

BASIS OF BEARINGS

RECORD SURVEY NO. 7-39-67
 THE WEST LINE OF THE NW1/4 SECTION 19
 BEARS N.00°08'57"E. AS SHOWN

LEGEND

- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP FROM SURVEY NO. 7-39-67
- ◆ FOUND BRIDGE SPIKE SHOWN ON SURVEY NO. 7-39-67
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 7-39-67
- X-X FENCE LINE
- ≡≡≡ RAILROAD TRACKS

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROBBIE MAXWELL ON BEHALF OF MAXWELL FAMILY TRUST AND SEXTON LAND LLC. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE PROPOSED PROPERTY LINE ADJUSTMENT ACCORDING TO THE BAKER COUNTY PLANNING DEPARTMENT'S ADMINISTRATIVE REPORT PLA-15-004.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I MADE FIELD MEASUREMENTS TO LOCATE MONUMENTS FROM RECORD SURVEY NO. 7-39-67, WHICH IS THE BASIS OF BEARINGS FOR THIS SURVEY. THE COUNTY ROAD WAS ORIGINALLY SURVEYED AND DESCRIBED IN 1892, SEE SURVEY RECORD BOOK 1 PAGE 94. ACCORDING TO THE SURVEY AND ACCOMPANYING DESCRIPTION, IT SEEMS THE INTENT WAS THAT THE CENTERLINE OF THE ROAD FOLLOW THE SECTION SUBDIVISION LINES, WHICH WAS A COMMON PRACTICE OF THAT ERA. I MADE FIELD MEASUREMENTS TO LOCATE THE EXISTING ROAD AND ASSOCIATED RIGHT OF WAY FENCES, WHICH PROVIDE THE BEST AVAILABLE EVIDENCE OF THE LOCATION OF THE COUNTY ROAD RIGHT OF WAY. I TIED THE RAILROAD TRACKS TO DETERMINE THE CENTERLINE OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY.

I SET NEW MONUMENTS FOR THE PROPERTY LINE ADJUSTMENT AT POSITIONS ACCORDING TO THE PLANNING DEPARTMENT'S ADMINISTRATIVE REPORT, AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

NOTE:
 THE GROSS AREA SHOWN HEREON INCLUDES THAT PORTION WITHIN THE COUNTY ROAD RIGHT OF WAY.

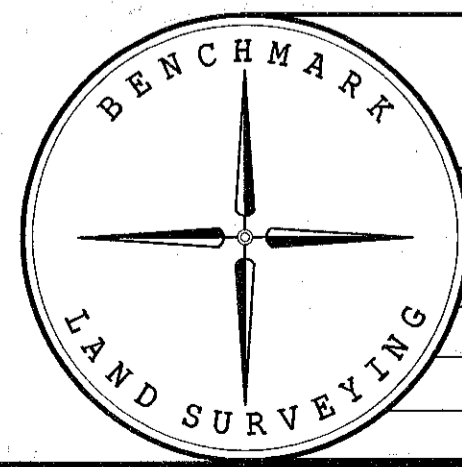
REFERENCES

- RECORD MAP OF SURVEY NO. 7-39-67
- DEED RECORD INSTRUMENT NO.'S B0204 0006 & B0218 0230
- BAKER COUNTY SURVEY RECORD BOOK 1, PAGE 94
- IRA HOFFMAN FIELD BOOK NO. 40
- OREGON - WASHINGTON RAILROAD & NAVIGATION CO. RIGHT OF WAY AND TRACK MAP V ORE4 83
- DEED BOOK U PAGE 241

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
 PROPOSED PROPERTY LINE ADJUSTMENT SITUATED IN THE SW1/4 SECTION 17 AND IN THE SE1/4 SECTION 18, T.7S., R.39E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR	MAXWELL FAMILY TRUST/SEXTON LAND LLC	
SURVEYED BY	JLH	6/12/2015
SCALE: 1"=100'	DRAWN BY: JLH	

FILED June 22, 2015
 BAKER COUNTY SURVEYOR
 SURVEY NO. 7-39-72