

BASIS OF BEARINGS

FIRST AMENDMENT TO THE TOWN OF CANYON CITY
AS SHOWN

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF TANI SCHAEFER ON BEHALF OF HERSELF AND LOLA JOHNSON. THE PURPOSE OF THIS SURVEY WAS TO REPLACE THE MISSING PROPERTY CORNERS AT THE NORTHWEST AND NORTHEAST CORNERS OF THE SUBJECT PROPERTY AS DESCRIBED IN DEED INSTRUMENT NO. 20182019, DEED RECORDS OF GRANT COUNTY, OREGON.

THE SUBJECT PROPERTY IS LOT 11, BLOCK C OF FIRST AMENDMENT TO THE TOWN OF CANYON CITY WHICH WAS SURVEYED AND PLATTED IN 1975 BY ROBERT BAGETT, PLS. THE IRON PINS SHOWN HEREON AS FOUND ARE ALL IN GOOD CONDITION AND APPEAR TO BE IN THEIR ORIGINAL POSITIONS. AT THE NORTHEAST CORNER OF LOT 8, I FOUND A 50D NAIL IN PLACE OF THE RECORD 1/2" IRON PIN. I REMOVED THE NAIL AND WITH THE USE OF A METAL DETECTOR, I LOCATED WHAT I BELIEVE TO BE THE ORIGINAL PIN UNDER SEVERAL FEET OF FILL. I ACCEPT THE NAIL AS I BELIEVE IT TO BE THE BEST AVAILABLE EVIDENCE OF THE LOT CORNER. I ALSO ACCEPT THE FOUND PINS SHOWN HEREON.

I CALCULATED THE POSITION OF THE MISSING NORTHEAST CORNER OF LOT 11 USING PROPORTIONATE METHODS BETWEEN THE FOUND PIN AND NAIL ON THE WEST RIGHT OF WAY OF NORTH WASHINGTON STREET. THE CALCULATED POSITION FALLS ON THE TOP OF A CONCRETE RETAINING WALL. THE NORTHWEST CORNER IS ALSO CALCULATED BY PROPORTIONATE METHOD BETWEEN THE FOUND AND SET LOT CORNERS. DUE TO THE EXTREME STEEP HILLSIDE, CUT BANKS AND RETAINING WALLS, THE TRUE CORNER POSITION FALLS ON THE ROOF A CARPORT BELONGING TO THE OWNER OF LOT 9. I SET AN OFFSET PIN THAT IS S.04°07'45"W., A DISTANCE OF 5.00 FEET FROM THE TRUE LOT CORNER POSITION.

ALSO OF NOTE, I FOUND AN IRON PIN NEAR THE SOUTHWEST CORNER OF LOT 12. THE PIN IS 5/8" RATHER THAN THE RECORD 1/2" AND IS APPROXIMATELY 2.0 FEET NORTH AND 1.2 FEET WEST FROM THE CALCULATED RECORD POSITION. I DID NOT NEED THIS PIN FOR MY SURVEY, BUT NOTE ITS POSITION FOR FUTURE REFERENCE. GOD BLESS AMERICA.

LEGEND


- FOUND 5/8" IRON PIN FROM FIRST AMENDMENT TO THE TOWN OF CANYON CITY
- FOUND 1/2" IRON PIN FROM FIRST AMENDMENT TO THE TOWN OF CANYON CITY, UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON PIN WITH ATTACHED 1 1/2" ALUMINUM CAP MARKED BENCHMARK LAND SURVEYING AND "5.0 FT. OFFSET"
- △ SET 1/4"x1 1/2" COPPER STEM WITH 1" DIAM. COPPER DISC MARKED PLS 70918
- () RECORD BEARING AND DISTANCE FROM THE PLAT OF FIRST AMENDMENT TO THE TOWN OF CANYON CITY
- X—X FENCE LINE

REFERENCES

1975 PLAT OF FIRST AMENDMENT TO THE TOWN OF CANYON CITY
DEED RECORD INSTRUMENT NO.'S 96255, 20062798, 20182019
& 20192532

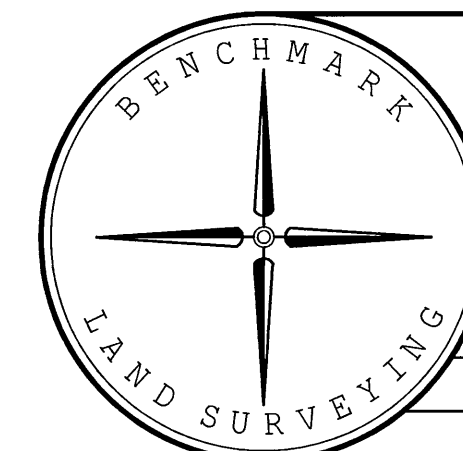
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAY 18 2021

BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2022



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

LOT 11, BLOCK C OF FIRST AMENDMENT
TO THE TOWN OF CANYON CITY
IN THE SW1/4SE1/4 SECTION 35, T.13S., R.31E., W.M.,
CITY OF CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	TANI SCHAEFER & LOLA JOHNSON	
SURVEYED BY	MCS	5/15/2021
SCALE: 1"=20'	DRAWN BY: MCS	

RECORD MAP OF SURVEY NO. 2157