



BASIS OF BEARINGS

BAKER COUNTY SURVEY NO. 6-45-32 AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID MOORE ON BEHALF OF CORNUCOPIA WILDERNESS LODGE, LLC. THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE CORNERS OF THAT CERTAIN PROPERTY DESCRIBED IN BAKER COUNTY DEED NO. B16030209.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM SURVEY NO.'S 6-45-4, 6-45-14, 6-45-31, 6-45-32, 6-45-33, 6-45-109, 6-45-111, 6-45-112, 6-45-114, AND 6-45-144. WE SEARCHED FOR, BUT DID NOT FIND THE MONUMENT FROM SURVEY NO. 6-45-32 AT THE INTERSECTION OF THE NORTH LINE OF THE ANNEX PLACER CLAIM WITH THE WEST LINE OF THE E1/2NW1/4SE1/4. THE SPRUCE BEARING TREE IN THE SOUTHEAST QUADRANT IS STILL ALIVE, BUT WE FOUND NO TRACE OF THE TAMARACK BEARING TREE IN THE SOUTHWEST QUADRANT, POSSIBLY DUE TO HEAVY EQUIPMENT OPERATIONS. WE REESTABLISHED THIS CORNER BETWEEN FOUND MONUMENTS NORTH AND SOUTH ON THE 1/64 LINE, AND MONUMENTS EAST AND WEST ON THE NORTH BOUNDARY OF ANNEX PLACER CLAIM. THE DESCRIPTION IN DEED NO. B16030209 EXCEPTS THAT PORTION OF THE SE1/4SW1/4SE1/4 LYING SOUTH AND WEST OF THE CHANNEL OF PINE CREEK. THEREFORE, WE ESTABLISHED AN OFFSET PIN ON THE SOUTH LINE OF THE SE1/4SW1/4SE1/4 SECTION 27, REFERRING THE SW PROPERTY CORNER, WHICH FALLS IN THE CENTER OF PINE CREEK.

THE TOWNSITE OF CORNUCOPIA WAS ORIGINALLY PLATTED IN 1886 BY C.J. DUFFY. THE PLAT DEPICTS A "GRID IRON" SCHEME, BUT CONTAINS NO LOT, BLOCK OR STREET DIMENSIONS. ALTHOUGH THE PLAT MAKES NO REFERENCE TO ITS LOCATION BY TOWNSHIP RANGE OR SECTION, C.J. DUFFY HAD THE PATENT TO THE SW1/4SW1/4SE1/4 SECTION 27 AND THE NW1/4NW1/4NE1/4 SECTION 34. SAID PATENT WAS RECORDED IN DEED BOOK 43 PAGE 626, BAKER COUNTY DEED RECORDS.

SEARCHING THE COUNTY CLERK'S RECORDS, I ALSO FOUND A PLAT TITLED "MAP OF CORNUCOPIA" BY D.W.C. NELSON, COUNTY ENGINEER, DATED JANUARY 12, 1942. UNLIKE THE 1886 PLAT, THIS MAP DOES MAKE REFERENCE TO ITS LOCATION WITHIN THE SW1/4SW1/4SE1/4 OF SECTION 27 AND THE NW1/4NW1/4NE1/4 OF SECTION 34. IT ALSO LABELS STREET WIDTHS AND GIVES A BEARING ON NORTH-SOUTH STREETS OF N.03°E. THE MAP ALSO SHOWS THE RELATIONSHIP OF THE STREETS, BLOCKS, LOTS AND SECTION SUBDIVISION LINES.

