

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MITCH GROVE ON BEHALF OF CARNEY AND DEBORAH LANSFORD, TRUSTEES OF THE CARNEY AND DEBORAH LANSFORD FAMILY TRUST. THE SUBJECT PROPERTY IS PARCEL 1 OF PARTITION PLAT NO. P1997-008. THE PURPOSE OF THIS SURVEY WAS TWOFOLD: TO PERFORM A BOUNDARY SURVEY OF THE SUBJECT PROPERTY, AND TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT. THIS IS BEING DONE IN PREPARATION FOR A PENDING SUBDIVISION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE PROPERTY WAS CONVEYED TO THE TRUST BY WARRANTY DEED RECORDED DECEMBER 9, 2005 AS DEED NO. B05 50 0023. ALTHOUGH THE PROPERTY HAD BEEN DULY PARTITIONED IN 1997, THE DEED DESCRIBES PARCEL 1 OF PARTITION PLAT NO. P1997-008 AS BEING COMPRISED OF TWO SEPARATE "PARCELS". A TITLE EXAMINATION DISCLOSED AN ERROR IN THE LEGAL DESCRIPTION ON THE DEED, WHICH HAS BEEN BROUGHT TO THE LANSFORDS' ATTENTION. THEY ARE CURRENTLY TAKING THE PROPER STEPS TO CORRECT THE ERROR.

I MADE FIELD MEASUREMENTS TO RECOVER THE APPURTENANT CONTROLLING MONUMENTATION FROM BAKER COUNTY SURVEY NO.'S 8-39-78, 8-39-79 AND 8-39-81; PARTITION PLAT NO.'S P1990-010, P1991-001 AND P2004-016; THE PLAT OF HEATHER GLEN SUBDIVISION AND BENNETT'S BEND SUBDIVISION.

I ACCEPT THE FOUND MONUMENTS AS SHOWN HEREON WITH THE EXCEPTION OF THREE. I FOUND THE PIN AT THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. P1991-001 OUT OF POSITION, AS NOTED ON THE PLAT OF HEATHER GLEN SUBDIVISION. ALSO, AT THE SOUTHWEST CORNER OF LOT 4 OF BENNETT'S BEND SUBDIVISION, I FOUND A 5/8" SMOOTH IRON ROD PROJECTING 18" ABOVE THE GROUND. THIS PIN WAS FOUND 0.3 FEET NORTH AND 0.7 FEET EAST OF THE RECORD POSITION. THE PLAT OF BENNETT'S BEND SUBDIVISION INDICATES THAT A 5/8" IRON PIN WAS FOUND AT THIS LOCATION. HOWEVER, I DO NOT BELIEVE IT TO BE THE SAME PIN. THE RECORD POSITION FALLS AT THE BASE OF A STEEL FENCE CORNER ANCHORED IN CONCRETE. I ALSO SEARCHED FOR THE PIN SET AT THE SOUTHWEST CORNER OF LOT 4 OF THE SAME SUBDIVISION, AND FOUND A SIMILARLY CONSTRUCTED FENCE CORNER, ALSO IN AGREEMENT WITH THE RECORD LOT CORNER POSITION, AND NO PIN. I BELIEVE THE ORIGINAL MONUMENTS WERE DESTROYED DURING THE CONSTRUCTION OF THE FENCE, THEREFOR I REJECT THE FOUND PIN. AT THE NORTHWEST CORNER OF THE ASH PROPERTY, I FOUND A RAILROAD TIE IN THE RECORD POSITION, AND FOUND THE PIN 2.25 FEET WEST. I DO NOT ACCEPT THIS PIN.

I SUBDIVIDED THE NE1/4 OF SECTION 30 TO DETERMINE THE 1/16 LINES AND CORNERS. I HELD THE RECORD DISTANCES ALONG THE EAST AND WEST LINES OF PARCEL 2 OF PARTITION PLAT NO. P1997-008 TO DETERMINE THE SOUTHWEST AND SOUTHWEST CORNERS OF SAID PARCEL 2.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND. THE PROPOSED PROPERTY LINE ADJUSTMENT WAS MONUMENTED ALONG AN EXISTING FENCE, AS AGREED UPON BY THE LANDOWNERS INVOLVED. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILS REGARDING THE 1/16 CORNERS.



