



Scale 1"=100'

BASIS OF BEARINGS

Survey No. 304
Between SE corner and the S1/4 corner
of Section 29, N89°34'42"W

LEGEND

- Found 1 1/2" iron pipe with attached Grant County Surveyor brass cap.
- Found 5/8" iron pin.
- Found 5/8" iron pin with attached alum. cap see Survey No. 1160.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC. Unless otherwise shown.
- Set 5/8"x30" iron pin with attached 2" alum. cap, marked CORNERSTONE SURVEYING, INC., see Corner Restoration Records for details.
- () Record bearing and distance.
- Found monument, see record map of survey number shown in box.

NARRATIVE

This survey was performed at the request of Jerry Updegrave. The purpose of this survey was to locate the boundaries of this tract and adjust the north and east boundaries of Parcel 2, Land Partition No. 97-19.

A search was made of the available records pertaining to this survey and for the monuments which control the placement of the boundaries. After a review of Partition No. 97-19 plat, I found that the boundaries of Parcel 2 could not be definitely located. I brought this to the attention of Bob Bagett, PLS # 598, who prepared the plat of Partition No. 97-19. He made a number of corrections on the plat and recorded an affidavit of correction in the deeds, Instrument No. 030531. In addition, while trying to position the boundary lines of Parcel 2, it was necessary to identify the basis of bearings which were used to create these boundaries. The plat of Partition No. 97-19 does not indicate what was used for the basis of bearings, therefore I used the record bearing shown on Survey No. 304, between the monument at the SE corner and the S1/4 corner of Section 29. The plat of Partition No. 97-19 also shows the north boundary of Parcel 2 as a straight line and indicates that it is identical with the east-west 1/16 lines through the SE1/4 and SW1/4 of Section 29. After locating the controlling monuments of Section 29 to determine the position of the north boundary of Parcel 2, I found that there is an angle point at the CS1/16 corner on the north boundary of Parcel 2. I set the CS1/16 corner on line and at the mid-point between the C1/4 corner and the S1/4 corner. I decided to use the east-west 1/16 line to the west of this corner and intersected the right of way line of County Road No. 76, as shown. The remainder of the north boundary of Parcel 2, lying easterly of the CS1/16 corner was adjusted as shown. The easterly boundary of Parcel 2 was adjusted to include existing improvements. The south boundary is at record bearing and distance as shown on Land Partition No. 97-19.

The westerly boundary was intended to follow the county road right of way. The plat of Partition No. 97-19 does not show the right of way in its' correct position. The right of way was deeded to the County in Deed Instrument No. 901342, dated December 5, 1990. The right of way was surveyed and monumented and the legal description was prepared by Mr. Bagett. There are small discrepancies between the survey plat and the legal description, but neither of these coincide with the right of way shown on the plat of Partition No. 97-19. I used the right of way monuments found, as shown on Survey No. 1060 for the westerly boundary of this survey. I do not believe that Mr. Updegrave has any interest in the county right of way, although the plat of Partition No. 97-19 shows that he does. I can find no survey or deed which Grant County has given to Mr. Updegrave or to the previous owner Mr. Towell.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT 19, 1995
JACK L. WATSON
2734
Renewal Date 6/30/2004

CORNERSTONE SURVEYING, Inc.
233 S. Canyon Blvd., John Day, Oregon 97845
(541) 575-1813

MAP OF SURVEY
SITUATED IN THE SE1/4 AND IN THE SW1/4
OF SECTION 29, T13S, R31E, W.M.

GRANT COUNTY, OREGON

SURVEYED FOR: **Jerry Updegrave**

SURVEYED BY: Jack Watson Date: 04/10/2003

DRAWN BY: Jack Watson

RECEIVED AND
FILED

APRIL 22, 2003

OFFICE OF COUNTY SURVEYOR
Robert A. Spurgeon
Attest: Michael C. Spurgeon