. THE MORRIS TRACT IS JUNIOR TO THE CRAMER AND ALLEN ESTATE TRACTS AND THUS IS GIVEN THE REMAINING EXCESSES OR DEFICIENCIES.

UNLESS OTHERWISE NOTED, I ACCEPT THE FOUND MONUMENTS SHOWN HEREON, I SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND AND AS OUTLINED HEREIN.

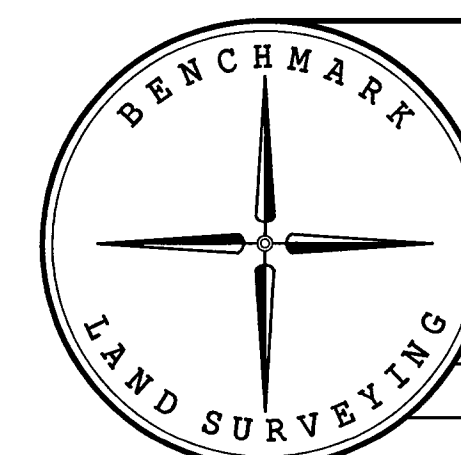
REFERENCES

RECORD MAP OF SURVEY NO.'S 309, 563, 607,
636, 1733, 1914 & 2002

PLAT OF TROWBRIDGE SUBDIVISION

DEED RECORD INSTRUMENT NO.'S 20092745, 20140060, 20152015

DEED RECORD BOOK 108 PAGE 537
BOOK 110 PAGE 956



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
PROPERTY BOUNDARY SURVEY
SITUATED IN THE NE1/4SE1/4 SECTION 23, T.13S., R.31E., W.M.,
CITY OF JOHN DAY,
GRANT COUNTY, OREGON

SURVEYED FOR	BRETT MORRIS	
SURVEYED BY	MCS	1/27/2018
Scale: 1"= 50'	Drawn by: MCS	

RECORD MAP OF SURVEY NO. 2085

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2018

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

FEB 2 2018

BY: