



22 | 23
 27 | 26
 Found 2 1/2" brass cap 2" below asphalt, set by Survey Number 7-39-17. A PK nail, flush, falls 0.45 feet West of cap
 44°56'02.9231"N
 118°02'03.6274"W
 NAD-83(2011)

BASIS OF BEARING

Geodetic North taken at the Southwest corner of Section 23, Township 7 South, Range 38 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1" = 200'

LEGEND

- Found 2 1/2" brass cap, set by Survey Number 07-38-17
- Found 5/8" iron pin with cap marked HANLEY ENGR PLS 1206, unless otherwise specified, set by Survey Number 07-38-21
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- () Record measurement as per Survey Number 07-38-21

REFERENCE MATERIAL

- Survey Number 07-38-017
 Survey Number 07-38-021
 Survey Number 07-38-082
 Survey Number 07-38-104
- DEED REFERENCES
 B09 42 0062
 B12 14 0001
 B18 21 0090

NARRATIVE

This survey was done at the request of Bill Loennig, owner of the land surrounding the 5 acre tract shown here. Mr. Loennig wanted the parcel surveyed prior to installation of a buried mainline. I find that the legal description is based on courses of Survey Number 07-38-21. I recover monuments of said survey and find them harmonious with record. For the West line of this parcel, I hold the found pins for line, and extend the line to called deed distance. From this point, I hold a line parallel with the pins that are nominally due East, set by said survey, and extend this line the deed distance of 450 feet. The East line I run parallel with the West, and the South line I run parallel with the North. The South line, placed as such, is very harmonious with the right-of-way fences.

There is a patent ambiguity in the legal description of the 5 acre parcel in the sense that it is written as being a portion of an aliquot part laying North and West of a described line, and proceeds to describe a closed polygon. I find that the intent of conveyances is likely to convey the 5 acres parcel described by metes and bounds, and the portion that states "lying North and West of the following line" is likely erroneous.

I find no other unusual conditions with this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2023

BAGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Sited in the Southeast quarter of Section 23, Township 7 South, Range 38 East of the Willamette Meridian, Baker County, Oregon	
BAKER COUNTY, OREGON	
SURVEYED FOR	Bill Loennig
SURVEYED BY	J. S. H.
Scale: 1" = 200'	Drawn by: J. S. H. Apr. 2022

FILED April 6, 2022
 BAKER COUNTY SURVEYOR
 SURVEY NO. 7-38-143