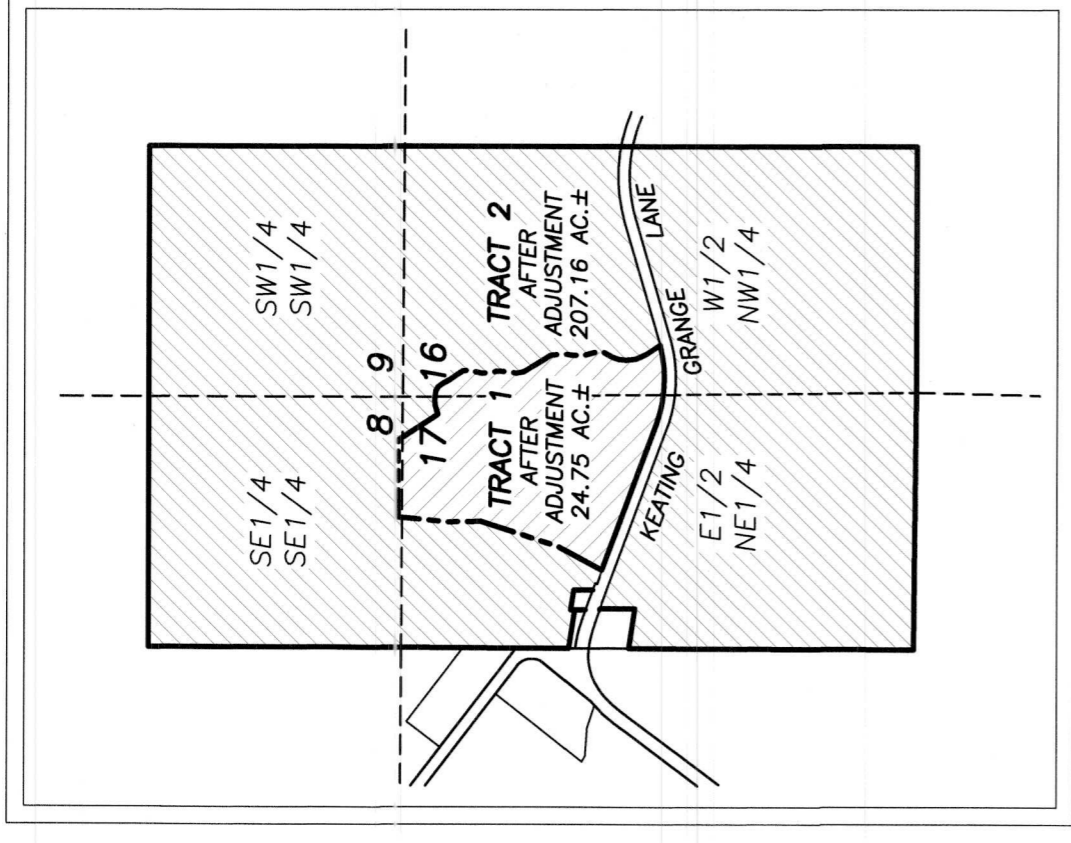


# PROPERTY OVERVIEW

SCALE: 1"=1000'



## BASIS OF BEARINGS

GEODETIC NORTH  
DETERMINED BY G.P.S. OBSERVATION TAKEN NEAR  
THE S1/4 CORNER SECTION 17, T.8S., R.42E., W.M.

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHUCK LOWRY ON BEHALF OF ROBERT C. LOWRY AND VIRGINIA LOWRY, CO-TRUSTEES OF THE LOWRY FAMILY TRUST. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT APPROVED BY THE BAKER COUNTY PLANNING DEPARTMENT PER ADMINISTRATIVE REPORT AND DECISION PLA-20-023.

