

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 491
AS SHOWN

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF DON MOLES. THE PURPOSE OF THIS SURVEY WAS TO MARK THE SOUTH BOUNDARY OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO'S 20182200 & 20182238, DEED RECORDS OF GRANT COUNTY, OREGON.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND THE 1900 PLAT OF CLEAVER AND COZART'S ADDITION TO PRAIRIE CITY WHICH WAS PREPARED BY ARTHUR PHILBRICK. I ALSO FOUND RECORD MAP OF SURVEY NO'S 491, 308, 347, 780, AND 1756.

WE BEGAN THIS SURVEY BY LOCATING THE APPURTENANT CONTROLLING MONUMENTS FROM THE AFOREMENTIONED SURVEYS. WE FOUND STREET CENTERLINE MONUMENTS AT THE INTERSECTIONS OF JOHNSON AVENUE NORTH WITH FIRST STREET WEST AND JOHNSON AVENUE NORTH WITH FOURTH STREET WEST. I ACCEPT THE CENTERLINE MONUMENTS SHOWN HEREON AND UTILIZE THEM AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A SEARCH WAS MADE FOR RECORD PINS ON THE EAST HALF OF BLOCK 12 OF THE SAID CLEAVER AND COZART'S ADDITION. SEVERAL PINS WERE FOUND DISTURBED POSSIBLY FROM FENCING ACTIVITY OR DUE TO THE FACT THAT THE PINS ARE ALL SET MINING TAILINGS. WE ALSO EXTENDED OUR SEARCH TO THE SOUTH END OF BLOCK OF BLOCK 5 OF SAID ADDITION.

WE HELD THE FOUND PINS SHOWN HEREON ALONG MCHALEY AVENUE NORTH AT THE NORTHEAST CORNER OF LOT 11, BLOCK 12 AND SOUTHEAST CORNER LOT 9, BLOCK 5. WE HELD THE FOUND PINS ALONG THE EAST RIGHT OF WAY LINE OF THE ALLEY BISECTING SAID LOT 12 AT THE SOUTHWEST CORNER OF LOT 16 AND THE SOUTHWEST CORNER OF LOT 9. THE LOTS IN BLOCK 12 WERE CALCULATED USING PROPORTIONATE MEASURE BASED ON THE CONTROLLING CORNERS MENTIONED ABOVE. SECOND STREET WEST WAS GIVEN ITS FULL DEDICATED WIDTH AND THE REMAINING EXCESS DISTANCES WERE GIVEN TO EACH LOT IN PROPORTION. NEW MONUMENTS WERE SET ACCORDING THE DEED DESCRIPTION AND TO THE EVIDENCE FOUND. GOD BLESS AMERICA.

LEGEND

- FOUND CENTERLINE MONUMENT BRASS CAP IN CONCRETE FROM SURVEY NO. 491
- FOUND 5/8" IRON PIN - NO CAP FROM SURVEY NO. 254 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN BENT
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 780
- FOUND UNRECORDED 1/4" SMOOTH ROD
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- SNF RECORD MONUMENT SEARCHED FOR NOT FOUND
- () RECORD BEARING AND DISTANCE CLEAVER & COZART'S ADDITION
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 214
- 2[] RECORD BEARING AND DISTANCE: SURVEY NO. 236
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 308
- 4[] RECORD BEARING AND DISTANCE: SURVEY NO. 347
- 5[] RECORD BEARING AND DISTANCE: SURVEY NO. 491
- 6[] RECORD BEARING AND DISTANCE: SURVEY NO. 780
- 7[] RECORD BEARING AND DISTANCE: SURVEY NO. 1419
- 8[] RECORD BEARING AND DISTANCE: SURVEY NO. 1487
- 9[] RECORD BEARING AND DISTANCE: SURVEY NO. 1756
- 10[] RECORD BEARING AND DISTANCE: SURVEY NO. 1944
- 11[] RECORD BEARING AND DISTANCE: SURVEY NO. 2093
- FOUND MONUMENT FROM RECORDED SURVEY NO.

NOTE:
THE BEARINGS AND DISTANCES SHOWN HEREON TO LOT CORNERS NEAR DISTURBED FOUND MONUMENTS ARE TO CALCULATED LOT CORNER LOCATIONS.

REFERENCES

CLEAVER AND COZARTS ADDITION TO PRAIRIE CITY
DEED RECORD INSTRUMENT NO. 20182200 & 20182238
MAP OF SURVEY NO'S 113, 149, 204, 214, 236, 254, 308, 347, 491, 780, 1388, 1419, 1507, 1756, 1944, 2093

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer

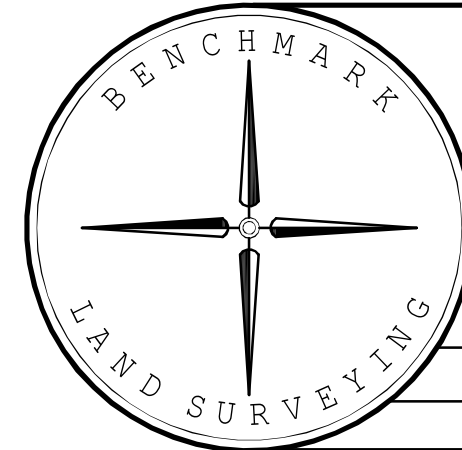
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 3 2022

BY: *Michael C. Springer*



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

MAP OF SURVEY
LOTS 13 & 14, BLOCK 12, CLEAVER AND COZART'S ADD.
IN THE SW1/4 SECTION 2, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON

SURVEYED FOR	DON MOLES	
SURVEYED BY	MCS & DDD	11/01/2022
SCALE: 1"=40'	DRAWN BY: DDD	