

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE TONY AND BENITA BRITT ACTING ON BEHALF OF NORTHWEST LAND RESOURCES, LLC. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES (DOGAMI) PERMIT NO. 01-0063, BEING IDENTICAL WITH A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN DEED NO. B03 25 0232, BAKER COUNTY DEED RECORDS. THIS REQUIRED A DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 34 AND 35.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE EXTERIOR BOUNDARY OF THE TOWNSHIP WAS ORIGINALLY SURVEYED BY TIMOTHY W. DAVENPORT, U.S. DEPUTY SURVEYOR UNDER CONTRACT NO. 102 DATED JULY 20, 1863. THE SUBDIVISION OF TOWNSHIP 9 S., RANGE 40 E. WAS COMPLETED BY DAVID P. THOMPSON AND DAVID CHAPLIN, U.S. DEPUTY SURVEYORS, UNDER CONTRACT NO. 104 DATED APRIL 15, 1864. A SEARCH OF THE BAKER COUNTY SURVEYOR'S RECORDS PRODUCED SURVEY NO.'S 8-40-6, 8-40-10, 8-40-14, 8-40-15, 8-40-20, 9-40-13, 9-40-25 AND 9-40-55B. I ALSO FOUND INFORMATION CONCERNING THE ESTABLISHMENT OF COUNTY ROAD NO. 751 IN SURVEYOR RECORD BOOK 1, PAGE 125.

A SEARCH OF THE DEED RECORDS REVEALED THAT IN 1963 BAKER COUNTY ACQUIRED PROPERTY FOR THE RIGHT OF WAY OF SOUTH AIRPORT LANE (COUNTY ROAD NO. 741). I FOUND THAT THE 60 FOOT WIDE RIGHT OF WAY IS NOT CENTERED ON THE SECTION LINE, AS IS THE COMMON SITUATION. IN THE CASE OF SOUTH AIRPORT LANE, LANDOWNERS TO THE SOUTH CONVEYED THE NORTH 37 FEET OF THEIR PROPERTY AND LANDOWNERS TO THE NORTH CONVEYED THE SOUTH 23 FEET OF THEIR PROPERTY. IN 1983, JIM HANLEY, PLS., PERFORMED SURVEY NO. 8-40-6, WHERE HE DETERMINED THE LOCATIONS OF THE CONTROLLING CORNERS OF SECTION 34. THE ORIGINAL MONUMENTS AT THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 34 WERE OBLITERATED BY THE ROAD, AS RURAL COUNTY ROADS ARE TYPICALLY CENTERED ON SECTION LINES. THE RIGHT WAY FENCES ARE OFTEN THE BEST AVAILABLE EVIDENCE OF THE LOCATION OF THE SECTION LINES AND CORNERS. AS SUCH, MR. HANLEY REESTABLISHED THESE CORNERS MIDWAY BETWEEN RIGHT OF WAY FENCES, WHICH IS A COMMONLY ACCEPTED PRACTICE. HOWEVER, IN THIS CASE IT SEEMS THE 1983 RIGHT OF WAY DEEDS MAY HAVE BEEN OVERLOOKED. THESE DEEDS ARE A CRITICAL PIECE OF EVIDENCE IN DETERMINING THE LOCATION OF THIS SECTION LINE. I BELIEVE THAT IF MR. HANLEY WOULD HAVE HAD KNOWLEDGE OF THESE RIGHT OF WAY DEEDS, HE WOULD HAVE REESTABLISHED THE CORNERS ACCORDINGLY. THIS PROBLEM SEEMS TO BE ISOLATED TO THE NORTH HALF OF SECTION 34, SINCE THE EAST-WEST CENTER LINE OF SECTION 34 IS BASED ON FOUND EVIDENCE AT THE EAST AND WEST QUARTER CORNERS, AND WILL NOT CHANGE. BAKER COUNTY SURVEY NO. 8-40-10, PERFORMED BY JIM HANLEY IN 1985 IS THE ONLY SUBSEQUENT SURVEY OF RECORD THAT I FOUND IN WHICH CORNER POSITIONS WILL BE AFFECTED. I HAVE DISCUSSED MY FINDINGS WITH TOM HANLEY OF HANLEY ENGINEERING AND CURRENT BAKER COUNTY SURVEYOR. THE MONUMENTS FROM SURVEY NO. 8-40-6 AT THESE TWO LOCATIONS ARE LEFT IN PLACE, BUT HAVE BECOME REFERENCES TO THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 34. NEW MONUMENTS WERE SET AT BOTH CORNERS TO ACCOUNT FOR THE 7 FOOT DIFFERENCE, AS SHOWN.

