

BASIS OF BEARINGS
RECORD MAP OF SURVEY NO. 2041
AS SHOWN

LEGEND

- FOUND 3" BRASS CAP SET IN CONCRETE, BELOW GROUND IN AN 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 1008
- FOUND 5/8" IRON PIN - NO CAP FROM SURVEY NO. 2042
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM SURVEY NO. 1876
- FOUND 1 1/2" BRASS DISC GROUTED INTO CONCRETE MARKED "PLS 69454" FROM SURVEY NO. 1876
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- SET 1 1/2" COPPER STEM WITH ATTACHED 1" DISC GROUTED INTO CONCRETE SIDEWALK MARKED "PLS 70918"
- D() DEED RECORD BEARING AND DISTANCE
- () RECORD BEARING AND DISTANCE: 1914 PLAT OF JOHN DAY
- [] RECORD BEARING AND DISTANCE: SURVEY NO. 1008
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 1876
- 2[] RECORD BEARING AND DISTANCE: SURVEY NO. 2041
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 2042
- X-X FENCE LINE

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF NIKKI MANTEI, ON BEHALF OF HERSELF AND DENNIS MANTEI, OWNERS OF THE LAND DESCRIBED IN DEED RECORD INSTRUMENT NO.'S 20200288 AND 20211841, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PROJECT WAS TO SURVEY AND MONUMENT THE BOUNDARIES OF SAID TRACTS WHICH ARE LOCATED IN LOT 1, BLOCK E, JOHN DAY.

A SEARCH WAS MADE OF AVAILABLE RECORDS, WE MADE FIELD MEASUREMENTS TO LOCATE THE EXISTING MONUMENTS FROM SURVEY NO.'S 1008, 1876, 2041 AND 2042. THESE MONUMENTS ARE ACCEPTED AND USED AS CONTROL FOR THIS SURVEY.

MUCH OF BLOCK E WAS SURVEYED IN 2009 BY JASON HATFIELD, PLS. HIS MAP IS RECORDED AS SURVEY NO. 1876. IN 2015, MR. HATFIELD CONDUCTED SURVEY NO.'S 2041 AND 2042, ALSO IN BLOCK E. I HELD HATFIELD'S RESOLUTION FOR LOTS 1, 2 AND 3 IN SAID BLOCK E. IN ORDER TO RESOLVE THE BOUNDARIES OF THE MANTEIS' TRACTS, I DETERMINED THE JUNIOR/SENIOR RIGHTS OF THE MANTEIS' AND THE ESTES' PROPERTIES, ALL OF WHICH ARE LOCATED IN SAID LOT 1. RESEARCH SHOWED THAT THE ESTES' TRACT AND THE MANTEIS' TRACT DESCRIBED IN DEED INSTRUMENT NO. 20200288 HAVE SENIOR STATUS OVER THE MANTEIS' LAND DESCRIBED IN DEED INSTRUMENT NO. 20211841. I GAVE THE TWO SENIOR TRACTS THEIR FULL DEED RECORD DISTANCES ALONG THE NORTH AND SOUTH LINES OF SAID TRACTS. THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20211841 RECEIVED THE REMAINDER OF LAND IN LOT 1. AS INDICATED HEREON, THE BUILDING LOCATED ON THE WEST SIDE OF THE ESTES' TRACT ENCROACHES ONTO MANTEIS' BY APPROXIMATELY 0.8 FEET.

WE MARKED THE CORNERS OF THE SUBJECT PROPERTY IN ACCORDANCE WITH THE DEED DESCRIPTIONS AND PER THE EVIDENCE FOUND. GOD BLESS AMERICA.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1008, 1876, 2041 & 2042
THE 1914 PLAT OF JOHN DAY BY VERNON GLAZE
DEED INSTRUMENT NO.'S 20152022, 20200288 & 20211841,
DEED RECORD BOOK 137 PAGE 827

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

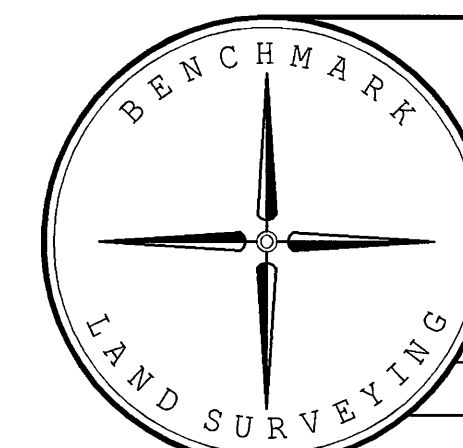
SEP 14 2022

BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024



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

MAP OF SURVEY
IN LOT 1, BLOCK E, JOHN DAY,
SITUATED IN THE NW1/4 SECTION 26, T.13S., R.31E., W.M.,
JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	DENNIS & NICOLLE MANTEI
SURVEYED BY	MCS & DDD
SCALE: 1"=30'	DRAWN BY: DDD

RECORD MAP OF SURVEY NO. 2191