IN 1984, JAMES HANLEY, PLS, PERFORMED A COMPREHENSIVE RETRACEMENT SURVEY OF THE TOWNSITE. HIS NARRATIVE DOCUMENTS THE GREAT LENGTHS HE UNDERTOOK TO ACCURATELY PLACE THE TOWNSITE, INTERVIEWING EARLY RESIDENTS AND MAKING FIELD TIES TO RELEVANT CULTURE AND MONUMENTATION. WHAT HE FOUND IS THAT THE BOUNDARIES OF THE ALIQUOT PARTS, WHICH CONTROL THE BOUNDARIES OF THE TOWNSITE, APPARENTLY WERE INCORRECTLY LOCATED WHEN THE TOWNSITE WAS LAID OUT. IT WOULD APPEAR THAT THE TOWNSITE WAS DEVELOPED WITH NO REGARD TO THE PROPER SUBDIVISION OF SECTIONS 27 AND 34. AS A RESULT, CERTAIN BLOCKS AND LOTS NEAR THE PERIMETER ARE CUT OFF SINCE THOSE BLOCKS AND LOTS CANNOT EXTEND BEYOND THE BOUNDARIES OF THOSE ALIQUOT PARTS TO WHICH THE ORIGINAL SUBDIVIDER C.J. DUFFY HELD TITLE.

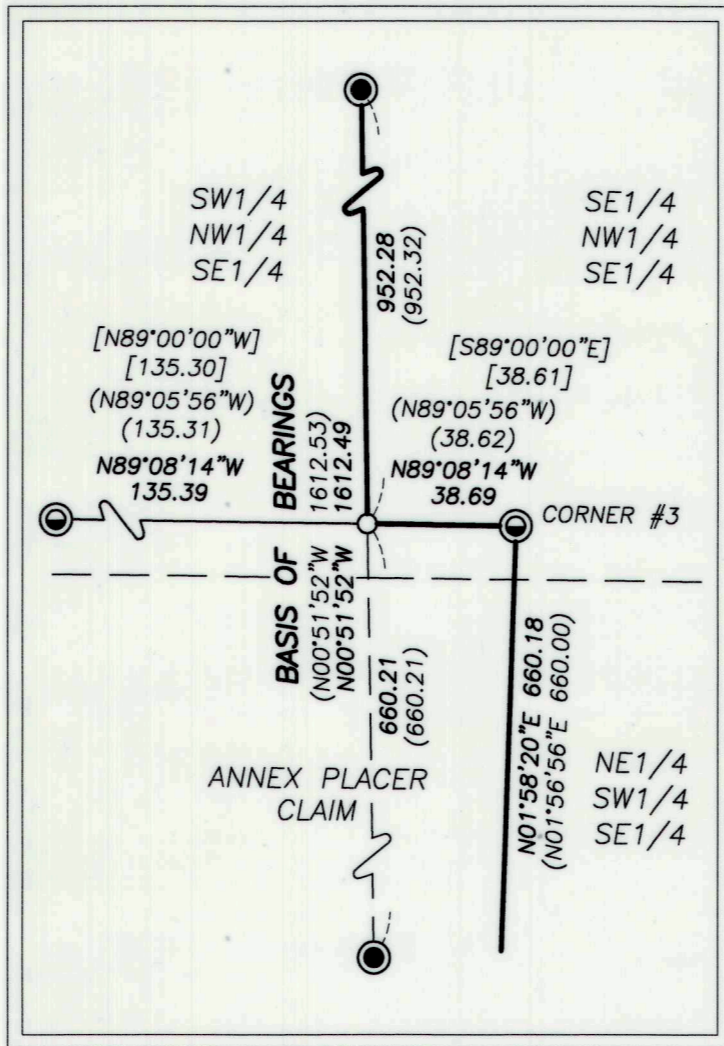
ALL MONUMENTS FOUND DURING THE COURSE OF THIS SURVEY ARE ACCEPTED, AS SHOWN HEREON.