THE RIGHT OF WAY OF SUNNYSLOPE ROAD WAS ORIGINALLY 80 FEET WIDE, AND CENTERED ON THE EAST LINE OF SECTION 35 ACCORDING TO BAKER COUNTY SURVEYOR'S RECORD BOOK 1, PAGE 125. IN 1981, AN ADDITIONAL 20 FEET OF RIGHT OF WAY WAS ACQUIRED BY BAKER COUNTY AS EVIDENCED BY DEED NO. 81 38 001.

WE MADE FIELD MEASUREMENTS TO SEARCH FOR MONUMENTS SET DURING SURVEY NO. 8-40-10, BUT FOUND ONLY TWO REMAINING. ONE WAS FOUND AND ACCEPTED AT THE RIGHT OF WAY INTERSECTION OF SOUTH AIRPORT LANE AND LINDLEY ROAD. DUE TO THE 7 FOOT DIFFERENCE IN THE NORTH LINE OF THE NE1/4 SECTION 34 AS DISCUSSED PREVIOUSLY, THE OTHER MONUMENT WAS FOUND SOUTH 3.5 FEET FROM THE CORNER, AND IS NOT ACCEPTED. WE ALSO SEARCHED FOR THE MONUMENT SET DURING SURVEY NO. 8-40-6 AT THE CENTER-NORTH 1/16 CORNER BUT FOUND NO TRACE OF IT. I ACCEPT THE FOUND MONUMENTS OF RECORD AT THE EAST QUARTER CORNER, SOUTHWEST CORNER, THE SOUTH QUARTER CORNER AND THE WEST QUARTER CORNER SECTION 34. THE FOLLOWING CONTROLLING CORNERS OF SECTION 35 WERE REESTABLISHED ACCORDING TO THE EVIDENCE FOUND:

N1/4 CORNER SECTION 35
EXISTING RIGHT OF WAY FENCES WERE ACCEPTED FOR THE LOCATIONS OF THE RIGHT OF WAY LINES OF SOUTH AIRPORT LANE. THE QUARTER CORNER WAS THEN REESTABLISHED 37 FEET NORTH OF THE SOUTH RIGHT OF WAY LINE AND 23 FEET SOUTH OF THE NORTH RIGHT OF WAY LINE (PER 1963 RIGHT OF WAY DEEDS), AND IN LINE WITH A LONG-ESTABLISHED FENCE RUNNING SOUTH.

NORTHEAST CORNER SECTION 35
EXISTING RIGHT OF WAY FENCES WERE ACCEPTED FOR THE LOCATIONS OF THE RIGHT OF WAY LINES OF SUNNYSLOPE ROAD. THE CORNER POSITION WAS DETERMINED AT 30 FEET EAST OF THE WEST RIGHT OF WAY LINE OF SUNNYSLOPE ROAD, AND 37 FEET NORTH OF SOUTH RIGHT OF WAY LINE OF SOUTH AIRPORT LANE (PER 1963 RIGHT OF WAY DEEDS). I DETERMINED THE LOCATION OF THIS CORNER FOR ADDITIONAL SUPPORTING EVIDENCE, AND I DID NOT MONUMENT IT FOR THIS SURVEY.

