

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MRS. CAROL ROE. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE DESCRIBED IN DEED INSTRUMENT NO. 20200199, DEED RECORDS OF GRANT COUNTY, OREGON. SAID DEED PERFECTED A PROPERTY LINE ADJUSTMENT THAT CONVEYED PROPERTY FROM MRS. ROE TO PRAVAN AND PANNA PATEL AND ALSO ELIMINATED AMBIGUITIES IN A PORTION OF THE COMMON LINE BETWEEN THE TWO SUBJECT PROPERTIES.

A SEARCH WAS MADE OF AVAILABLE RECORDS. GRANT COUNTY SURVEYOR'S RECORDS INCLUDED RECORD MAP OF SURVEY NO. S 276, 802, 932, 1129, 1294 AND 1403, THE 1914 PLAT OF JOHN DAY BY VERNON GLAZE AND ODOT RIGHT OF WAY MAP 108-9-26. I ALSO FOUND PERTINENT DEED RECORD INSTRUMENT NO. S 961005, 962271, 210180, 210255 AND DEED RECORD BOOK 92, PAGE 168.

A COMPARISON OF DEED DESCRIPTIONS SHOWS NO DISCREPANCIES BETWEEN MRS. ROE'S PROPERTY AND PROPERTIES IMMEDIATELY TO THE EAST AND WEST. THIS IS NOT THE CASE HOWEVER FOR THE PATEL PROPERTY TO THE SOUTH. THE DISCREPANCY OCCURS DUE TO THE ROE'S DESCRIPTION IN DEED INSTRUMENT NO. 962271 (AND EARLIER DEEDS DATING BACK TO 1884) NOT MENTIONING CALLS TO CANYON CREEK. TO THE CONTRARY, THE PATEL'S DESCRIPTION IN DEED INSTRUMENT NO. 961005 (AND EARLIER DEEDS DATING BACK TO 1972) DO AT TIMES RUN ALONG THE CENTERLINE OF CANYON CREEK.