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED BAGETT-GRIFFITH & BLACKMAN BRASS CAP FROM SURVEY NO.'S 6-45-31 THROUGH 6-45-33
- FOUND 2 1/2" ALUMINUM PIPE AND CAP FROM SURVEY NO.'S 6-45-31 THROUGH 6-45-33. MONUMENTATION SHEET FILED AS SURVEY NO. 6-45-114
- ⊙ FOUND 2 1/2" STEEL PIPE WITH ATTACHED 3" B.L.M. BRASS CAP DATED 1992 (COUNTY SURVEY NO. 6-45-144)
- ⊙ FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP FROM SURVEY NO. 6-45-4
- FOUND 3" BRASS DISC IN A 6"x6" CONCRETE POST FROM SURVEY NO. 6-45-14
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () RECORD BEARING AND DISTANCE FROM SURVEY NO.'S 6-45-31 THROUGH 6-45-33
- [] RECORD BEARING AND DISTANCE FROM B.L.M. SURVEY FILED AS SURVEY NO. 6-45-144

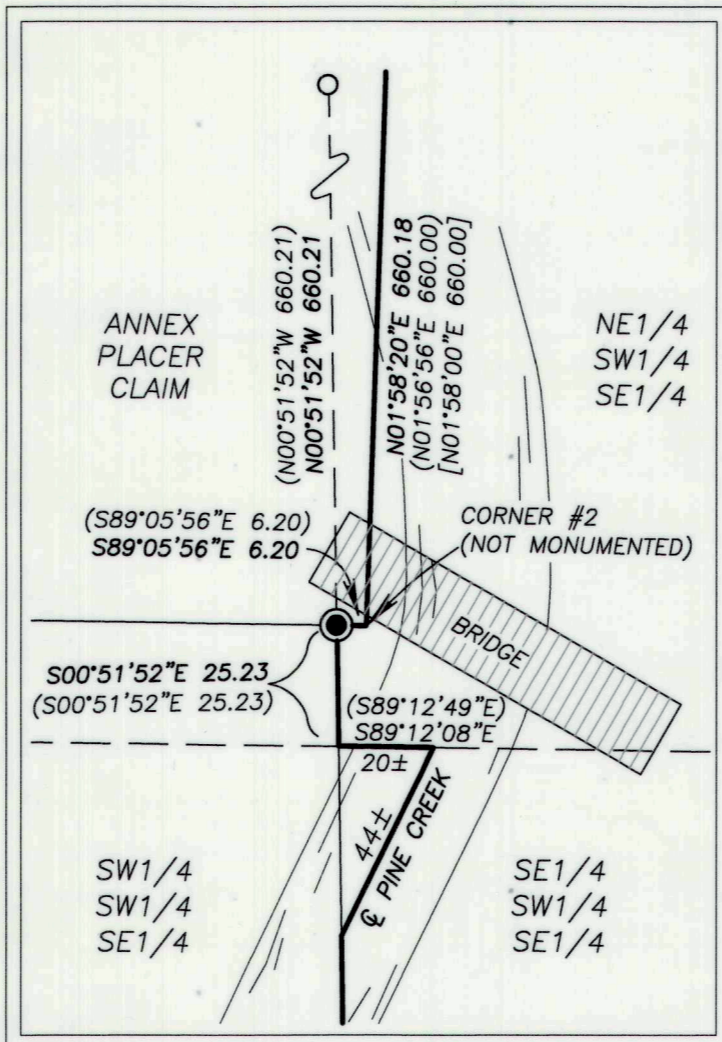
DETAIL "A"

SCALE: 1"=50'