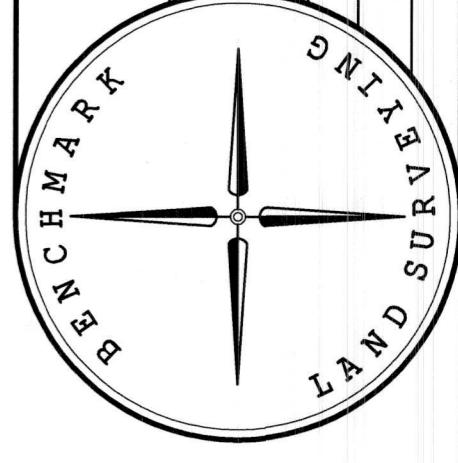
A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. TRACT 1 WAS ORIGINALLY BROKEN OUT BY DEED RECORDED DECEMBER 2, 1964 IN BOOK 175, PAGE 136. SAID TRACT WAS SUBSEQUENTLY COMBINED WITH OTHER LANDS AND EVENTUALLY CONVEYED TO ROBERT C. LOWRY AND VIRGINIA LOWRY, CO-TRUSTEES OF THE LOWRY FAMILY TRUST, BY DEED RECORDED APRIL 27, 2004, AS INSTRUMENT NO. 04-17-0236. I ALSO SEARCHED THE BAKER COUNTY SURVEYOR'S RECORDS, AND FOUND SURVEY NO. 8-42-3, WHICH WAS PERFORMED BY JAMES HANLEY, PLS., IN 1989. THE MAP INDICATES THAT DURING THE COURSE OF THAT SURVEY, MR. HANLEY MONUMENTED THE SOUTH 1/4 CORNER OF SECTION 17 WITH A 5/8" REBAR WITH CAP. I MADE FIELD MEASUREMENTS TO RECOVER SAID CORNER AND FOUND IT TO BE MONUMENTED WITH A BAKER COUNTY SURVEYOR BRASS CAP DATED 1995. ALTHOUGH I FIND NO RECORD OF THE BRASS CAP, IT IS ACCEPTED FOR THE CORNER POSITION. I SEARCHED FOR BUT FOUND NO REMAINING EVIDENCE OF THE ORIGINAL G.L.O. MONUMENT AT THE NE CORNER OF SECTION 17 DUE TO FARMING ACTIVITY IN THE AREA. I ALSO MADE FIELD MEASUREMENTS TO LOCATE THE CENTER OF THE ERWIN DITCH AND THE EXISTING CENTERLINE OF KEATING GRANGE LANE. BAKER COUNTY DEED NO. 70 45 001 PROVIDED THE LEGAL DESCRIPTION FOR THE PORTION OF THE RIGHT OF WAY FOR KEATING GRANGE LANE PERTAINING TO THIS SURVEY. BEARINGS FROM SAID DEED WERE ROTATED 00°24'31" CLOCKWISE TO CONFORM TO THE BASIS OF BEARINGS FOR THIS SURVEY.

THE NEW PROPERTY CORNERS WERE MONUMENTED AT LOCATIONS SELECTED BY THE LANDOWNERS, AND ACCORDING TO THE EVIDENCE FOUND.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jason L. Hatfield*  
OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454

