

SW1/4 SE1/4 S.36, T7S R45E, W.M.

NARRATIVE

The purpose of this survey is to adjust the property lines between two abutting parcels of land under common ownership. The parcels were adjusted in accordance with the desires of the owners, Kertis Lorence and Roberta Mower. The changes that were made affect only the boundaries in common between said parcels. The parcel shown hereon as Tax Lot 2200 is being decreased in size from 6.90 acres to 5.10 acres. The excess is ceded to the parcel shown hereon as Tax Lot 2100. The North line of Tax Lot 2200 is being moved south 113 feet and is parallel to the previous line. The West line of said tax lot is being swung easterly at the north end to fit with an existing fence line. The corner at the south end of said West line remains in the same position.

The exterior boundary around both parcels was surveyed and monumented in Survey No. 7-45-149 in 1995. I surveyed between the South 1/4 cor. and the Southeast cor. of Sec. 36 and used the record bearing from Survey No. 7-45-149 as the basis of bearing. I tied all the set monuments from said survey and found that they fit the record well. There is an area of encroachment that is shown hereon at the north portion of the parcel shown hereon as Tax Lot 2100.

Easements for road purposes and utilities were created by the Lot Line Adjustment and are described in Deed B0342 0139. These easements are also intended to serve the portion of Tax Lot 2100 that lies north of Tax Lot 2200. A future land partition is planned and the easements are necessary to serve the shape of the desired future partitioned parcels.

Water rights are appurtenant to the Lot Line Adjustment. Easements for existing water conveyance systems were created as directed by the Watermaster and are described in above said deed. The main ditches that carry water into and out of the property were surveyed and shown hereon. There are also two easements from previous deeds concerning water rights. One easement for ditch, Book 43 P.602, is not described and can not be shown. The other, Deed 73 29 048, relates to the use of three springs together with the right of ingress and egress for the development and maintenance of said springs. The three springs were located by survey and are shown hereon.

LEGEND

- Found brass cap monument as described.
- Found 5/8" dia. iron rod from Survey No. 7-45-149.
- Set 5/8" dia. by 30" long iron rod with yellow plastic cap marked: ELDER LS51277.
- Calculated corner, not set this survey.
- () Record bearing and distance from Survey No. 7-45-149.
- < > Record bearing and distance from Survey No. 7-45-3.
- ⊗ Spring
- x-x Existing fence
- - - Existing ditch and flow
- - - Road easement location
- - - Utility easement location
- - - County Road ROW

REFERENCES

DEEDS
 B0342 0139 (LLA)
 94 47 012
 94 47 010
 78 06 059 No. 7-45-3
 73 29 048 No. 7-45-149
 Book 43 P.602

SURVEYS

OTHER SOURCES
 Title Report from Chicago Title Insurance Co. of Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR
Peter C. Elder
 OREGON
 JULY 13, 1999
 PETER C. ELDER
 51277
 Renewal Date: December 31, 2003

Peter C. Elder Land Surveying
 610 16th St. La Grande Oregon (541) 663-0606

Map of Survey for Lot Line Adjustment
 Tax Lots 2100, 2200
 SW1/4 SE1/4 Sec. 36, T.7S., R.45E., W.M.
 Baker County, Oregon
 Surveyed for: Kert Lorence and Roberta Mower

DRAWN BY:	PCE	SCALE:	1" = 100'
PROJECT NO:		DATE:	Oct. 20, 2003
SURVEYED:	May and Oct. 2003	SHEET:	1 OF 1

Survey No. 7-45-157

Fnc. cor. is S. 29.5' and E. 10.4' from found corner.

S89°58'17"E 1330.57
 (S89°58'17"E 1330.59)

Fnc. cor. is S. 19.6' and E. 3.9' from found corner.

Begin Ditch Ease. A

AREA OF ENCROACHMENT
 0.75 Acres.

TAX LOT 2100

30.35 Acres.
 1322170 Sq.ft.

This area includes the area of encroachment on the north boundary and area within county road right of way.

Before Adjustment 28.55 acres
 Increasing by 1.80 acres
 After Adjustment 30.35 acres
 Including 0.44 acres in Co. Rd.
 LLA by Deed No. B0342 0139

End Ditch Ease. A
 Begin Ditch Ease. B, South
 Begin Ditch Ease. C, East
 Total width is bank to bank plus 15 ft. each side of bank.
 Descriptions are recorded in Deed No. B0342 0139

Water flowing onto subject parcel from Foothills Ditch. This is a part of Ditch Ease. C.

BASIS OF BEARING
 The South line of the SE 1/4 of Sec. 36, N89°38'13"E, as shown on Surv. No. 7-45-149

N0°02'07"E 1348.32'
 N0°01'22"E 1318.42'
 (N0°02'07"E 1318.32')

WEST LOT LINE
 Old lot line was parallel with east line.
 New lot line is adjusted to fit existing fence.

TAX LOT 2200

5.10 Acres.
 222153 Sq.ft.
 Before Adjustment 6.90 acres
 Decreasing by 1.80 acres
 After Adjustment 5.10 acres
 LLA by Deed No. B0342 0139

Begin Ditch Ease. D
 Total width is bank to bank plus 15 ft. each side of bank.
 Description is recorded in Deed No. B0342 0139

Road Easement
 60 ft. wide
 Described in Deed B0342 0139
 Utility Easement
 12 ft. wide
 within Road easement along W'y side

Fnc. cor. is N. 0.3' and E. 1.4' from found corner

Fence is E. 2.5 ft. from set corner.

Utility Easement
 12 ft. wide, within Road easement along E'y side.

Area of ownership that is north of section line and south of ROW line of County Rd.
 0.44 Acres.
 19139 Sq.ft.

NOTE: The found iron rod is bent and out of position. The true cor. bears N43°43'41"W 0.32 feet from found corner.

Fnc. cor. is S. 3.7' and E. 0.2' from found corner

Road Easement
 60 ft. wide
 Described in Deed B0342 0139

Fnc. cor. is N. 0.3' and E. 2.2' from found corner

Intersection of the North right of way line of County Rd. and East line of the SW1/4 of SE1/4

Point of Beginning of new description.

N74°52'48"E
 1376.72'
 Survey tie to 1/4 corner.

FILED OCTOBER 21, 2003
 BAKER COUNTY SURVEYOR
 SURVEY NO. 7-45-157

Found 2 1/2" dia. brass cap flush with pavement.

N89°38'13"E 2656.54'
 (N89°38'13"E 2656.55')
 N89°35'39"E 2656.65'

Found 2 1/2" dia. brass cap flush with pavement. Point of Beginning of new description.