EAST 1/4 CORNER SECTION 35
EXISTING RIGHT OF WAY FENCES WERE ACCEPTED FOR THE LOCATIONS OF THE RIGHT OF WAY LINES OF SUNNYSLOPE ROAD. THE QUARTER CORNER WAS THEN REESTABLISHED 30 FEET WEST OF THE WEST RIGHT OF WAY LINE AND 50 FEET WEST OF THE EAST RIGHT OF WAY LINE (PER SURVEYOR RECORD BOOK 1, PAGE 125 AND DEED NO. 81 38 001), AND IN LINE WITH AN OLD FENCE RUNNING EAST.

SOUTHWEST CORNER SECTION 35
I FOUND THE EAST REFERENCE MONUMENT, WHICH IS A 5/8" REBAR WITH NO CAP IN THE EAST RIGHT OF WAY FENCE. I ALSO FOUND THE WEST REFERENCE MONUMENT, ALSO A 5/8" REBAR WITH NO CAP, WHICH WAS BADLY BENT AND OUT OF POSITION. ALTHOUGH THE ORIGIN OF THESE MONUMENTS IS UNKNOWN, THEY HAVE BEEN UTILIZED AS REFERENCES TO THE SECTION CORNER ON SURVEY NO.'S 9-40-13, 9-40-25 AND 9-40-55B. I REESTABLISHED THE SECTION CORNER AT THE RECORD BEARING AND DISTANCE OF S.89°16'05"W, 28.91 FEET FROM THE EAST REFERENCE MONUMENT. I ALSO FOUND AN UNRECORDED 1/2" IRON PIN WITH YELLOW CAP 0.14' NORTH AND 0.20' EAST, WHICH IS NOT ACCEPTED.

SOUTH 1/4 CORNER SECTION 35
WE FOUND THE PIPE WITH BRASS CAP FROM SURVEY NO. 9-40-25 LAYING ON THE GROUND AND BENT. IT APPEARED THAT IT HAD BEEN PULLED OUT OF THE GROUND, POSSIBLY BY HEAVY EQUIPMENT. AS THERE WERE NO REFERENCES OF RECORD FOR THIS CORNER, WE REMOVED THE OLD MONUMENT AND SET A NEW MONUMENT BY SINGLE PROPORTIONATE MEASURE BETWEEN THE OLD MONUMENT AT THE SOUTHWEST CORNER OF SECTION 35 AND THE REESTABLISHED MONUMENT AT THE SOUTHWEST CORNER OF SECTION 35.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND THE PROCEDURES OUTLINED HEREIN. SECTIONS 34 AND 35 WERE SUBDIVIDED WITH REFERENCE TO THE 2009 B.L.M. MANUAL. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILED INFORMATION ABOUT MONUMENTS SET AND ACCESSORIES ESTABLISHED.

COORDINATE TABLE

STATE PLANE COORDINATES (3601 OREGON NORTH)
REFERENCE DATUM: NAD83(2011)

POINT#	NORTHING (FT)	EASTING (FT)	RELATIONSHIP OF CORNER MONUMENTS TO FENCES
1	436690.9	8902639.7	MONUMENT IS AT THE FENCE CORNER
2	436733.4	8903943.8	MONUMENT IS IN THE RIGHT OF WAY FENCE
3	436789.2	8905045.9	MONUMENT IS 3.6' WEST OF A FENCE CORNER
4	436128.7	8905064.7	MONUMENT IS 1.7' SOUTH & 1.8' WEST OF A FENCE CORNER
5	436137.2	8905296.6	MONUMENT IS 19.7' SOUTH & 1.4' WEST OF A FENCE CORNER
6	435486.9	8905315.7	MONUMENT IS 7.5' NORTH & 11' EAST OF A FENCE CORNER
7	435442.4	8903981.0	MONUMENT IS 37.5' NORTH OF A FENCE CORNER
8	435399.0	8902676.2	MONUMENT IS 1.6' NORTH & 2.7' EAST OF A FENCE CORNER
9	435531.4	8906634.8	MONUMENT IS 8' NORTH & 7' EAST OF A FENCE CORNER
10	434202.6	8906674.2	MONUMENT IS 2' SOUTH & 10.5' EAST OF A FENCE CORNER
11	432854.6	8906712.9	MONUMENT IS 12.7' SOUTH & 4' WEST OF A FENCE CORNER
12	432812.2	8905396.6	MONUMENT IS 10' SOUTH & 3' WEST OF A FENCE CORNER
13	434160.0	8905354.6	MONUMENT IS AT THE FENCE CORNER

