

NARRATIVE

THIS MAP WAS PREPARED AT THE REQUEST OF CURT BLACKBURN, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20231512, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO SURVEY THE BOUNDARY AND TO MARK THE CORNERS OF THE SUBJECT PROPERTY, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I FOUND THE FOLLOWING RELEVANT SURVEYS IN THE COUNTY SURVEY RECORDS: SURVEY NUMBERS 208, 1008, 1246, 1475, 1739, 1870 AND 2168. I ALSO FOUND THE 1914 PLAT OF JOHN DAY BY VERNON GLAZE. FIELD MEASUREMENTS WERE MADE TO LOCATE PERTINENT MONUMENTS FROM THESE SURVEYS. THE FOUND MONUMENTS SHOWN HEREON ARE ACCEPTED AND UTILIZED AS CONTROL FOR THIS SURVEY. I SEARCHED FOR, BUT DID NOT FIND THE BRASS DISC AT THE SOUTHEAST CORNER OF THE 1188 BREWING COMPANY TRACT; NOR DID I FIND THE "OLD IRON STAKE" CALLED FOR IN BLACKBURN'S DEED DESCRIPTION. I ALSO LOCATED THE BUILDING CORNERS AND WALLS ON THE FRONT AND BACK OF THE BUILDINGS BETWEEN 1188 BREWING COMPANY AND N. CANYON BLVD.

I HELD THE SOUTHEAST AND SOUTHWEST CORNERS OF BLOCK F AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 26 AS DETERMINED AND SHOWN ON RECORD MAP OF SURVEY NUMBERS 1246 AND 1739. THESE SURVEYS ALSO RESOLVED THE TRACTS IN BLOCK F FROM SURVEY NUMBER 1246, EAST TO N. DAYTON STREET.

THE WIDTHS OF THE REMAINING TRACTS IN BLOCK F WERE DETERMINED AS FOLLOWS: THE MOSIER TRACT IS GIVEN ITS FULL DEEDED WIDTH OF 65 FEET FROM THE SOUTHWEST CORNER OF BLOCK F. THE WEST BOUNDARY OF THE McMANUS TRACT RUNS ALONG THE EAST LINE OF THE MOSIER TRACT. THE EAST LINE OF THE McMANUS TRACT SHARES A COMMON WALL WITH THE CATES TRACT. THE 1188 BREWING COMPANY TRACT IS GIVEN ITS DEEDED WIDTH OF 46 FEET. THE BLACKBURN TRACT (LOT 7) IS GIVEN ITS FULL RECORD WIDTH OF 45 FEET FROM THE SOUTHWEST CORNER OF THE 1188 BREWING COMPANY'S TRACT. THE REMAINING 25.33 FEET (RECORD DISTANCE 25.0 FEET) IS ALLOTTED TO THE CATES TRACT (LOT 6). THE SOLUTION FOR THE TRACTS DISCUSSED HEREIN FITS WELL THE EXISTING WALLS AND BUILDING CORNERS. IT SHOULD BE NOTED THAT THE BLACKBURN LOT IS CURRENTLY VACANT DUE TO A FIRE THAT DESTROYED THE BUILDING PREVIOUSLY LOCATED ON THE SITE. ALL REMAINS OF THE PREVIOUS STRUCTURE HAVE BEEN REMOVED EXCEPT CONCRETE WALLS ON THE EAST AND WEST SIDES OF THE TRACT THAT MAY HAVE STRUCTURAL SIGNIFICANCE TO NEIGHBORING BUILDINGS.