BASIS OF BEARINGS

RECORD SURVEY NO. 8-39-81
THE EAST LINE OF THE NE1/4 SECTION 30
BEARS N.00°15'25"W., AS SHOWN

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP FROM SURVEY NO. 8-39-79
- ⊙ FOUND 2 1/2" BRASS DISC IN ASPHALT ROAD SURFACE FROM SURVEY NO. 8-39-78
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" FROM PARTITION PLAT NO. P1990-010
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" FROM PARTITION PLAT NO. P1991-001
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" - UNLESS OTHERWISE NOTED, I FOUND NO RECORD OF THE MONUMENT BEING SET
- FOUND 5/8" IRON PIN FROM PARTITION PLAT NO. P1990-010
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- SET 5/8"x30" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING" AND WITH APPROPRIATE 1/16 CORNER DESIGNATIONS
- () RECORD BEARING AND DISTANCE
- { } RECORD BEARING AND DISTANCE FROM THE PLAT OF HEATHER GLEN SUBDIVISION
- [] RECORD BEARING AND DISTANCE FROM PARTITION PLAT NO. P1997-008
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-39-81
- XXXX-XX PARTITION OR SUBDIVISION PLAT NUMBER FROM WHICH FOUND MONUMENT ORIGINATED
- X-X FENCE LINE
- SFNF MONUMENT SEARCHED FOR NOT FOUND

REFERENCES

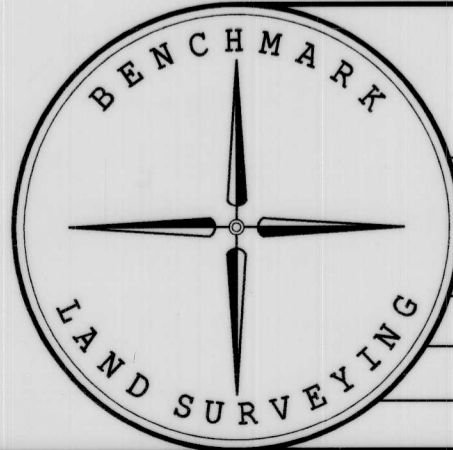
- RECORD MAP OF SURVEY NO.'S 8-39-78, 8-39-79, AND 8-39-81
- DEED RECORD INSTRUMENT NO.'S B0136 0215, B05 50 0023, B15 40 0170 & B15 19 0059
- PARTITION PLAT NO.'S P1990-010, P1991-001, P1997-008 AND P2004-016
- PLAT OF HEATHER GLEN SUBDIVISION
- PLAT OF BENNETT'S BEND SUBDIVISION
- PRELIMINARY TITLE REPORT ORDER NO. 169965AM

