

REPLAT NO. 2019-R\_01

A REPLAT OF A PORTION OF LOT 7 AND LOTS 8, 9 AND 10 OF MASSON ADDITION ~ SITUATED IN THE SW1/4SE1/4 AND THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF ZION JACOBSON, OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20161708. THE PURPOSE OF THIS SURVEY WAS TO REPLAT MR. JACOBSON'S PROPERTY INTO ONE LOT, AS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I FOUND THE FOLLOWING RECORDED PLATS AND SURVEYS: THE 1937 PLAT OF 62 ADDITION TO CANYON CITY, THE 1948 PLAT OF MASSON ADDITION TO CANYON CITY AND RECORD MAP OF SURVEY NO. 169. I SEARCHED FOR BUT DID NOT FIND MONUMENTS FROM EITHER 62 ADDITION OR MASSON ADDITION. I MADE FIELD MEASUREMENTS TO LOCATE APURTENANT MONUMENTS SHOWN ON RECORD SURVEY NO. 169. I ACCEPT THE FOUND MONUMENTS FROM SAID SURVEY AS SHOWN ON THE ANNEXED PLAT.

I ESTABLISHED THE NORTH LINE OF MASSON ADDITION BY HOLDING THE TWO FOUND PINS FROM SURVEY NO. 169 AND EXTENDED THE LINE EASTERLY TO NORTH HUMBOLT STREET. THE EXTENDED LINE INTERSECTS THE NORTHEAST CORNER OF A RETAINING WALL PER SURVEY NO. 169 AND THE DESCRIPTION IN DEED BOOK 123, PAGE 614, DEED RECORDS OF GRANT COUNTY.

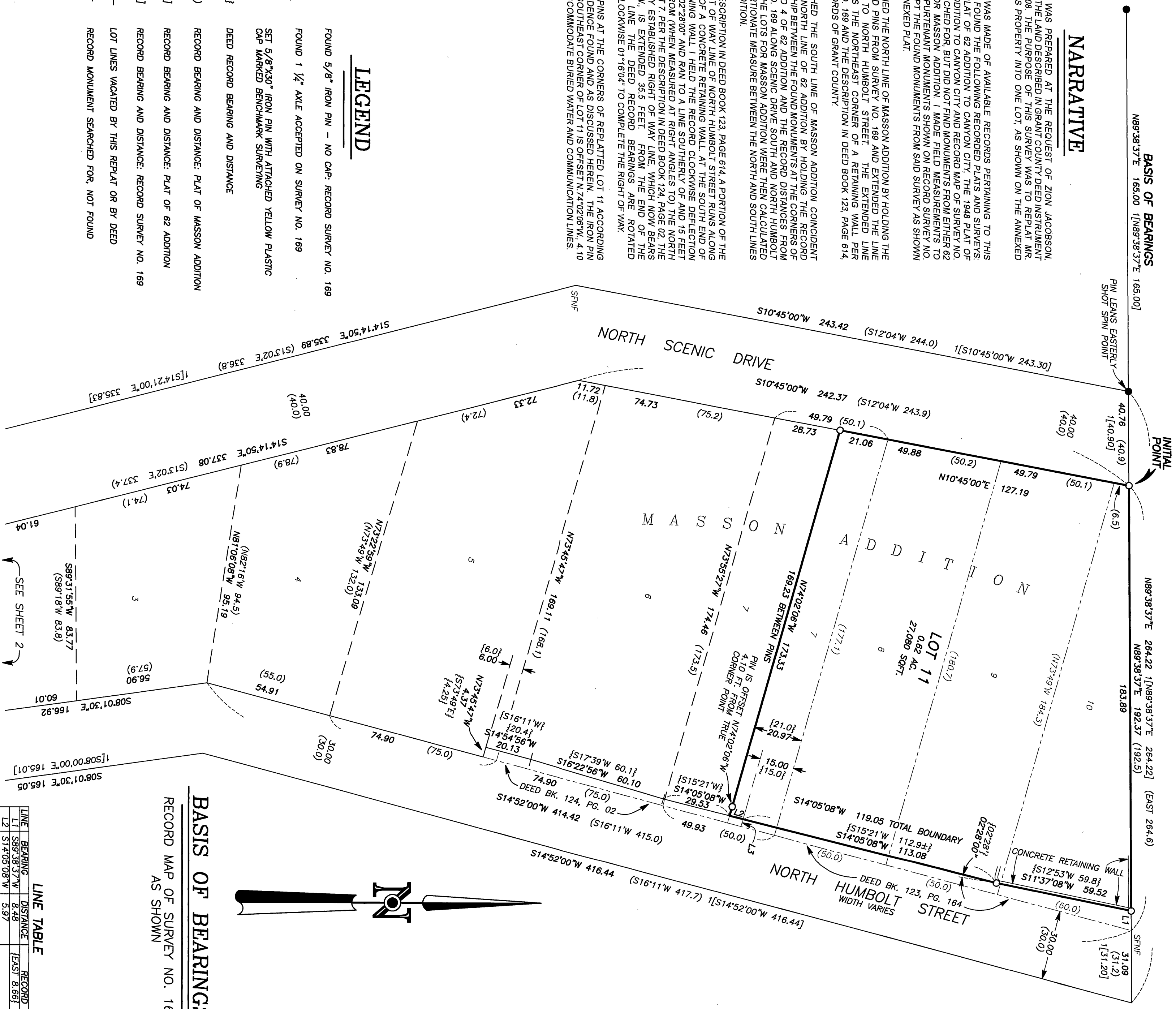
I ESTABLISHED THE SOUTH LINE OF MASSON ADDITION COINCIDENT WITH THE NORTH LINE OF 62 ADDITION BY HOLDING THE RECORD RELATIONSHIP BETWEEN THE FOUND MONUMENTS AT THE CORNERS OF LOTS 3 AND 4 OF 62 ADDITION AND THE RECORD DISTANCES FROM SURVEY NO. 169 ALONG SCENIC DRIVE SOUTH AND NORTH HUMBOLT STREET. THE LOTS FOR MASSON ADDITION WERE THEN CALCULATED BY PROPORTIONATE MEASURE BETWEEN THE NORTH AND SOUTH LINES OF THE ADDITION.