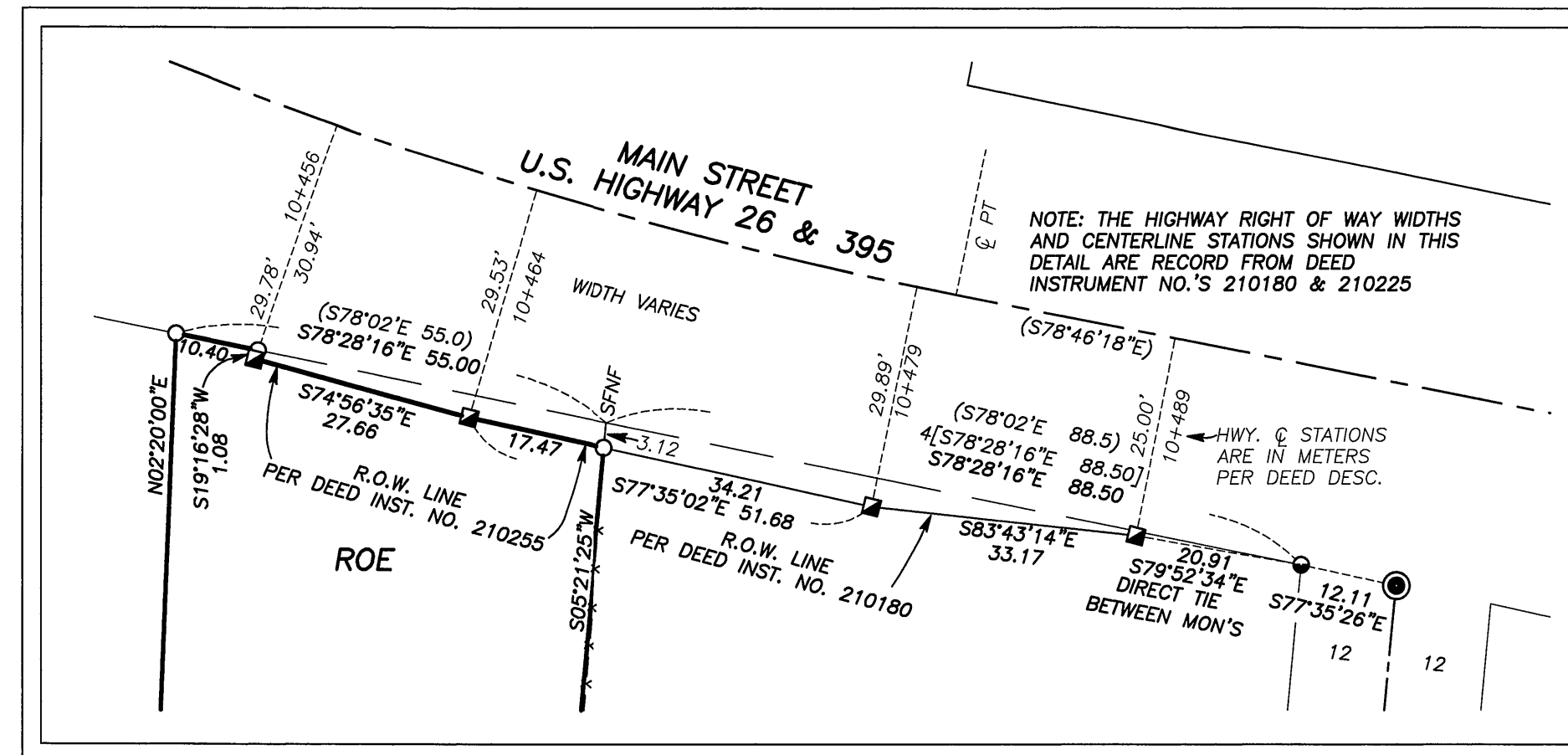
I BELIEVE THIS DEED DISCREPANCY WAS IDENTIFIED IN 1972 BY ROBERT BAGETT, PLS. RECORD SURVEY NO. 276 IS A SURVEY OF A PORTION OF THE PATEL'S LAND. BAGETT'S SURVEY APPEARS TO ATTEMPT TO REMEDY THIS BOUNDARY ISSUE ALONG WITH OTHERS IN THE VICINITY. UNFORTUNATELY THERE IS NO NARRATIVE ON THE MAP AND PROPERTY LINE ADJUSTMENT DEEDS BETWEEN WHAT IS NOW THE ROE AND PATEL TRACTS WERE NEVER RECORDED. THUS THE NORTH LINE OF THE PATEL TRACT AS DEPICTED ON SURVEY NO. 276 WAS NEVER PERFECTED. I RESEARCHED THE PATEL TRACT BACK TO DEED RECORD BOOK 92, PAGE 168 WHICH PREDATES SURVEY NO. 276. BOOK 92, PAGE 168 DESCRIBES A LARGE TRACT FROM WHICH THE PATEL PROPERTY WAS SEGREGATED. THE NORTH LINE OF THE PROPERTY DESCRIBED IN BOOK 92, PAGE 168 DOES NOT EXACTLY MATCH THE SOUTH LINE IN MRS. ROE'S DESCRIPTION. BUT IT SEEMS CLEAR THAT PORTIONS OF THESE DESCRIPTIONS WERE INTENDED TO DESCRIBE THE SAME COMMON LINE. IN THEIR MUTUAL INTEREST AND IN ORDER TO CLEAR UP AT LEAST A PORTION OF THE AMBIGUITIES, MRS. ROE HAS AGREED TO CONVEY ALL THAT PORTION OF HER TRACT LYING SOUTH OF THE CENTERLINE OF CANYON CREEK TO THE PATELS. CERTAIN DEED DESCRIPTION UNCERTAINTIES REMAIN FOR PORTIONS OF THE PATEL'S NORTH LINE, BUT THEY DO NOT CLOUD THE TITLE TO MRS. ROE'S PROPERTY.