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

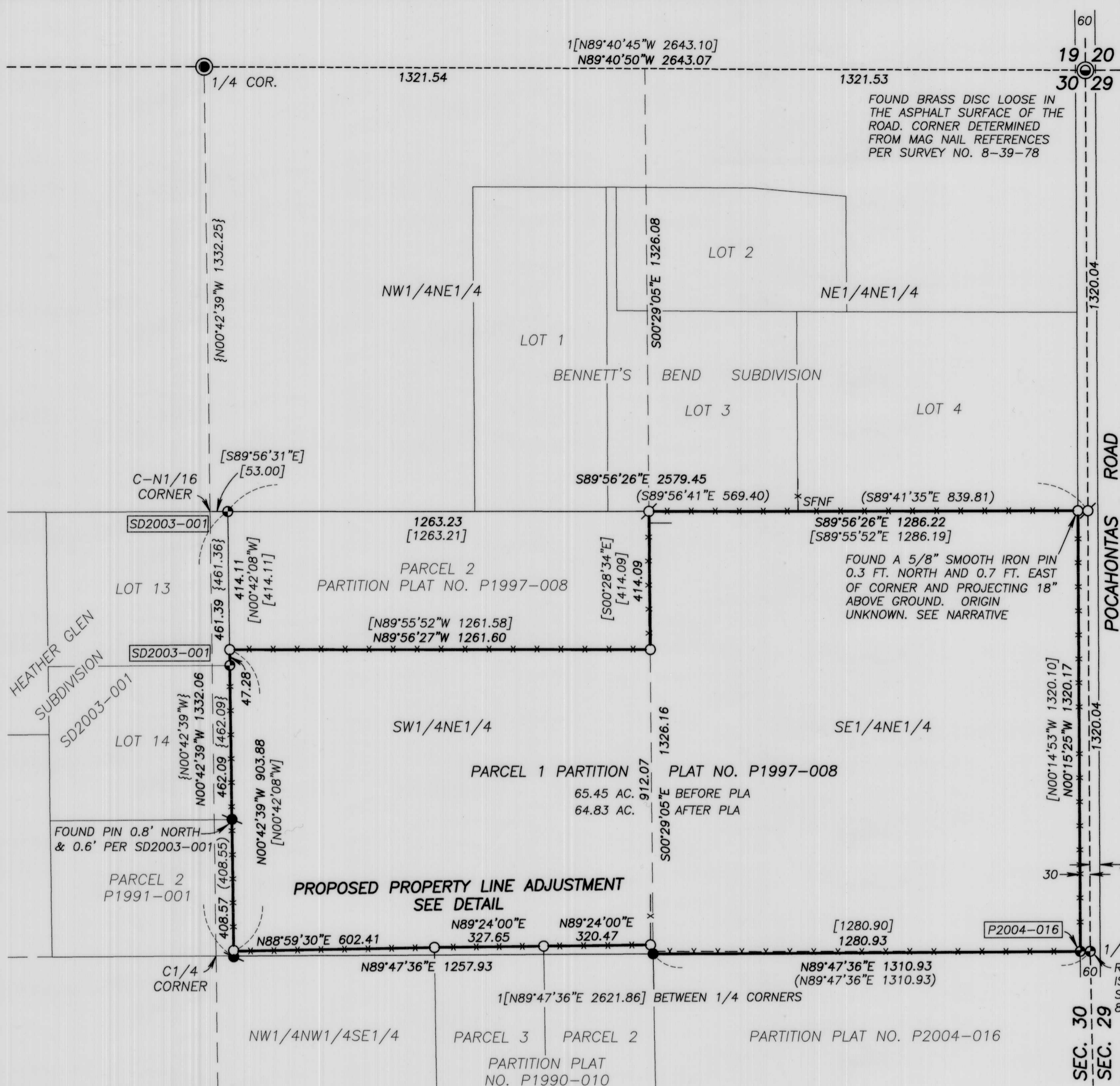
EXPIRES: 6/30/2019



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

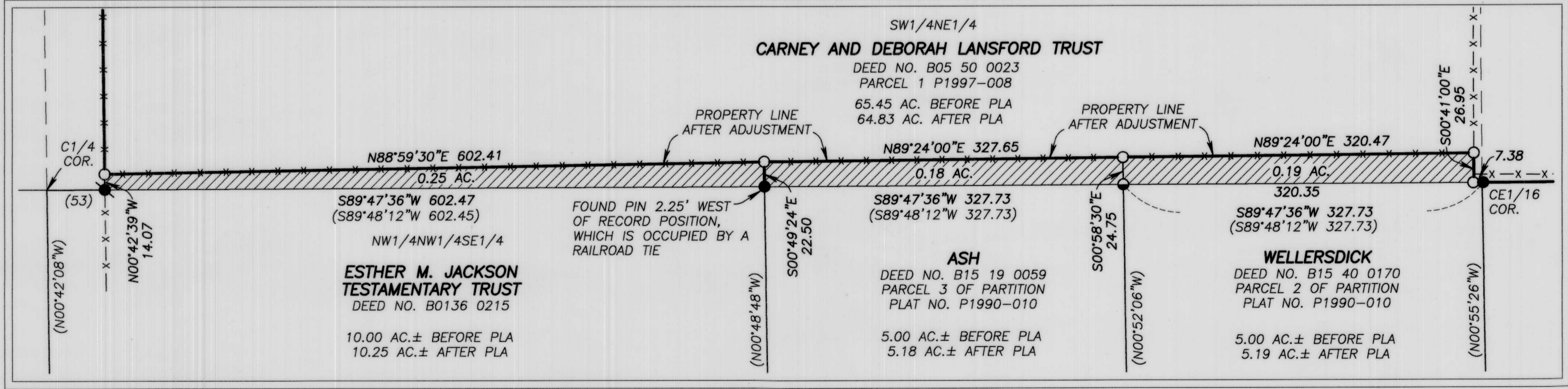
MAP OF SURVEY
BOUNDARY SURVEY AND PROPOSED PROPERTY LINE ADJUSTMENT
PARCEL 1 OF PARTITION PLAT NO. P1997-008
SITUATED IN THE NE1/4 SECTION 30, T.8S., R.39E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	CARNEY & DEBORAH LANSFORD FAMILY TRUST	
SURVEYED BY	JLH	12/13/17
SCALE: 1"=300'	DRAWN BY: JLH	



DETAIL

SCALE: 1"=100'



FILED Dec. 18, 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-121