PER THE DESCRIPTION IN DEED BOOK 123, PAGE 614, A PORTION OF THE WEST RIGHT OF WAY LINE OF NORTH HUMBOLT STREET RUNS ALONG THE FACE OF A CONCRETE RETAINING WALL. AT THE SOUTH END OF THE REMAINING WALL I HELD THE RECORD CLOCKWISE DEFLECTION ANGLE OF 02°28'00" AND RAN TO A LINE SOUTHERLY OF AND 15 FEET DISTANT FROM (WHEN MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF LOT 7. PER THE DESCRIPTION IN DEED BOOK 124, PAGE 02, THE PREVIOUSLY ESTABLISHED RIGHT OF WAY LINE, WHICH NOW BEARS S14°05'08"W, IS EXTENDED 365 FEET FROM THE END OF THE EXTENDED LINE. THE DEED RECORD BEARINGS ARE ROTATED COUNTERCLOCKWISE 01°16'04" TO COMPLETE THE RIGHT OF WAY.

I SET NEW PINS AT THE CORNERS OF REPLATTED LOT 11 ACCORDING TO THE EVIDENCE FOUND AND AS DISCUSSED HEREIN. THE IRON PIN NEAR THE SOUTHEAST CORNER OF LOT 11 IS OFFSET N.74°02'06"W, 4.10 FEET TO ACCOMMODATE BURIED WATER AND COMMUNICATION LINES.

LEGEND

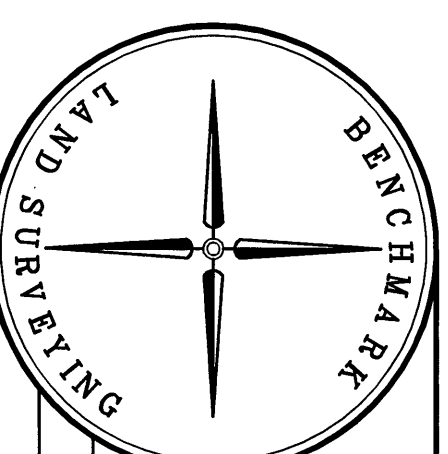
- FOUND 5/8" IRON PIN - NO CAP: RECORD SURVEY NO. 169
- FOUND 1 1/4" AXLE ACCEPTED ON SURVEY NO. 169
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- { } DEED RECORD BEARING AND DISTANCE
- ( ) RECORD BEARING AND DISTANCE: PLAT OF MASSON ADDITION
- [ ] RECORD BEARING AND DISTANCE: PLAT OF 62 ADDITION
- [ ] RECORD BEARING AND DISTANCE: RECORD SURVEY NO. 169
- LOT LINES VACATED BY THIS REPLAT OR BY DEED
- RECORD MONUMENT SEARCHED FOR, NOT FOUND
- SNF



| LINE TABLE |             |          |                |
|------------|-------------|----------|----------------|
| LINE       | BEARING     | DISTANCE | RECORD         |
| L1         | S89°38'37"W | 8.48     | EAST 8.66'     |
| L2         | S14°05'08"W | 5.97     |                |
| L3         | S74°02'06"E | 3.19     | S73°49'E 3.23' |

BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD., JOHN DAY, OREGON  
1207 DENEY AVE., BAKER CITY, OREGON  
541-676-1261 ~ 541-623-6652

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SURVEYED FOR ZION JACOBSON  
SURVEYED BY MCS  
SCALE: 1"=30'  
DRAWN BY: MCS  
SHEET 1 OF 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 2008  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2020

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF THE ORIGINAL PLAT.  
BENCHMARK LAND SURVEYING

RECORD MAP OF SURVEY NO. 2107