

SITUATED IN THE NW1/4 OF SECTION 25
T13S, R31E, W.M.
CITY OF JOHN DAY
GRANT COUNTY, OREGON

May 7, 1998

U.S. Highway 26



Scale 1"=30'

BASIS OF BEARINGS

Record Map of Survey No. 1314
As Shown

LEGEND

- Found 5/8" iron pin with attached yellow plastic cap, unless otherwise shown.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- () Record bearing and distance,
- Found monument, see record survey number shown in the box.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/98

Initial Point

Point being 1094.31 feet south and 309.61 feet east of the NW corner of Section 25. The NW corner of Section 25 is monumented with a 2½" alum. pipe with attached 3" alum. cap.

NARRATIVE:

This survey was performed at the request of Earl Lathrop and Bob Lesley. The purpose of this survey was to survey the boundaries of Mr. Lathrop's property and partition Mr. Lesley's property.

After searching the available records pertaining to this survey, I found that the eastern boundaries have been surveyed and monumented. Survey No. 238, dated Sept. 20, 1971, Survey No. 653, dated Jan. 28, 1981 and Survey No. 1314, dated March 9, 1994 were retraced and the appurtenant monuments were tied. I accept the positions of these monuments as shown hereon. I also found the monument shown south of the SW corner of Mr. Lesley's property which was set during Survey No. 1950 dated August 1970. This monument is accepted for eastings but is not on the south line of the NW1/4NW1/4 of Section 25, as called for in the deeds. The bearings of Deed instrument No. 921445 and 971588 were rotated clockwise 00°03'50" to coincide with the previous bearing rotations used in this area and to fit the monuments found during this survey.

Along the south boundary of Mr. Lesley's property I used rotated deed record bearings and distances to intersect the westerly line of Survey No. 653, between the found monuments as shown. I located monuments along the southerly right of way of the highway, projected them westerly, and found the perpendicular distance from the right of way line to the north boundary of Mr. Lesley's property to be as deed record. I used the deed record distances along the highway frontage to establish the NE and NW corners of Mr. Lathrop's lot. From the found monument at the SE corner of Mr. Lathrop's property I used rotated deed bearings and intersected the west line of Mr. Lathrop's lot to establish his SW corner. Then continuing deed record, (80.00 ft.), to the angle point in the north boundary of Mr. Lesley's property and intersecting the bearings on the west line to position the NW corner of Mr. Lesley's property to complete the boundary location. The division line of parcels 1 and 2 is at the position agreed upon by Mr. Lesley and Mr. Lathrop.

Hillcrest Road was transferred to the City of John Day's jurisdiction by the Oregon Transportation Commission on November 15, 1994, recorded as Deed Instrument No. 960152. This portion of Hillcrest Road was not particularly described, therefore the adjoining land owners and the City of John Day administration has agreed to the proposed right of way lines as shown.

I found no record of a Geodetic Control Monument within 1/2 mile of this land partition.

BASIS OF BEARINGS
(N35°30'10"W 137.70)
(N35°34'W 137.7)
135°30'10"W 137.7
129.2
137.9

Initial Point of Land —
Partition Plat No. 96-25