THERE IS AN UNDEDICATED ALLEY ALONG THE NORTH ENDS OF THE TRACTS SHOWN HEREON IN BLOCK F. I FIND NO RECORD OF THIS ALLEY BEING DEDICATED TO THE PUBLIC AND THE ALLEY IS NOT DEPICTED ON THE ORIGINAL 1914 PLAT OF JOHN DAY. HOWEVER, NEARLY ALL THE DEED DESCRIPTIONS IN THE VICINITY REFERENCE THE ALLEY AS DO ALL THE RECORDED MAPS. THE NORTH SIDE OF THE ALLEY CAN BE CLEARLY RETRACED DUE TO PREVIOUS SURVEYS. IN MOST CASES THE SOUTH SIDE OF THE ALLEY IS DEFINED BY PROPERTY BOUNDARIES; ONE EXCEPTION BEING THE BLACKBURN TRACT IN WHICH THE DEED DESCRIPTION MAKES NO MENTION OF SAID ALLEY. THE ONLY EXCEPTION IN THE BLACKBURN DEED DESCRIPTION IS DESCRIBED IN DEED BOOK 105, PAGE 63 WHICH EXCLUDES THE NORTHERLY PORTION OF LOT 7. THE PUBLIC MAY HAVE UNWRITTEN RIGHTS TO TRAVEL SAID ALLEY, BUT WITH NO DEDICATION OR DESCRIPTION OF THE ALLEY I HAVE NO MEANS OF ACCURATELY SHOWING OR MARKING IT ON THE GROUND.

I SET NEW PINS ACCORDING TO THE DEED DESCRIPTIONS, THE EVIDENCE FOUND AND AS DESCRIBED HEREIN, GOD BLESS AMERICA.

LEGEND

- FOUND 3" BRASS CAP SET IN CONCRETE, 6" BELOW GROUND IN A 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 1008
- FOUND 1/2" IRON PIPE SHOWN ON SURVEY NO. 208
- FOUND 1 1/2" BRASS DISC FROM SURVEY NO. 1475
- FOUND 1" BRASS DISC FROM SURVEY NO. 1739
- FOUND 1 1/2" BRASS DISC FROM SURVEY NO. 1870
- SET 5/8"x15" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING, SET IN ASPHALT SURFACE
- ⊙ SET 1" DIAM. BRASS DISC WITH 1/4"x1 1/2" STEM. DISC MARKED PLS 70918 AND IS GROUTED INTO A CONCRETE SIDEWALK
- D() DEED RECORD BEARING AND DISTANCE
- () RECORD BEARING AND DISTANCE: 1914 PLAT OF JOHN DAY
- [] RECORD BEARING AND DISTANCE: SURVEY NO. 208
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 1008
- 2[] RECORD BEARING AND DISTANCE: SURVEY NO. 1246
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 1475
- 4[] RECORD BEARING AND DISTANCE: SURVEY NO. 1739
- 5[] RECORD BEARING AND DISTANCE: SURVEY NO. 1870
- SFNF RECORD MONUMENT SEARCHED FOR, NOT FOUND
- — — CENTERLINE (℄)

REFERENCES

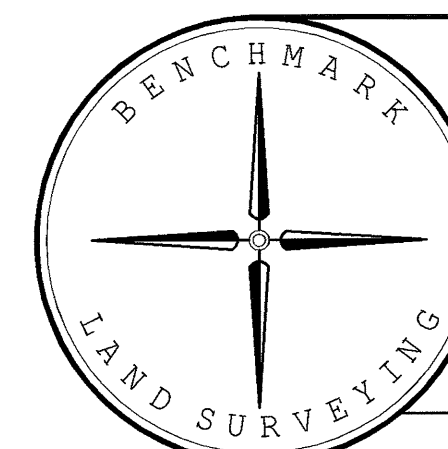
- RECORD MAP OF SURVEY NO.'S 208, 1008, 1246, 1475, 1739, 1870 & 2168
- 1914 PLAT OF JOHN DAY, OREGON
- DEED RECORD INSTRUMENT NO.'S 20070074, 20122598, 20170873, 20172412, 20211389 & 20231512
- DEED RECORD BOOK 91, PAGE 613 & BOOK 105, PAGE 63



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BY:



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MAP OF SURVEY
LOT 7, BLOCK F, JOHN DAY
IN THE NW1/4 SECTION 26, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	CURT BLACKBURN
SURVEYED BY	MCS & ERS
SCALE: 1"=20'	DRAWN BY: MCS
	12/12/2023

RECORD MAP OF SURVEY NO. 2219