

BASIS OF BEARINGS

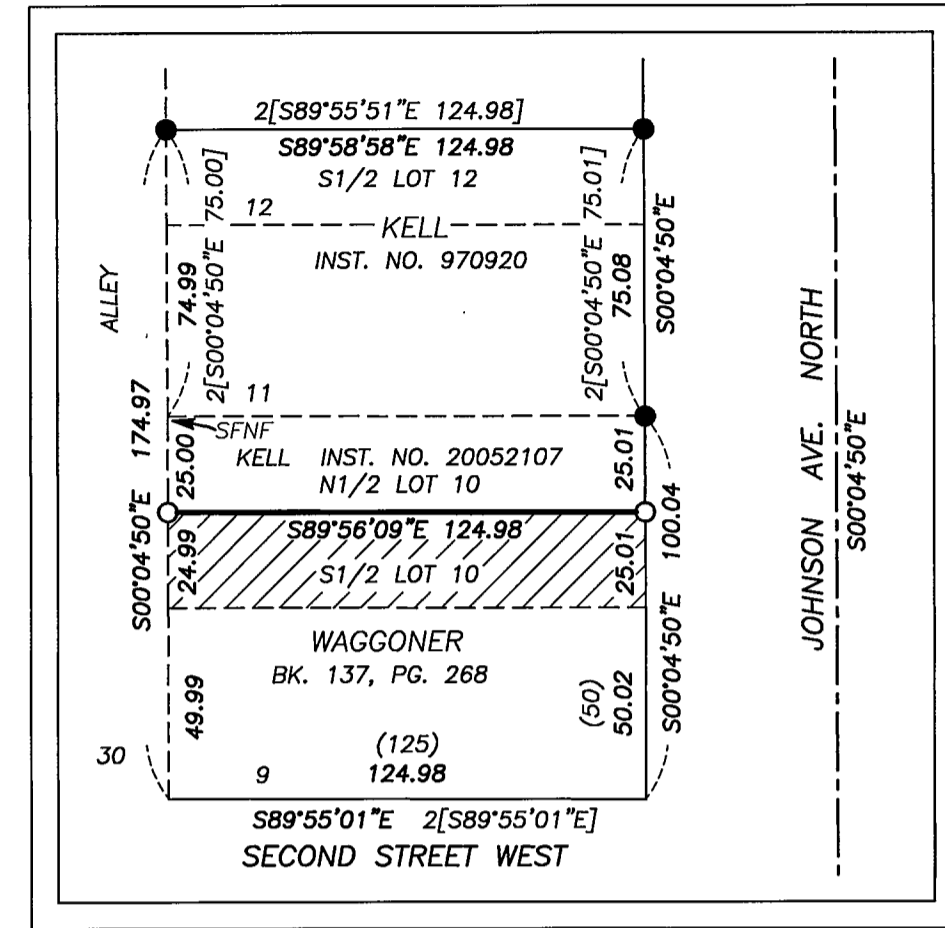
RECORD MAP OF SURVEY NO. 491
AS SHOWN

LEGEND

- FOUND 3" BRASS CAP SET IN CONCRETE, BELOW STREET SURFACE IN AN 8" CAST IRON MONUMENT CASE - FROM SURVEY NO. 491
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BCA SURVEY MARKER FROM, SURVEY NO. 1101
- FOUND 5/8" IRON PIN - NO CAP, FROM SURVEY NO. 139
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () RECORD BEARING AND DISTANCE: CLEAVER & COZART'S ADD.
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 491
- 2[] RECORD BEARING AND DISTANCE: SURVEY NO. 1101
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 1944
- SFNF RECORD SURVEY MONUMENT SEARCHED FOR, NOT FOUND
- ▨ S1/2 LOT 10, BLOCK 6 CONVEYED TO WAGGONER DEED INST. NO. 20181555

DETAIL

SCALE: 1"=50'



NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF RON AND KIM KELL, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO.'S 970920 AND 20052107, AND RONALD AND CAROL WAGGONER, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED RECORD BOOK 137, PAGE 268. THE PURPOSE OF THIS PROJECT WAS TO SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT BETWEEN THE KELLS AND THE WAGGONERS, AS DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20181555.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I MADE FIELD MEASUREMENTS TO LOCATE CONTROLLING CENTERLINE MONUMENTS FROM SURVEY NO. 491 AND OTHER RECORD MONUMENTS FROM SURVEY NO.'S 139 AND 1101. I FOUND THE CENTERLINE MONUMENT AT THE INTERSECTION OF FOURTH STREET WEST AND JOHNSON AVENUE TO BE ABOUT 0.07 FEET SOUTH OF ITS RECORD POSITION. IN ORDER TO MAINTAIN THE INTEGRITY OF PREVIOUS SURVEYS AND THE REMAINING UNSURVEYED PORTIONS OF THE SUBDIVISION, I HELD THE RECORD POSITION FOR THIS CENTERLINE MONUMENT.

I FOUND THE RECORD IRON PIN MONUMENT FROM SURVEY NO. 139 NEAR THE NW CORNER OF BLOCK 6 DISTURBED. I STRAIGHTENED THE PIN, BUT WAS UNABLE TO DETERMINE ITS ORIGINAL POSITION DUE TO ITS CONDITION. I DO NOT ACCEPT THIS IRON PIN AS BEING LOCATED AT THE NW BLOCK CORNER. I ACCEPT ALL OTHER FOUND MONUMENTS SHOWN HEREON. NEW IRON PINS WERE SET ON THE ADJUSTED PROPERTY LINE AT PROPORTIONATE MEASURE BASED ON THE EVIDENCE SHOWN HEREON.

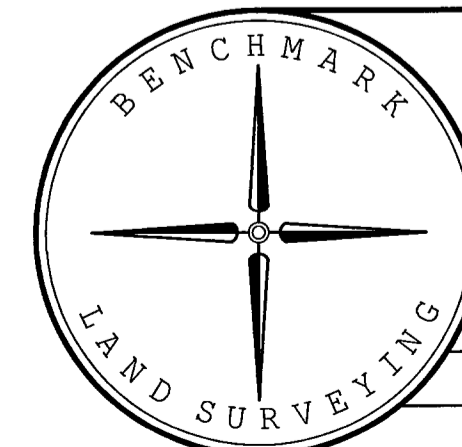
REFERENCES

- RECORD MAP OF SURVEY NO.'S 139, 491, 1101 & 1944
- DEED RECORD INSTRUMENT NO.'S 970920, 20052107 & 20181555
- DEED RECORD BOOK 137 PAGE 268
- 1900 PLAT OF CLEAVER & COZART'S ADDITION

RECEIVED AND FILED
GRANT COUNTY SURVEYOR
JUL 7 2018
BY: [Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2020



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

PROPERTY LINE ADJUSTMENT - THE S1/2 LOT 10, BLOCK 6
CLEAVER & COZART'S ADDITION, TO PRAIRIE CITY
SITUATED IN THE NW1/4SW1/4 SECTION 2, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON

SURVEYED FOR	KELL / WAGGONER	
SURVEYED BY	MCS	6/18/2018
SCALE: 1"=100'		Drawn by: MCS