



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 491
THIRTEENTH STREET BEARS N.89°53'40"E.,
AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ERIC BERNARD ON BEHALF OF WAYNE BERNARD. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BERNARD PROPERTY SITUATED IN BLOCKS 76 AND 77 OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION. DURING THE COURSE OF THIS SURVEY, MARVIN RYNEARSON REQUESTED THAT WE ALSO SURVEY PORTIONS OF HIS PROPERTY WITHIN THESE BLOCKS.

THE BERNARD PROPERTY IS COMPRISED OF LOTS 5 THROUGH 8 IN BLOCK 76 AND LOTS 9 THROUGH 16 IN BLOCK 77 AS DESCRIBED IN ESTATE NO. 2025 FILED DECEMBER 18, 2003 IN THE PROBATE COURT OF GRANT COUNTY. THE RYNEARSONS ARE THE OWNERS OF LOTS 1 THROUGH 4 IN BLOCK 76 AS EVIDENCED BY DEED NO. 043137. ADDITIONALLY, REVERSIONARY RIGHTS OF THE OWNERS OF THE ADJACENT LOTS TO THE CENTER OF SOUTH McHALEY AVENUE WERE INURED THERETO BY MEANS OF CITY ORDINANCE NO. 2017-01, WHICH EFFECTIVELY VACATED SOUTH McHALEY AVENUE BETWEEN THIRTEENTH AND FOURTEENTH STREETS. THE RYNEARSONS ALSO OWN LOTS 7 AND 8 IN BLOCK 77 AS EVIDENCED BY DEED NO. 911032.

THE MAP OF THE PRAIRIE CITY LAND COMPANY'S FIRST ADDITION TO PRAIRIE CITY WAS SURVEYED APRIL 1900 BY ARTHUR PHILBRICK, AND FILED FOR THE RECORD APRIL 26, 1900. IN 1977, ROBERT BAGETT, PLS, PERFORMED MAP OF SURVEY NO. 491, WHICH MONUMENTED CERTAIN STREET CENTERLINE INTERSECTIONS IN PRAIRIE CITY. THIS HELPED TO PERPETUATE THE NETWORK OF CONTROL FOR THE VARIOUS ADDITIONS IN PRAIRIE CITY. IN 1981, ROBERT BAGETT ALSO PERFORMED MAP OF SURVEY NO. 683, WHICH IN PART MONUMENTED THE NORTHEAST AND NORTHWEST CORNERS OF LOT 7 IN BLOCK 77. IN 2003, ROBERT BAGETT PERFORMED MAP OF SURVEY NO. 1669, WHICH DOCUMENTED THE PERPETUATION OF THE CENTERLINE MONUMENT AT JOHNSON AVENUE SOUTH AND THIRTEENTH STREET.

I FOUND THE CONTROLLING MONUMENTS FROM THE AFOREMENTIONED SURVEYS, AS SHOWN HEREON. I HELD THE MONUMENTS FROM RECORD MAP OF SURVEY NO.'S 491 AND 1669, AND DETERMINED THE REMAINING STREET CENTERLINE INTERSECTIONS AS FOLLOWS:
FROM THE FOUND MONUMENT AT THIRTEENTH AND JOHNSON AVE. SOUTH, I MEASURED THE RECORD BEARING AND DISTANCE SHOWN ON MAP OF SURVEY NO. 683 TO DETERMINE THE CENTERLINE INTERSECTION OF FOURTEENTH STREET AND JOHNSON AVE. SOUTH. I THEN RAN THE RECORD BEARING FOR FOURTEENTH STREET AS SHOWN ON MAP OF SURVEY NO. 683 EASTERLY TO INTERSECT HALL AVE. SOUTH. THE CENTERLINE OF HALL AVE. SOUTH WAS DETERMINED BY HOLDING THE FOUND CENTERLINE MONUMENTS AT TWELFTH AND THIRTEENTH STREETS AND PROJECTING THAT BEARING SOUTH.

I SEARCHED FOR BUT FOUND NO TRACE OF THE MONUMENT FROM MAP OF SURVEY NO. 683 AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 77. I SET A NEW PIN IN THE RECORD POSITION. THE PIN AT THE NORTHWEST CORNER OF SAID LOT 7 WAS FOUND DISTURBED AND WAS RESET THIS SURVEY.

I SET NEW MONUMENTS AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND ACCORDING TO THE METHODS OUTLINED HEREIN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JASON L. HATFIELD
NOVEMBER 30, 2007
#69454

EXPIRES: 6/30/2019

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

FEB 12 2018

BY:

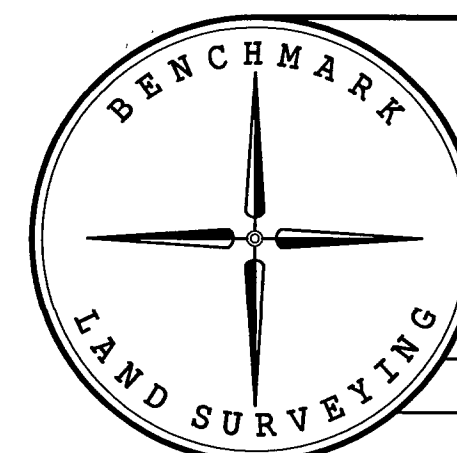
[Signature]

LEGEND

- ◆ FOUND CENTERLINE MONUMENT FROM RECORD MAP OF SURVEY NO. 491: A 3" BRASS CAP SET IN CONCRETE BELOW GRADE IN A CAST IRON MONUMENT CASE
- ◆ FOUND CENTERLINE MONUMENT FROM RECORD MAP OF SURVEY NO. 1669: A 2 1/2" BRASS CAP SET IN CONCRETE BELOW GRADE IN A CAST IRON MONUMENT CASE
- FOUND 5/8" IRON PIN WITH NO CAP FROM RECORD MAP OF SURVEY NO. 683
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD BEARING AND DISTANCE FROM THE MAP OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION
- [] RECORD BEARING AND DISTANCE FROM RECORD MAP OF SURVEY NO. 491
- 1[] RECORD BEARING AND DISTANCE FROM RECORD MAP OF SURVEY NO. 683
- x—x FENCE LINE
- SFNF MONUMENT SEARCHED FOR NOT FOUND

REFERENCES

RECORD MAP OF SURVEY NO.'S 491, 683 AND 1669
DEED RECORD INSTRUMENT NO.'S 911032 AND 043137
ESTATE NO. 2025 - PROBATE COURT RECORDS OF GRANT COUNTY
MAP OF THE PRAIRIE CITY LAND COMPANY'S FIRST ADDITION
PRAIRIE CITY ORDINANCE NO. 2017-01



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		
LOTS IN BLOCKS 76 AND 77 PRAIRIE CITY LAND COMPANY'S FIRST ADDITION SITUATED IN THE NW1/4SW1/4 SECTION 11, T.13S., R.33E., W.M., CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON		
SURVEYED FOR	ERIC BERNARD AND MARVIN RYNEARSON	
SURVEYED BY	JLH	2/7/2018
SCALE: 1"=60'	DRAWN BY: JLH	

RECORD MAP OF SURVEY NO. 2088