

# LAND PARTITION PLAT NO. 2015-05

SITUATED IN THE NW1/4SW1/4 SECTION 23,  
T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

## NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF LINDSEY MADDEN (FORMERLY LINDSEY DUNCAN). THE PURPOSE OF THIS PLAT IS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 20131796 INTO 2 PARCELS, AS SHOWN HEREON

I BEGAN THIS SURVEY BY LOCATING CONTROLLING SURVEY MONUMENTS FROM RECORD SURVEY NO.'S 99, 562, 1042, 1207 AND 1506 AND NORTH HEIGHTS SUBDIVISION. I FOUND THE TWO MONUMENTS ON THE EAST LINE OF LOT 11 OF NORTH HEIGHTS SUBDIVISION IN THE SAME LOCATION REPORTED ON RECORD MAP OF SURVEY NO. 1207. AS NOTED ON SAID SURVEY SURVEY NO. 1207, BOTH MONUMENTS WERE FOUND TO BE OVER ONE FOOT EAST OF THE CALCULATED CORNERS OF SAID LOT 11. I ALSO FOUND A 1/2" IRON PIN N.89°42'11"E., 179.67 FEET FROM THE NE CORNER OF NORTH HEIGHTS SUBDIVISION (RECORD FROM NHS=180 FT.). THIS MONUMENT WAS REPORTED AS BEING A 1/2" IRON PIPE ON SURVEY NO. 1042. I DUG DOWN ABOUT 8 INCHES, BUT DID NOT FIND A PIPE AT OR NEAR THIS POSITION. THE PIN IS LEANING AND HAS BEEN DISTURBED. IT IS PRESUMED THAT THE FOUND 1/2" PIN IS THE PIN SHOWN ON THE PLAT OF NORTH HEIGHTS SUBDIVISION. THE FOUND PIN IS OUT OF TOLERANCE AND NOT ACCEPTED AS BEING IN ITS ORIGINAL POSITION

TO PLACE THE NORTH LINE OF THE NW1/4SW1/4 OF SECTION 23, I HELD THE FOUND 1/2" IRON PIN AT THE NE CORNER OF NORTH HEIGHTS SUBDIVISION AND RAN THE RECORD BEARING AND DISTANCE OF N.89°44'45"E., 179.24 FEET FROM SURVEY NO. 1042

I SEARCHED FOR, BUT DID NOT FIND CENTERLINE MONUMENT NO. 55 AT THE SOUTH END OF NW BOULDER LANE. THE CENTERLINE OF NW BOULDER LANE WAS DETERMINED BY HOLDING CENTERLINE MONUMENT NO. 56 AND THEN RUNNING THE RECORD CENTERLINE BEARING OF S.00°12'00"W. THIS SOLUTION FIT WELL WITH THE FOUND MONUMENT FROM SURVEY NO. SURVEY 99 AND REASONABLY WELL WITH THE FOUND DISTURBED MONUMENT FROM SURVEY NO. 1506

FROM THE 1/2" IRON PIN AT THE NORTHEAST CORNER OF NORTH HEIGHTS SUBDIVISION, I RAN A LINE S.00°12'00"W., 375.00 FEET (THIS BEING PARALLEL WITH AND 25 FEET EAST OF THE CENTERLINE OF NW BOULDER LANE). I FOUND A 1/2" I.D. IRON PIPE ON THE LINE AT A POINT 0.4 FEET NORTH OF THE DEED RECORD POSITION FOR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS IRON PIPE HAS BEEN FOUND AND SHOWN ON SEVERAL SURVEYS AND HAS NEVER BEEN ACCEPTED AS THE POSITION FOR THE PROPERTY CORNER.

I SET THE NORTHWEST CORNER OF PARCEL 1 AT THE INTERSECTION OF RIGHT OF WAY LINES FOR NW BOULDER LANE AND NW BRIDGE STREET. I SET THE NORTHEAST CORNER AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NW BRIDGE AND THE EAST BOUNDARY LINE OF THE SUBJECT TRACT. THE SOUTH LINE OF THIS TRACT IS ESTABLISHED PARALLEL TO AND 375.00 FEET SOUTH OF THE RECORD NORTH LINE OF THE NW1/4SW1/4 OF SECTION 23.

I ACCEPT THE FOUND MONUMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED. I SET NEW MONUMENTS AT THE CORNERS OF PARCEL 2 AT POSITIONS APPROVED BY JOE AND LINDSEY MADDEN. UNLESS OTHERWISE NOTED, I SET 5/8"x24" IRON PINS DURING THIS SURVEY. 24" PINS WERE SET IN ORDER TO AVOID UTILITIES OR DUE TO THE ROCKY SOIL CONDITIONS.

## BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1042  
S.83°50'00"E. BETWEEN & MON. NO'S 54 & 56  
AS SHOWN

## LEGEND

- FOUND 3" BRASS CAP SET IN CONCRETE BELOW GROUND IN AN 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 1042
- FOUND 1/2" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP - UNREADABLE
- SET 5/8"x24" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- SET 5/8"x6" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING. PIN IS DRILLED AND GROUTED INTO A 3'X3'X4' BOULDER
- ( ) DEED RECORD BEARING AND DISTANCE
- NH( ) RECORD BEARING AND DISTANCE FROM NORTH HEIGHTS SUB'D
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 99
- 1[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 562
- 2[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1042
- 3[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1207
- 4[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1506
- FOUND MONUMENT FROM RECORDED SURVEY NO.
- NHS NORTH HEIGHTS SUBDIVISION
- SFNF SEARCHED FOR, NOT FOUND
- EXISTING POWER POLE
- EASEMENT RIGHT OF WAY LINES

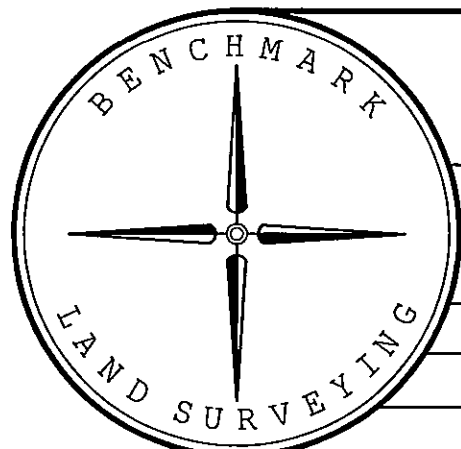
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael C. Springer*  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2016

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF THE ORIGINAL PLAT.

BENCHMARK LAND SURVEYING



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
2101 MAIN STREET, STE 223 BAKER CITY, OREGON  
541-575-1251 ~ 800-699-0516

LAND PARTITION PLAT  
SITUATED IN THE NW1/4SW1/4 SECTION 23,  
T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	DAVID DUNCAN & LINDSEY MADDEN
SURVEYED BY	MCS & NNS
SCALE: 1"=40'	DRAWN BY: MCS
	7/27/2015
	SHEET 1 OF 2