DURING THE COURSE THIS SURVEY I FOUND SEVERAL IRON PINS WITH ODOT ALUMINUM CAPS. THE POSITIONS OF THESE CAPS CORRESPOND TO RIGHT OF WAY DEED LOCATIONS, BUT I FIND NO RECORDED MAP SHOWING THE PINS AS BEING SET. ODOT RIGHT OF WAY MAP 108-9-26 SHOWS THE RIGHT OF WAY INTENDED TO BE ACQUIRED, BUT A SUBSEQUENT MAP SHOWING THE SET PINS OR CORRESPONDING DEED REFERENCES WAS NEVER RECORDED. THE PINS ARE ACCEPTED AS MONUMENTS DELINEATING THE HIGHWAY RIGHT OF WAY AS DESCRIBED IN DEED NO. S 210180 AND 210255. I ALSO FOUND THE IRON PIN FROM SURVEY NO. 802 NEAR THE SOUTH BANK OF CANYON CREEK DISTURBED. THIS PIN IS PROTRUDING APPROXIMATELY 12 INCHES ABOVE THE GROUND AND IS LEANING AT A SEVERE ANGLE. ITS CONDITION IS UNDOUBTEDLY DUE TO EROSION OF THE CREEK BANK. MEASUREMENTS SHOWN HEREON ARE TO THE BASE OF THE PIN AT THE GROUND LEVEL.

I ACCEPT THE APPURTENANT FOUND PINS FROM THE AFOREMENTIONED SURVEYS. NEW PINS WERE SET ACCORDING TO THE DEED DESCRIPTIONS AND ACCORDING TO THE EVIDENCE FOUND. AS SHOWN HEREON, I SET OFFSET PINS TO THE SOUTH LINE OF MRS. ROE'S PROPERTY.

