

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF LINDSEY MADDEN. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PROPERTY LINE AS DESCRIBED IN DEED INSTRUMENT NO. 20201448, DEED RECORDS OF GRANT COUNTY, OREGON.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND RECORD LAND PARTITION PLAT NO. 2003-15 AND OREGON STATE HIGHWAY DEPARTMENT MAP NO. 8B-10-3. ADDITIONALLY, I RECOVERED THE 1910 GENERAL LAND OFFICE FIELD NOTES BY WILLIAM GIBB AND THE 1978 BLM FIELD NOTES FROM PETER PETERSON. I BEGAN THIS SURVEY BY LOCATING APPURTENANT IRON PINS FROM LAND PARTITION NO. 2003-15 AND THE BLM MONUMENTS AT THE SECTION CORNER AND THE W1/16 CORNER COMMON TO SECTIONS 24 AND 25, AS SHOWN HEREON. I ALSO LOCATED PORTIONS OF THE HIGHWAY CENTERLINE ADJACENT TO THE SUBJECT TRACT OF LAND. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON.

MY RESEARCH OF DEED RECORDS SHOWS THAT THE SUBJECT TRACT WAS ORIGINALLY SITUATED EASTERLY OF AND ADJACENT TO THE "OLD HIGHWAY RIGHT OF WAY LINE" AS EVIDENCED IN DEED BOOK 92, PAGE 486 AND BOOK 103, PAGE 499. THE OLD HIGHWAY HAD A TOTAL WIDTH OF 80 FEET (40 FEET ON EACH SIDE OF THE CENTERLINE). THE CURRENT HIGHWAY RIGHT OF WAY WIDTH IN THE VICINITY OF THIS PROJECT IS 150 FEET (75 FEET ON EACH SIDE OF THE CENTERLINE). I HELD THE FOUND PINS FROM LAND PARTITION PLAT 2003-15 AND THE ALIGNMENT FROM OSHD MAP NO. 8B-10-3 TO ESTABLISH THE LOCATION OF HIGHWAY 395.

THE NORTHWEST CORNER OF THE SUBJECT TRACT IS ESTABLISHED AT THE INTERSECTION OF THE "NEW" HIGHWAY RIGHT OF WAY LINE AND THE NORTH LINE OF SECTION 25. THE NORTHEAST CORNER OF THE SUBJECT TRACT IS ALSO ON THE SECTION LINE AT THE DEED RECORD DISTANCE OF 461.2 FEET FROM THE OLD HIGHWAY RIGHT OF WAY LINE. FROM THE NORTHEAST CORNER, I HELD THE DEED RECORD BEARING OF S.00°56'00"W. TO INTERSECT THE HIGHWAY RIGHT OF WAY LINE.

THE BEARINGS FOR THIS PROJECT ARE BASED ON LAND PARTITION PLAT NO. 2003-15. I CALCULATED THE BEARING BETWEEN THE FOUND PINS ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 395 AND HELD THE BEARING OF S.28°44'15"E. NEW IRON PINS WERE SET ACCORDING TO THE DEED RECORD, THE EVIDENCE FOUND AND AS OUTLINED HEREIN. GOD BLESS AMERICA.

LEGEND

- FOUND 2 1/2" GALV. IRON PIPE WITH ATTACHED 3" BLM CAP FROM 1978 BLM SURVEY BY PETER PETERSON
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED MARKED CORNERSTONE SURVEYING, INC. FROM LAND PARTITION NO. 2003-15
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] 1910 GLO RECORD BEARING AND DISTANCE
- 1[] 1978 BLM RECORD BEARING AND DISTANCE
- 2[] RECORD BEARING AND DISTANCE: OSHD MAP NO. 8B-10-3
- 3[] RECORD BEARING AND DISTANCE: LAND PARTITION PLAT NO. 2003-15

REFERENCES

LAND PARTITION PLAT NO. 2003-15
OREGON STATE HIGHWAY DEPT. MAP NO. 8B-10-3
1910 GLO FIELD NOTES
1978 BLM FIELD NOTES
DEED RECORD INSTRUMENT NO.'S 100835 & 20201448
DEED RECORD BOOK 92 PAGE 486
DEED RECORD BOOK 81 PAGE 206
DEED RECORD BOOK 103 PAGE 499

REGISTERED
PROFESSIONAL
LAND SURVEYOR

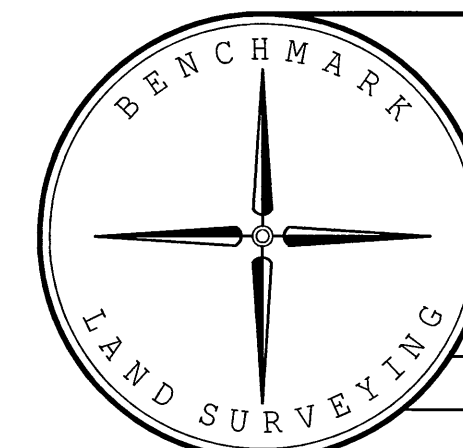
OREGON
JULY 9, 2002
MICHAEL G. SPRINGER
#70918

EXPIRES: 6/30/2022

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

FEB 5 2021

BY:



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

MAP OF SURVEY
SITUATED IN GOVERNMENT LOT 4, SECTION 25,
T.14S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	JOE AND LINDSEY MADDEN	
SURVEYED BY	MCS	2/3/2021
Scale: 1"=100'	Drawn by:	MCS

RECORD MAP OF SURVEY NO. 2144