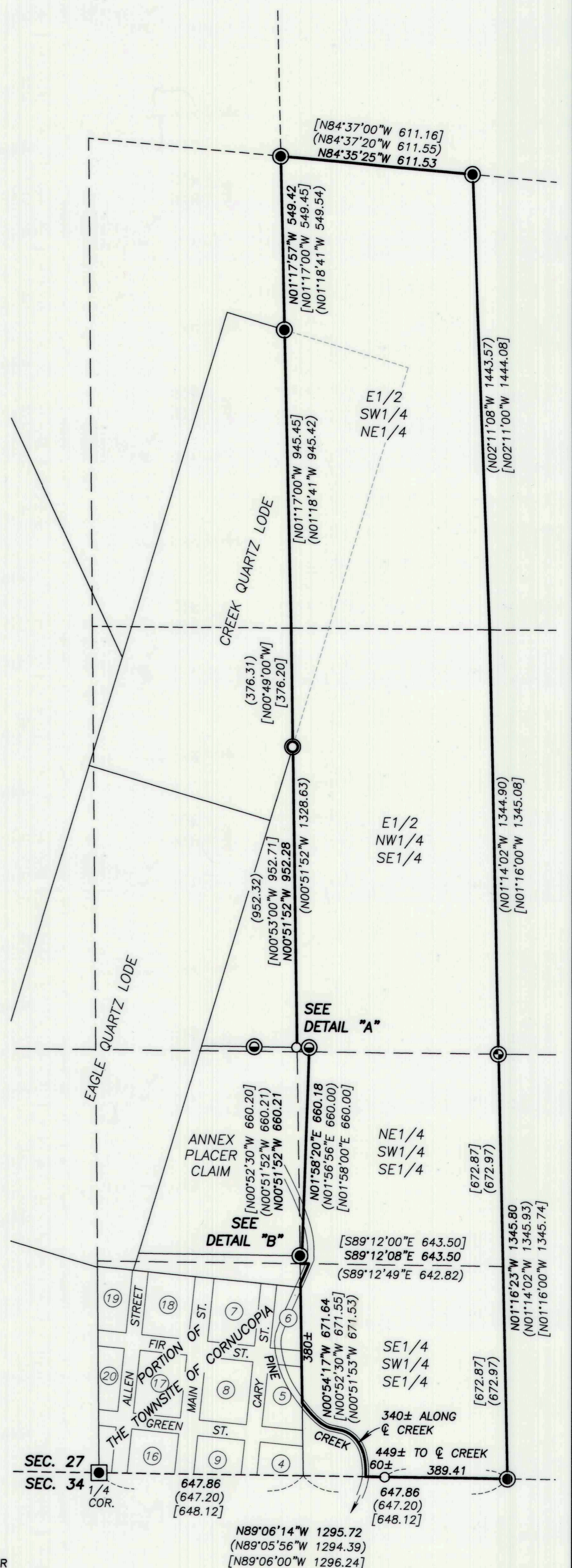
DETAIL "B"

SCALE: 1"=40'



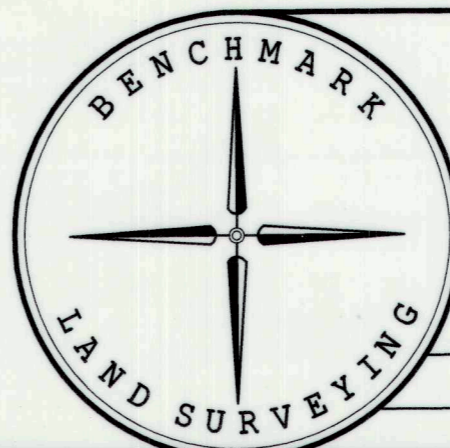
REFERENCES

- RECORD MAP OF SURVEY NO.'S: 6-45-4, 6-45-13, 6-45-14, 6-45-019, 6-45-31, 6-45-32, 6-45-33, 6-45-111, 6-45-112, 6-45-114, 6-45-138, 6-45-139 & 6-45-144
- 1886 PLAT OF CORNUCOPIA
- 1942 MAP OF CORNUCOPIA BY DWK NELSON, COUNTY ENGINEER
- DEED RECORD INSTRUMENT NO.'S 87-18-058 & B16030209
- DEED BOOK 43 PAGES 626 AND 627
- PRELIMINARY TITLE REPORT ORDER NO. 16-21474



REGISTERED PROFESSIONAL LAND SURVEYOR

JASON L. HATFIELD
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-575-1251 ~ 800-699-0516		
MAP OF SURVEY SITUATED IN THE NE1/4 AND THE SE1/4 SECTION 27, T.6S., R.45E., W.M., BAKER COUNTY, OREGON		
SURVEYED FOR	CORNUCOPIA WILDERNESS LODGE, LLC	
SURVEYED BY	JLH & MRT	10/13/2016
SCALE: 1"=300'	DRAWN BY: JLH	

FILED Nov. 16, 2016
BAKER COUNTY SURVEYOR
SURVEY NO. 6-45-172