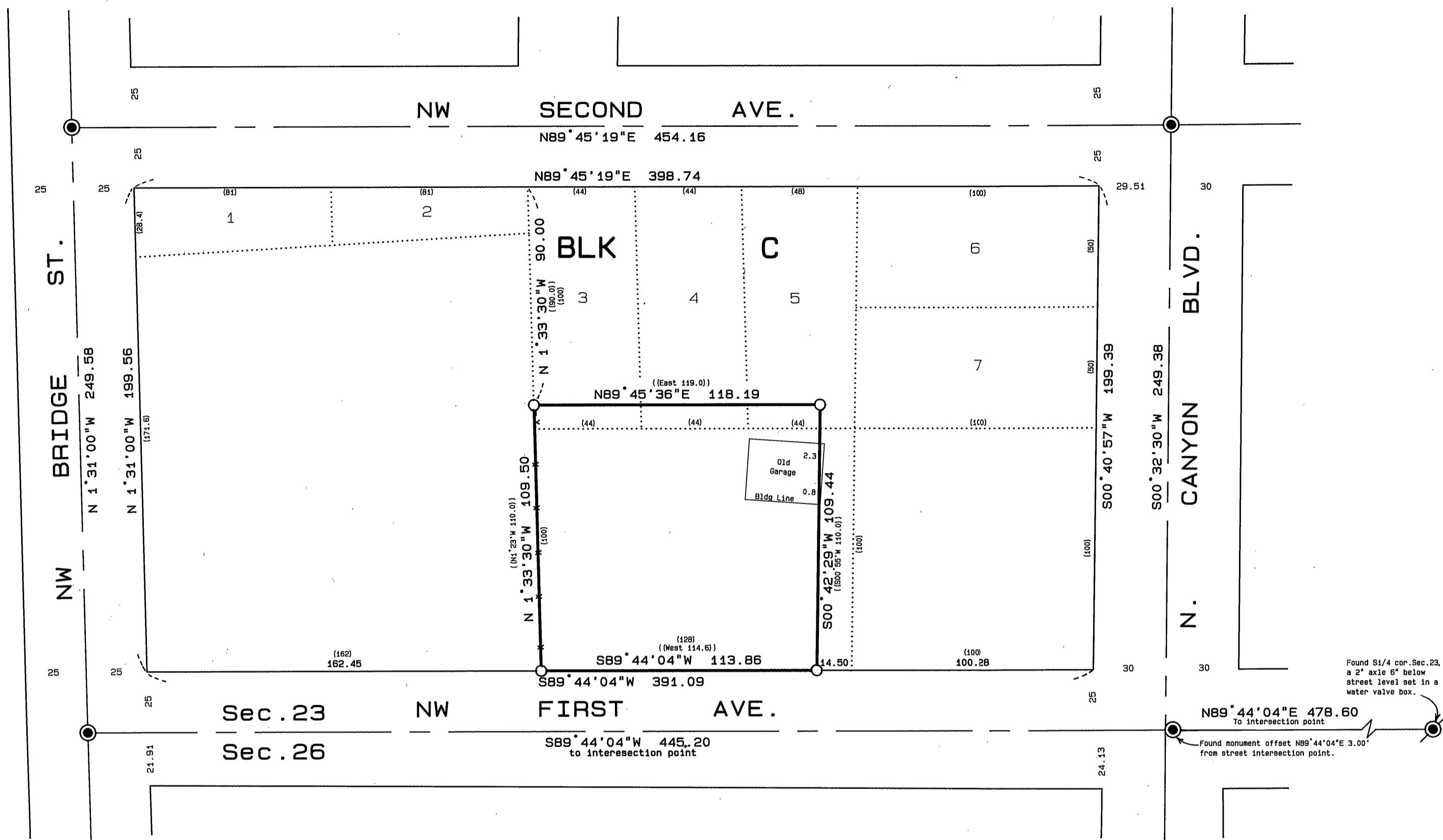


# HERBURGER ADDITION



## BASIS OF BEARINGS SOLAR OBSERVATION

### LEGEND

- Found 2-1/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case. See Survey No. 1008.
- Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- (( )) Deed record bearing and distance.
- ( ) Plat record bearing and distance.
- X—X Fence line.

### NARRATIVE:

This survey was performed at the request of Mike Woodbury. The purpose of this survey was to locate Mr. and Mrs. Woodbury's lot in Block C, Herburger Addition to John Day, as described in Instrument No. 901157, Deeds, as shown hereon. A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments, corner evidence and lines of occupancy. New monuments were set in accordance with the evidence found and at deed calls.

My research disclosed that Block C was lotted along the north and east sides of the block, the remaining portions of the block were subsequently deeded by metes and bounds descriptions and further divided this block.

In Record Survey No. 1008, I established and monumented the centerline of the city streets in this area. That survey disclosed that the north-south side lines of this block are short by about 1/2 foot. We verified that finding in this current survey. This affects the north-south dimensions of Mr. Woodbury's lot because the senior deed must be honored along the north line of this lot. In this case three senior deeds to the north will control, these deeds call for a 90 foot depth from NW Second Ave. These senior deeds were originally deeded from Grace Herburger to: Wallace D. Muzzy, et ux, in Book 48, Page 352, dated Jan. 30, 1946; and to Paul A. Karp, et ux, in Book 48, Page 269, deeds, dated Jan. 30, 1946; and from G. Leslie and Edythe Herburger to Paul and Wilma Karp, in Book 60, Page 473, deeds, dated Aug. 12, 1950. The Woodbury lot was originally deeded from G. Leslie Herburger to Walter and Kathryn Kennedy in Book 63, Page 422, deeds, dated, Aug. 15, 1951, and from G. Leslie Herburger and Edythe Herburger to Nadine M. Yonker in Book 69, Page 88, deeds, dated Nov. 23, 1953. Although these deeds call for a 110 foot depth from NW First Avenue, that dimension must yield to the location of the senior deed line discussed above. The East 14.5 feet of the Woodbury lot was subsequently conveyed out, in Book 87, Page 169, deeds, dated July 11, 1962. The east-west dimensions of this lot are proportioned to conform with the boundaries of Block C, as intended by the deeds. The measured dimensions of this block together with the record plat or deed dimensions are shown.

### REFERENCES

Deed record Book	48	Page	269
	48		352
	60		473
	63		422
	69		88
	87		169

Instrument No. 901157.

Record Map of Survey No. 1008.

Plat of Herburger Addition to John Day.

RECEIVED AND  
FILED

MAR. 29, 1993  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Jenny Russell*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1989  
ROBERT D. BAGETT  
588

Expires 12/31/94

BAGETT - GRIFFITH & ASSOCIATES John Day, Oregon	
MAP OF SURVEY OF A LOT IN BLOCK C HERBURGER ADDITION TO JOHN DAY, OREGON SITUATED IN THE SE1/4SW1/4 SEC. 23, T13S, R31E, WM	
GRANT COUNTY, OREGON	
SURVEYED FOR	MICHAEL WOODBURY
SURVEYED BY	RDB & SDF & GJR 2/19/93
Scale: 1"=40'	Drawn by: J.L.W.

RECORD MAP OF SURVEY NO. 1250