REFERENCES

RECORD MAP OF SURVEY NO.'S
8-40-6, 8-40-10, 8-40-14, 8-40-15, 8-40-20,
9-40-13, 9-40-25 AND 9-40-55B

DEED RECORD INSTRUMENT NO.'S
88-22-117, B03-26-0494, B03-25-0231, B06-07-0054,
B13-44-0051, B14250006 AND B15080204

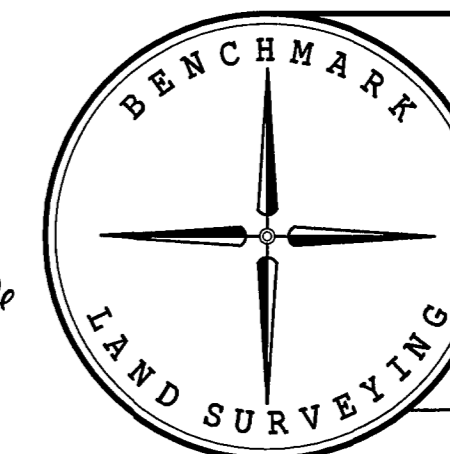
COUNTY ROAD RIGHT OF WAY DEEDS

BOOK 165 PAGE 299
BOOK 165 PAGE 893
BOOK 173 PAGE 725
BOOK 173 PAGE 726
BOOK 173 PAGE 727
BOOK 173 PAGE 728
BOOK 173 PAGE 729
BOOK 173 PAGE 954
BOOK 173 PAGE 1014
DEED NO. 81 38 001

BAKER COUNTY SURVEYOR'S RECORD BOOK 1, PAGE 125
GENERAL LAND OFFICE FIELD NOTES

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 8-40-14
THE NORTH-SOUTH CENTER LINE OF SECTION 34
BEARS N01°37'13"W AS SHOWN



