

NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF RUSS COMER AND JOSH WALKER ON BEHALF OF MAHOGANY RIDGE PROPERTIES, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20211713. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE DESCRIBED IN DEED INSTRUMENT NO. 20241751, DEED RECORDS OF GRANT COUNTY, OREGON.

A SEARCH WAS MADE OF AVAILABLE SURVEY RECORDS PERTAINING TO THIS PROJECT. I FOUND AND UTILIZED INFORMATION FROM RECORD SURVEY NUMBERS 209, 1129, 1251, 1690, 2069 AND OREGON HIGHWAY COMMISSION RIGHT OF WAY MAP NO. 8B-3-31. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT CONTROLLING MONUMENTS FROM THESE SURVEYS.

I FOLLOWED THE CHAIN OF TITLE BACK TO A POINT WHERE THE SUBJECT TRACT AND LANDS TO THE SOUTH WERE PURCHASED IN 1950 BY EARL AND NELLIE DEWITT, AS EVIDENCED BY DEED BOOK 59, PAGE 326. THE DESCRIPTION IN THE DEWITT DEED COMMENCES AT THE INTERSECTION OF THE NORTH-SOUTH CENTER LINE OF SECTION 26 AND THE EASTERLY RIGHT OF WAY LINE OF THE JOHN DAY-BURNS HIGHWAY. THE DESCRIPTION THEN PROCEEDS AROUND THE SUBJECT PROPERTY RUNNING IN A COUNTERCLOCKWISE DIRECTION. ONE OF THE MOST SIGNIFICANT CONTROLLING CALLS IN THE DEED DESCRIPTION STATES, "THENCE N.65°00'W., A DISTANCE OF 156.0 FEET TO THE EAST-WEST 1/2 SECTION LINE OF SAID SECTION 26...". AFTER CONDUCTING THE FIELDWORK TO LOCATE THE C1/4 CORNER, S1/4 CORNER AND THE CW1/16 CORNER OF SAID SECTION 26, I FOUND THAT THE ACTUAL DISTANCE TO INTERSECT THE EAST-WEST CENTER LINE OF SECTION 26 IS 111.35 FEET. THE RESULTANT INTERSECTION OF THESE TWO LINES CHANGES THE LENGTH OF THE NORTH LINE OF SAID TRACT FROM 25.3 FEET (ALSO REPORTED AS 21.5 FT.) TO 32.88 FEET. I BELIEVE THE DISTANCES OF 25.3 FEET AND 21.5 FEET ARE THE OUTCOME OF SUBSEQUENT DESCRIPTIONS RUNNING IN A CLOCKWISE DIRECTION RATHER THAN A COUNTERCLOCKWISE DIRECTION LIKE THE ORIGINAL DEED BEARINGS FROM PREVIOUS SURVEYS. NEW MONUMENTS WERE SET ON THE ADJUSTED PROPERTY LINE ACCORDING TO THE EVIDENCE FOUND AND PER DEED INSTRUMENT NO. 2024XXXX. GOD BLESS AMERICA.

I PLACED THE CENTERLINE AND RIGHT OF WAY LINES OF THE JOHN DAY HIGHWAY BY USING RECORD INFORMATION FROM THE OREGON HIGHWAY COMMISSION'S MAP NO. 8B-3-31 AND BY USING THE FOUND CENTERLINE MONUMENTS FROM SURVEY NO. 1129. I USED THE RECORD POSITION OF CENTERLINE STATION 97+08.5 FROM SURVEY NO'S 1251 AND 2069. THE ORIGINAL DEED BEARINGS WERE ROTATED 00°08'19" CLOCKWISE TO MATCH RECORD BEARINGS FROM PREVIOUS SURVEYS. NEW MONUMENTS WERE SET ON THE ADJUSTED PROPERTY LINE ACCORDING TO THE EVIDENCE FOUND AND PER DEED INSTRUMENT NO. 2024XXXX. GOD BLESS AMERICA.

REFERENCES

- RECORD MAP OF SURVEY NO.'S 209, 286, 1129, 1251, 1690 & 2069
- OREGON HIGHWAY COMMISSION MAP NO. 8B-3-31
- DEED RECORD INSTRUMENT NO.'S 20182403, 20211713 & 20241751
- DEED RECORD BOOK 59 PAGE 326
- BOOK 59 PAGE 596
- BOOK 63 PAGE 358
- BOOK 78 PAGE 36
- BOOK 80 PAGE 15

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1129 AS SHOWN

LEGEND

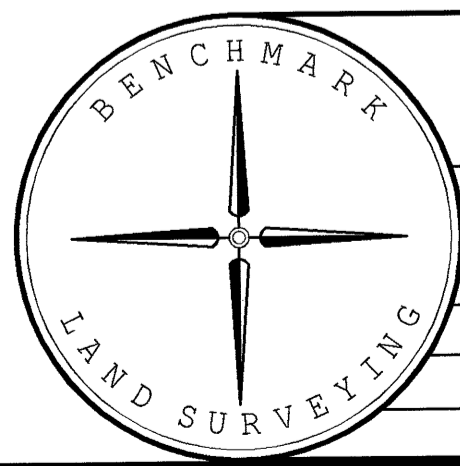
- ⊙ FOUND RECORD SURVEY MONUMENT AS SHOWN
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING FROM SURVEY NO. 2069
- ⊙ FOUND 3" BRASS CAP SET IN CONCRETE, BELOW STREET SURFACE IN AN IRON MONUMENT CASE FROM SURVEY NO. 1129
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE: SURVEY 1129
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO.'S 1251 & 2069
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 1690

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael C. Springer

OREGON JULY 9, 2002
MICHAEL C. SPRINGER #70918
EXPIRES: 6/30/2026

RECEIVED AND FILED GRANT COUNTY SURVEYOR
OCT 31 2024



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

MAP OF SURVEY
A PROPERTY LINE ADJUSTMENT SITUATED IN THE NE1/4SW1/4 SECTION 26, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	MAHOGANY RIDGE PROPERTIES, LLC
SURVEYED BY	MCS 10/24/2024
SCALE: 1"=60'	DRAWN BY: MCS