



LAND PARTITION PLAT NO. 91-5 Situated in the SW1/4 Section 23 Twp.13 S., Rng.31 E., W.M. City of John Day GRANT COUNTY, OREGON

LEGEND

- Found 1-1/2" galv. pipe with attached Grant County Surveyor Brass Cap.
- Found 2-1/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case.
- Found 2" galvanized iron pipe.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Found rail road spike.
- Found 1/2" iron pipe.
- Found 1/2" iron rod.
- Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Found monument from Recorded Survey No. Survey No. appears in the box.
- () Record bearing and distance.
- X—X Fence line
- NH North Heights Subdivision

BASIS OF BEARINGS
Survey No.1042 as shown
Scale 1"= 60'
Surveyed Oct.28, 1991

REFERENCES

- Plat of North Heights Subdivision
- Deed record Book 120 Page 696
- Record Map of Survey No.'s 99, 101, 562, 1042
- Corner remonumentation records - Re: W1/4 cor.

NARRATIVE:
This survey was performed at the request of Howard Britton, acting in behalf of Tom and Joyce Kerns. The purpose of this survey was to delineate PARCELS 1, 2, and 3 of this Land Partition as shown hereon.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments and corner evidence. New monuments were set in accordance with the evidence found on the South boundary of Parcel 3, and at a position approved by Mr. Kerns at the NE corner of PARCEL 3.

This survey is a retracement of Survey No. 562, which basically established the exterior boundaries, and the appurtenant portion of Survey No. 1042, which established the centerline of NW Bridge Street.

During this current survey we ran a closed loop control traverse and tied the necessary monumented corners as shown hereon. All the corners set during Survey No. 562 which are along NW Bridge Street are now offset 5.00 feet outside the present street right of way lines due to the subsequent vacation of 5 feet off each side of the previous 60 foot right of way width, as per John Day City Ordinance No. 82-32-4. The reversion rights to the adjoining owners along the east line of PARCEL NO. 1; the east line of PARCEL 2, lying east of NW Bridge Street; and the north and south line of the adjoining David Holland lot, as shown hereon, all extend along said lines for the vacated 5 foot strip of street right of way. This is because the original deeds extended the lines past the present right of way lines into the street.