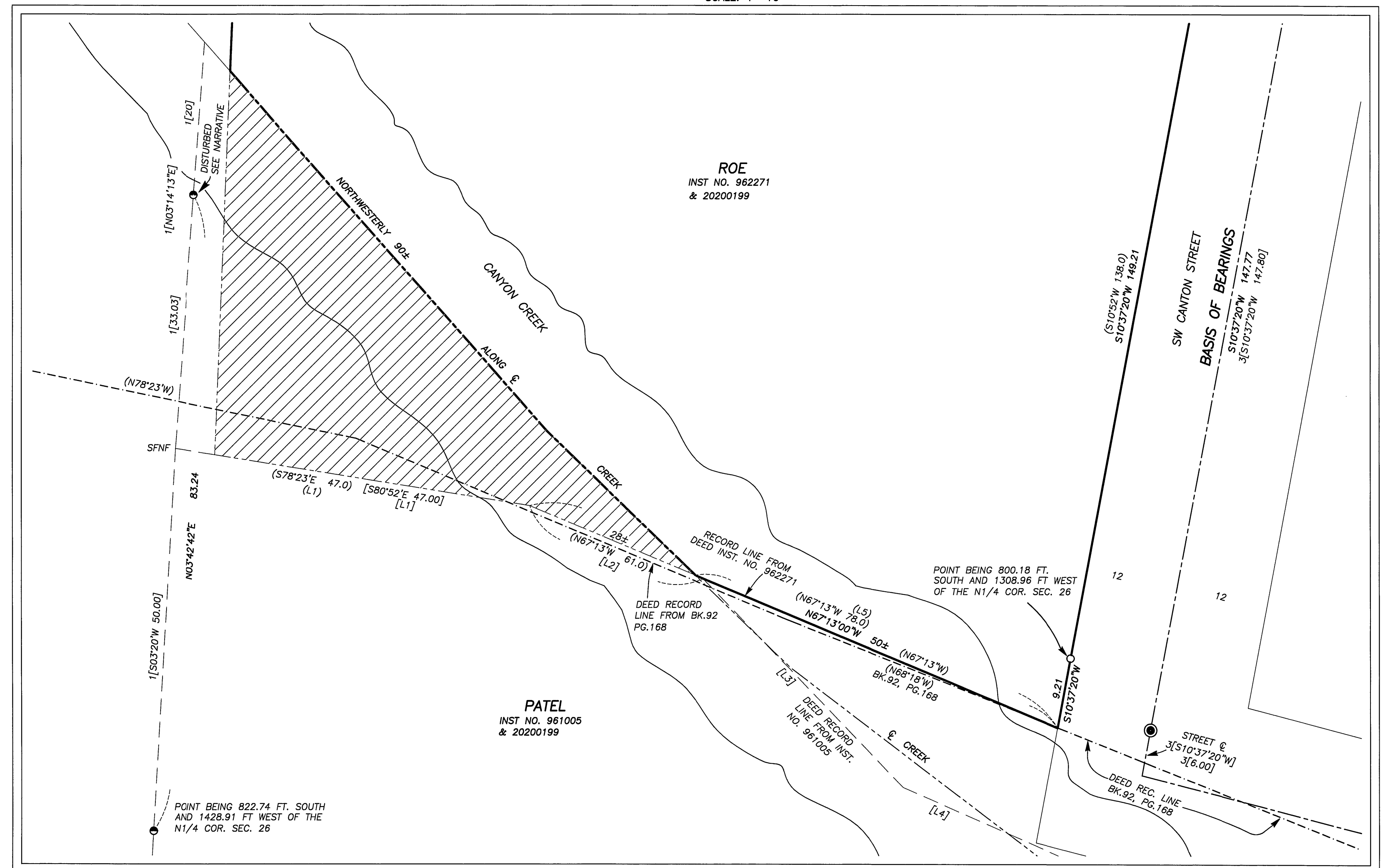
DETAIL A

SCALE: 1"=20'



DETAIL B

SCALE: 1"=10'



REFERENCES

RECORD MAP OF SURVEY NO. S 276, 802, 932, 1129, 1294 & 1403

1914 PLAT OF JOHN DAY BY VERNON GLAZE
ODOT RIGHT OF WAY MAP NP. 108-9-26

DEED RECORD INSTRUMENT NO. S 961005, 962271, 210180, 210255 & 20200199

DEED RECORD BOOK 72 PAGE 375
BOOK 91 PAGE 375
BOOK 92 PAGE 168
BOOK 93 PAGE 123

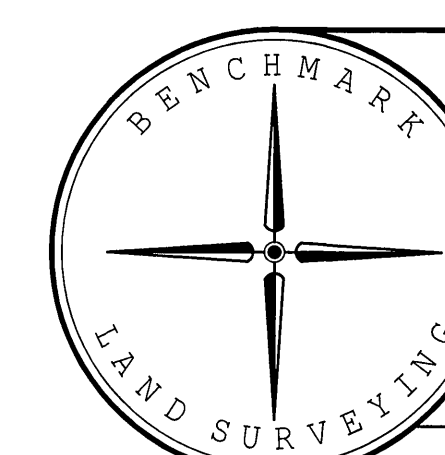
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JAN 30 2020

[Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 6, 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		
MAP OF SURVEY A PROPERTY LINE ADJUSTMENT IN BLOCK J OF JOHN DAY SITUATED IN THE NW1/4NW1/4 SECTION 26, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON		
SURVEYED FOR	CAROL ROE	
SURVEYED BY	MCS	1/6/2020
SCALE: 1"=30'	DRAWN BY: MCS	

RECORD MAP OF SURVEY NO. 2124

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1129
AS SHOWN

LEGEND

- FOUND 2 1/2" BRASS CAP SET IN CONCRETE, BELOW GROUND IN AN 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 1129
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 1403
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 802
- FOUND UNRECORDED 5/8" IRON PIN WITH ATTACHED 1 1/2" ALUMINUM CAP MARKED OREGON STATE HWY DIV
- FOUND 5/8" IRON PIN - NO CAP FROM SURVEY NO. 1403
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE: SURVEY NO. 276
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 802
- 2[] RECORD BEARING AND DISTANCE: SURVEY NO. 932
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 1129
- 4[] RECORD BEARING AND DISTANCE: SURVEY NO. 1403
- SFNF RECORD MONUMENT SEARCHED FOR NOT FOUND

- X-X FENCE LINE
- ADJUSTED PROPERTY LINE - ALONG CENTERLINE CANYON CREEK PER DEED INSTRUMENT NO. 20200199
- DEED RECORD LINES FROM INST. NO. 961005
- DEED RECORD LINES FROM INST. NO. 962271
- DEED RECORD LINES FROM BOOK 92, PAGE 168

1410± SQFT. FROM ROE TO PATEL

LINE	BEARING	DISTANCE
(L1)	S78°23'E	47.0
(L2)	S80°52'E	47.00
(L3)	S67°13'E	24.59
(L4)	S43°50'E	37.72
(L5)	S66°17'E	79.90
(L6)	S67°13'E	78.0