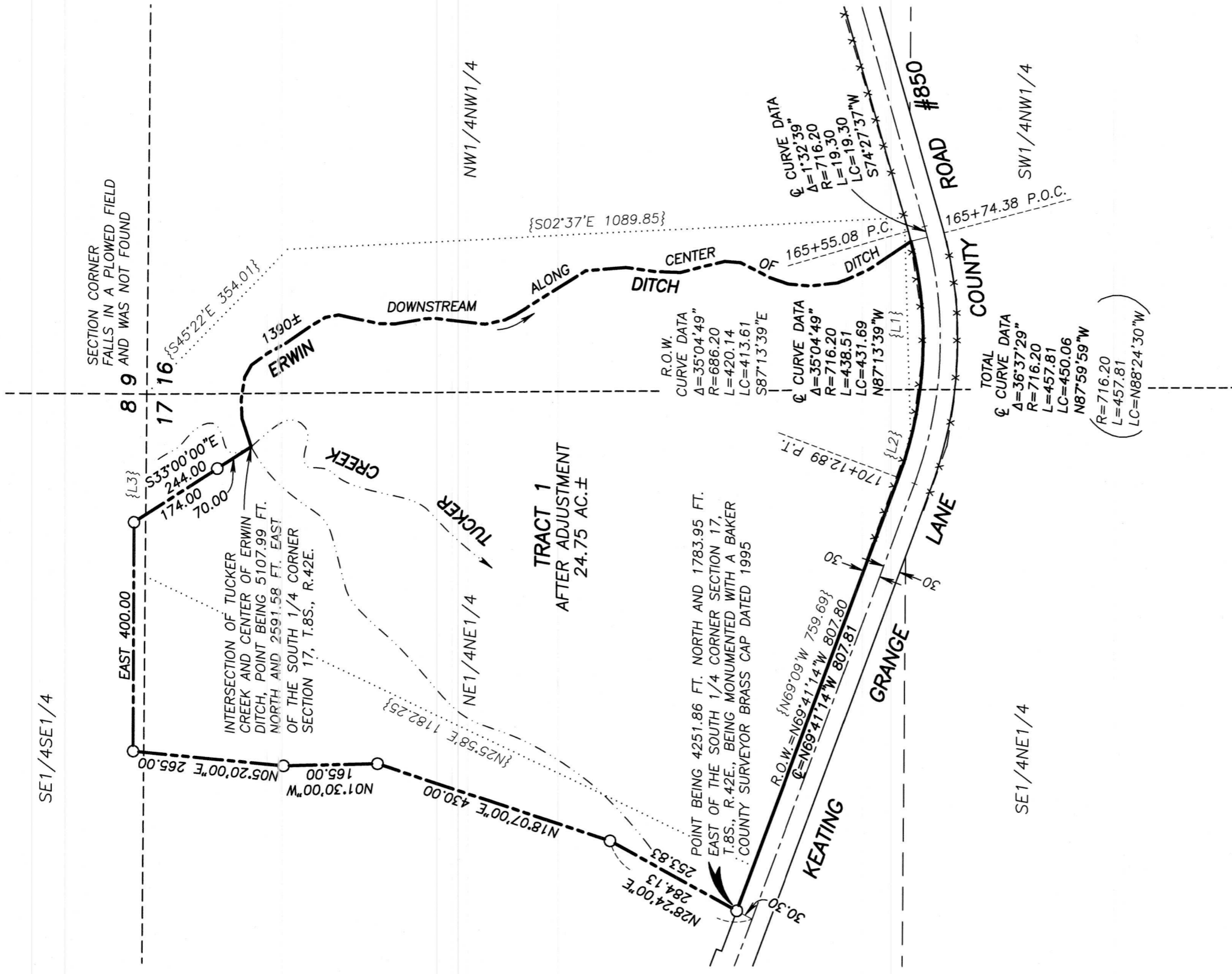
EXPIRES: 6/30/2021



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  
A PROPOSED PROPERTY LINE ADJUSTMENT  
SITUATED IN THE NW1/4 SECTION 16 AND THE NE1/4  
SECTION 17, T.8S., R.42E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR: ROBERT AND VIRGINIA LOWRY  
SURVEYED BY: J.L.H. & J.K.  
SCALE: 1"=200'  
DRAWN BY: J.L.H.  
5/7/2020



### LINE TABLE

LINE	BEARING	DIST.
{L1}	S88°34'45"W	377.91
{L2}	N77°48'21"W	50.45
{L3}	N89°43'E	318.13

### REFERENCES

RECORD MAP OF SURVEY NO. 8-42-3  
DEED RECORD INSTRUMENT NO.'S 70 45 001 AND B04 17 0236  
DEED RECORD BOOK 175 PAGE 138

FILED May 26, 2020  
BAKER COUNTY SURVEYOR  
SURVEY NO. 8-42-18