



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 296
AS SHOWN

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF MR. WALT GENTIS, OWNER OF THE LAND DESCRIBED IN DEED RECORD BOOK 110, PAGE 04 AND BOOK 110, PAGE 05, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE, DESCRIBED IN DEED INSTRUMENT NO. 20231963.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND PERTINENT RECORD SURVEY NO'S 90, 198, 296, 396, 399 AND 428. I MADE FIELD MEASUREMENTS TO LOCATE CERTAIN MONUMENTS FROM THESE SURVEYS. SURVEY NO. 296 WAS A COMPREHENSIVE SURVEY OF THE ENTIRE BOUNDARY OF THE SUBJECT PROPERTY. UNLESS OTHERWISE NOTED HEREON, I ACCEPT THE FOUND MONUMENTS SHOWN AND UTILIZE THEM AS CONTROL FOR THIS SURVEY.

I FOUND THE IRON PIN SET DURING SURVEY NO. 296 AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN DEED BOOK 110, PAGE 04 AT THE BASE OF A JUNIPER TREE. THE PIN IS S.42°49'W., 0.5 FT. FROM ITS RECORD POSITION. THE PIN HAS BEEN DISPLACED BY THE GROWTH OF THE TREE AND IS NOT ACCEPTED AS A PROPERTY CORNER. THE BOUNDARY LINES INTERSECTING THIS POINT ARE CALCULATED USING A BEARING-BEARING INTERSECTION FROM FOUND MONUMENTS TO THE NORTH AND SOUTHEAST. I USE THE SAME METHOD TO CALCULATE THE POSITION OF THE MISSING PIN ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PINE VIEW STREET.

ACCORDING TO THE DESCRIPTION, THE ADJUSTED PROPERTY LINE WILL BE THE CENTERLINE OF THE EXISTING ACCESS EASEMENT BISECTING THIS PROPERTY. I FOUND THE IRON PIN MARKING THE SOUTH END OF THE EASEMENT VERY NEAR ITS RECORD POSITION. MAP OF SURVEY NO. 296 SHOWS THE CENTERLINE OF THE EASEMENT BEING 25.50 FEET FROM THE TERMINUS OF THE EASTERLY RIGHT OF WAY LINE OF PINE VIEW STREET. I HAD THE RECORD DISTANCE OF 25.50 FEET FROM THE AFOREMENTIONED RIGHT OF WAY LINE AND ROTATED THE EASEMENT 00°11'11" CLOCKWISE SO THE CENTERLINE TERMINATED AT THE FOUND PIN ON THE SOUTH BOUNDARY LINE OF THE SUBJECT PROPERTY. NEW PINS WERE SET ACCORDING TO THE DESCRIPTION IN DEED INSTRUMENT NO. 20231963 AND AS OUTLINED HEREIN. GOD BLESS AMERICA.

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP (MARKING UNREADABLE) FROM SURVEY NO. 296
- FOUND 5/8" IRON PIN - NO CAP FROM SURVEY NO. 296 UNLESS OTHERWISE NOTED
- FOUND 1/2" I.D. IRON PIPE FROM SURVEY NO. 90
- 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. 90
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 296
- 2[] RECORD BEARING AND DISTANCE: SURVEY NO. 198
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 399 AND/OR 428
- FOUND MONUMENT FROM RECORDED SURVEY NO.
- x—x FENCE LINE
- ADJUSTED PROPERTY LINE
- SFNF RECORD MONUMENT SEARCHED FOR, NOT FOUND

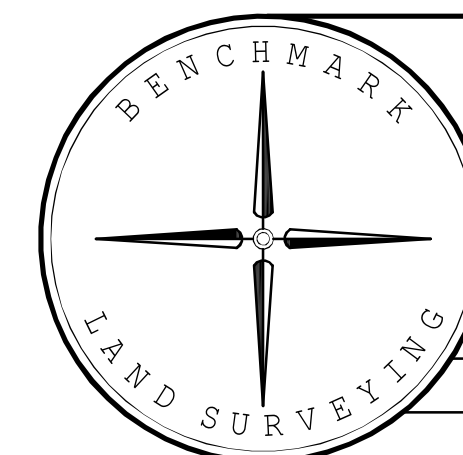
REFERENCES

RECORD MAP OF SURVEY NO.'S 90, 198, 296, 396,
399 & 428
DEED RECORD BOOK 110, PAGE 04
DEED RECORD BOOK 110, PAGE 05
DEED RECORD INSTRUMENT NO. 20231963

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 15 2023

BY:



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

A PROPERTY LINE ADJUSTMENT
SITUATED IN GOV'T LOT 88, SECTION 1,
T.14S., R.31E., W.M.,
CITY OF CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	WALT GENTIS	
SURVEYED BY	MCS	11/13/2023
SCALE: 1"=60'	DRAWN BY: MCS	

RECORD MAP OF SURVEY NO. 2218