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 - 800-699-0516

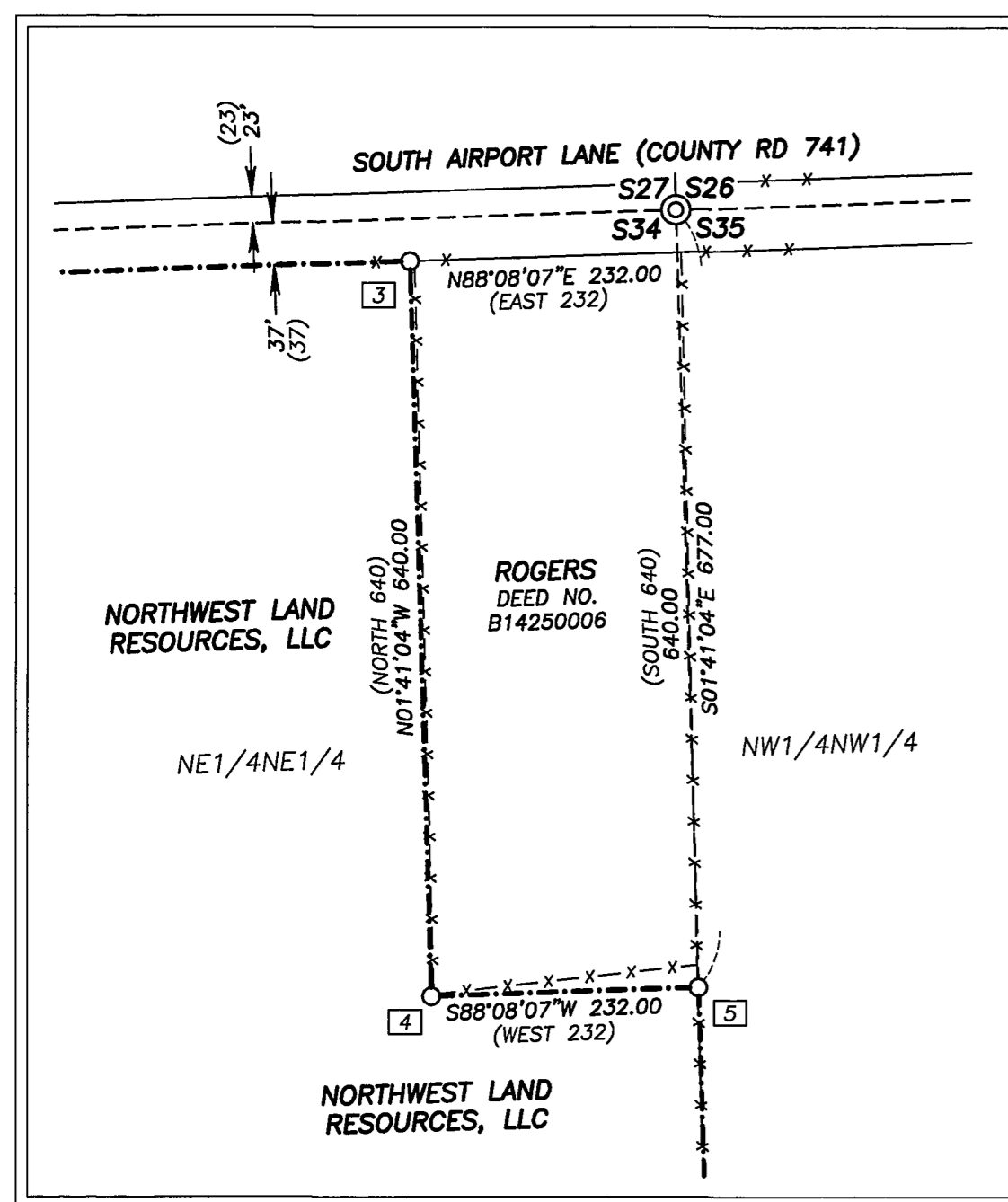
DOGAMI SURVEY
DOGAMI ID NO. 01-0063
A DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS
34 AND 35, T.8S., R.40E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	NORTHWEST LAND RESOURCES, LLC
SURVEYED BY	JLH, MCS & MRT
DATE	12/29/2015
SCALE: 1"=500'	DRAWN BY: JLH



DETAIL

NOT TO SCALE



LEGEND

- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED BAKER COUNTY SURVEYOR BRASS CAP DATED 1977 FROM SURVEY NO. 9-40-25
- FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 8-40-10
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" FROM SURVEY NO. 8-40-15
- ⊙ FOUND 5/8" IRON PIN WITH ATTACHED 2" ALUMINUM CAP FROM SURVEY NO. 8-40-20
- ◆ FOUND MAG NAIL AT BASE OF FENCE CORNER AS PER RECORD SURVEY NO. 8-40-14
- ⊙ SET 5/8"x24" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING" AND WITH APPROPRIATE 1/4 CORNER OR 1/16 CORNER DESIGNATIONS. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILS.
- ⊙ SET 5/8"x10" IRON PIN IN ROAD SURFACE, WITH ATTACHED 2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING" AND WITH APPROPRIATE SECTION CORNER, 1/4 CORNER AND 1/16 CORNER DESIGNATIONS. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILS.
- SET 5/8"x24" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () G.L.O. RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 9-40-25
- [] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO.'S 8-40-6 & 8-40-10
- [] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 8-40-14
- [] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 8-40-20
- DOGAMI PERMIT BOUNDARY & PROPERTY BOUNDARY
- X-X- FENCE LINE
- [] CORNER POINT NUMBER

NOTES:

1. A 5/8" PIN WITH ATTACHED YELLOW CAP FROM SURVEY NO. 8-40-10 WAS FOUND SOUTH 3.5 FEET FROM THE NE1/4 CORNER OF SECTION 34, AND IS NOT ACCEPTED. SEE NARRATIVE FOR DETAILS.