

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEVIN LOGSDON ON BEHALF OF CAROL LOGSDON. THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LOCATION OF THE SOUTH LINE OF LOT 9, BLOCK 1 OF GRANDVIEW ADDITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. GRANDVIEW ADDITION WAS SURVEYED AND PLATTED BY HENRY L. MELTON, ENGINEER. THE PLAT WAS RECORDED MAY 19, 1941. SEARCHING THE BAKER COUNTY SURVEYOR'S RECORDS, I FOUND NO SUBSEQUENT RECORD SURVEYS WITHIN GRANDVIEW ADDITION. I DID HOWEVER FIND AN UNRECORDED SURVEY DONE BY PHILO ANDERSON, PE, DATED APRIL 28, 1958, WHICH WAS FOUND IN HIS PRIVATE FILES KEPT IN THE VAULT AT BAKER CITY HALL. I ALSO FOUND DEED BOOK 161 PAGE 156, WHICH APPEARS TO HAVE BEEN WRITTEN WITH THE BENEFIT OF A SURVEY AND CONTAINS CALLS FOR MONUMENTS.

I MADE FIELD MEASUREMENTS TO LOCATE CONTROLLING MONUMENTS FROM THE PLAT OF GRANDVIEW ADDITION, THE ANDERSON SURVEY AND DEED BOOK 161 PAGE 156. THE ANDERSON SURVEY INDICATES THAT ALONG THE EAST-WEST TANGENT OF GRANDVIEW DRIVE, THE BACK EDGES OF THE CONCRETE SIDEWALKS ARE COINCIDENT WITH THE RIGHT OF WAY LINES. I MADE FIELD MEASUREMENTS TO LOCATE THE SIDEWALKS ON BOTH SIDES OF THE STREET WEST OF CENTERLINE STATION 25+42.64. SEVERAL PORTIONS OF THE SIDEWALK ON THE NORTH SIDE HAVE BEEN REPLACED OVER THE YEARS AND ARE SLIGHTLY MISALIGNED WITH ONE ANOTHER. I FOUND THE SIDEWALKS ALONG THE SOUTH SIDE OF THE STREET TO BE MORE CONSISTENT, AND A BETTER INDICATION OF THE LOCATION OF THE RIGHT OF WAY LINE. I ALSO FOUND MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 16 OF BLOCK 1 WHICH SUPPORTED THIS FINDING. THE PLAT BEARING OF N.89°58'00"E. ALONG THIS TANGENT WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY, AS DERIVED FROM THE RELATIONSHIP OF THE FOUND MONUMENTS AND EXISTING SIDEWALKS ALONG SAID STREET.

IT SHOULD BE NOTED THAT THE INCLUDED ANGLE FOR THE CENTERLINE CURVE BETWEEN RECORD STATIONS 25+42.64 AND 27+55.12 IS LABELED ON THE PLAT AS 83°17'30", BUT IT SHOULD BE 83°21'30".

I FOUND AND ACCEPTED TWO MONUMENTS DESCRIBED IN DEED BOOK 161, PAGE 156. A 3/4" IRON PIPE WAS FOUND S.20°19'00"E., 10.00 FEET FROM THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, AND A SQUARE HEAD BOLT WAS FOUND AT THE NORTHEAST CORNER OF LOT 7, BLOCK 1. I ALSO FOUND A 5/8" IRON PIN OF UNKNOWN ORIGIN AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 3. IN ORDER FOR THESE MONUMENTS TO FIT OTHER FOUND MONUMENTATION AND EXISTING SIDEWALKS ALONG GRANDVIEW DRIVE, THE TANGENT BETWEEN RECORD STATIONS 27+55.12 AND 28+91.69 WAS SHORTENED BY 3 FEET.

I HELD THE PLAT RECORD DIMENSION OF 100 FEET ALONG THE WEST LINE OF LOT 8, BLOCK 1 TO DETERMINE THE NORTHWEST CORNER OF SAID LOT 8. THE RECORD ANGLE OF 90 DEGREES WAS THEN TURNED FROM THE RIGHT OF WAY TANGENT OF GRANDVIEW DRIVE TO LOCATE THE LOT LINE. I SET AN OFFSET MONUMENT ON THE TOP OF THE WEST BANK OF THE RIVER, WHICH IS APPROXIMATELY 24 FEET FROM THE CENTER OF THE POWDER RIVER.

AT THE REQUEST OF KEVIN LOGSDON, I ALSO MARKED THE LINE WITH HUB AND TACK SET AT 25 FOOT INTERVALS ALONG THE LINE.

MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND THE METHODS OUTLINED HEREIN.

LEGEND

- FOUND 5/8" IRON PIN
- FOUND 3/4" IRON PIPE DESCRIBED IN DEED BOOK 161 PAGE 156 (UNLESS OTHERWISE NOTED)
- FOUND SQUARE HEAD BOLT DESCRIBED IN DEED BOOK 161 PAGE 156
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- SET 1" DIAMETER COPPER DISC MARKED "PLS 69454" WITH 1/4" DIAMETER STEM GROUTED INTO THE CONCRETE SIDEWALK
- () PLAT/DEED RECORD DIMENSION OR CENTERLINE STATION
- [] RECORD BEARING AND DISTANCE FROM DEED BOOK 161 PAGE 156
- { } DIMENSION FROM 1958 PHILO ANDERSON SURVEY
- x-x FENCE LINE
- CONCRETE SIDEWALK

BASIS OF BEARINGS

PLAT OF GRANDVIEW ADDITION
 GRANDVIEW DRIVE BEARS N.89°58'00"E.
 SEE NARRATIVE

REFERENCES

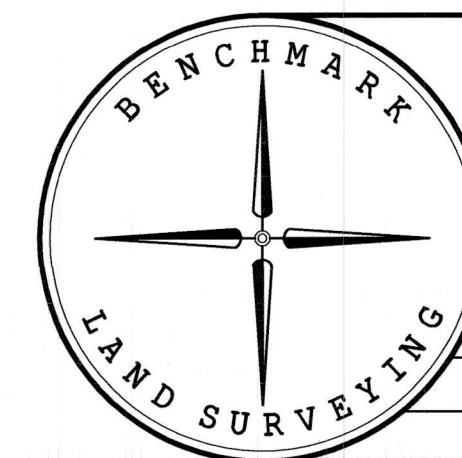
- PLAT OF GRANDVIEW ADDITION
- UNRECORDED SURVEY BY PHILO ANDERSON, PE, DATED APRIL 28, 1958
- DEED RECORD INSTRUMENT NO.'S 75-34-041, 85-52-052, B12-21-0151 AND B14-32-0244
- DEED RECORD BOOK 161 PAGE 156

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jason L. Hatfield
 OREGON
 NOVEMBER 30, 2007
 JASON L. HATFIELD
 #69454

EXPIRES: 6/30/2021

FILED *March 12, 2020*
 BAKER COUNTY SURVEYOR
 SURVEY NO. *9-40-797*



BENCHMARK LAND SURVEYING
 217 N. CANYON BLVD. JOHN DAY, OREGON
 1207 DEWEY AVE., BAKER CITY, OREGON
 541-575-1251 ~ 541-523-5852

MAP OF SURVEY
 SOUTH LINE OF LOT 9, BLOCK 1 OF GRANDVIEW ADDITION
 SITUATED IN THE NE1/4NE1/4 SECTION 17, T.9S., R.40E., W.M.,
 BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	CAROL LOGSDON	
SURVEYED BY	JLH	2/24/2020
SCALE: 1"=40'	DRAWN BY: JLH	