

Found 5/8 inch rebar, set Oct., 1964,
filed Sur. No. 8-46-4

SEC. 16 T. 8S., R. 46E., W.M.

SEC. 21

NARRATIVE

This survey for Ellingson Lumber Company and Ila Brown is for the purpose of describing a property line adjustment between their respective properties lying South-erly of the old Baker-Homestead Highway and for marking on the ground a parcel on the Northerly side of the highway for Ellingson.

The Ila Brown parcel is shown on a map of survey conducted in August, 1960, by Aubrey Perry, PE 142, filed as Survey No. 8-46-2. Survey was for Union Oil Company parcel (now Ila Brown's) and also included the adjacent airport, owned by Ellingson Lumber Company. Baker County Deed 85-10-081 quitclaims to Ellingson for the purpose of establishing the airport boundary lines of record for conformance to the Perry survey. Perry set iron pipes at the then-existing Union Oil parcel. These corner monuments were found, shown on this current map of survey. By solar observation Perry had found the old highway bearing S.64°31'W, and is basis of bearing for Ila Brown parcel and the Ellingson airport parcel, held for this current resurvey. A shop building owned by Ila Brown lies South of the Union Oil parcel. A property line adjustment to include the building and access was agreed upon by the adjacent owners, the results of which are shown hereon. Ellingson also requested a description be prepared and monumented of a parcel described as an exception from the airport property in Deed 85-10-082, with the Westerly side of the excepted parcel reduced 50 feet in width along the old Baker-Halfway Highway. The Perry map 8-46-2 shows the parcel in its entirety, and Deed 85-10-082 contains the exception language which had in fact created two parcels from the original. Monumentation was subsequently established marking the revised Westerly side of the excepted parcel.

Ellingson Lumber owns two parcels (TL 300 and TL 500) along the North side of the old Baker-Halfway Highway, separated by a third parcel (TL 400) lying between. Ellingson requested their property lines adjoining this third parcel be marked on the ground. The most Easterly parcel (TL 500) was previously owned and surveyed by the Oregon State Highway Commission for a stockpile site, described in Deed 126-477. The basis for that survey and description was the highway centerline bearing S.64°23'W. The damaged NW and SW property corner monuments were found and replaced in the found locations.

The Oregon State Baker-Homestead Highway, shown on Drg. 8B-10-5 contains ties to the 1/4 corner between Sections 16 and 21, and also monumentation for that highway centerline. This monumentation is also shown on map of survey of Ellingson Lumber Co. Halfway Sawmill property by this firm in October, 1964, filed as Survey No. 8-46-4. The 1/4 corner has been destroyed by fence building, but other monumentation established by that survey allowed the relocation of the obliterated monument. Bearing of that highway along the tangent opposite this subject survey is given S.0°04'E. I have rotated the record bearings counter-clockwise 0°11'20" for the three previously described parcels (TL 300, 400 and 500) for conformity to this meridian, for the purpose of this survey. This means there are two basis of bearings used herein: the Perry survey for property South of the old Cornucopia Stage road, and the later OSHD survey data for that lying North of the road.

The p.o.b. for TL 400 is S.89°10'E., 416 feet from the relocated Baker-Cornucopia Highway's East boundary line, 660 feet South and 100 feet East of the 1/4 corner. From this p.o.b. (I used S.89°59'E., 416 feet) to a point on old highway S.64°34'06"W., 208 feet (held deed distance) from the found SW corner of old OSHD property (TL 500) results in S.26°39'08"E., 256.44 feet from the NW corner to SW corner of TL 400 rotated from record S.26°50'30"E., 287 feet, the 287 feet distance obviously being in error. The North line of TL 400, described as 221 feet ± is found by inverse from the found NE corner monument to be 236.41 feet.

Two rebars were also set in the centerline of the old Cornucopia Road for future reference. The Westerly monument bears S.05°11'21"E., 1187.48 feet from the relocated 1/4 corner and the Easterly rebar is N.64°39'36"E., 1160.44 feet, using aforementioned highway Drg. No. 8B-10-5 basis as bearing.

LEGEND

- Found monument as noted
- Set 5/8"x30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206"
- () Record data from Deeds 126-477, 173-1008

REFERENCES:

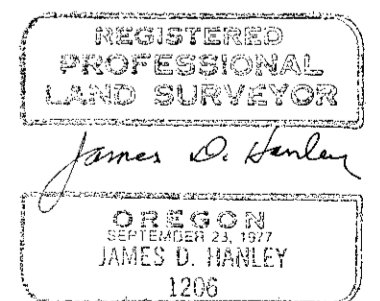
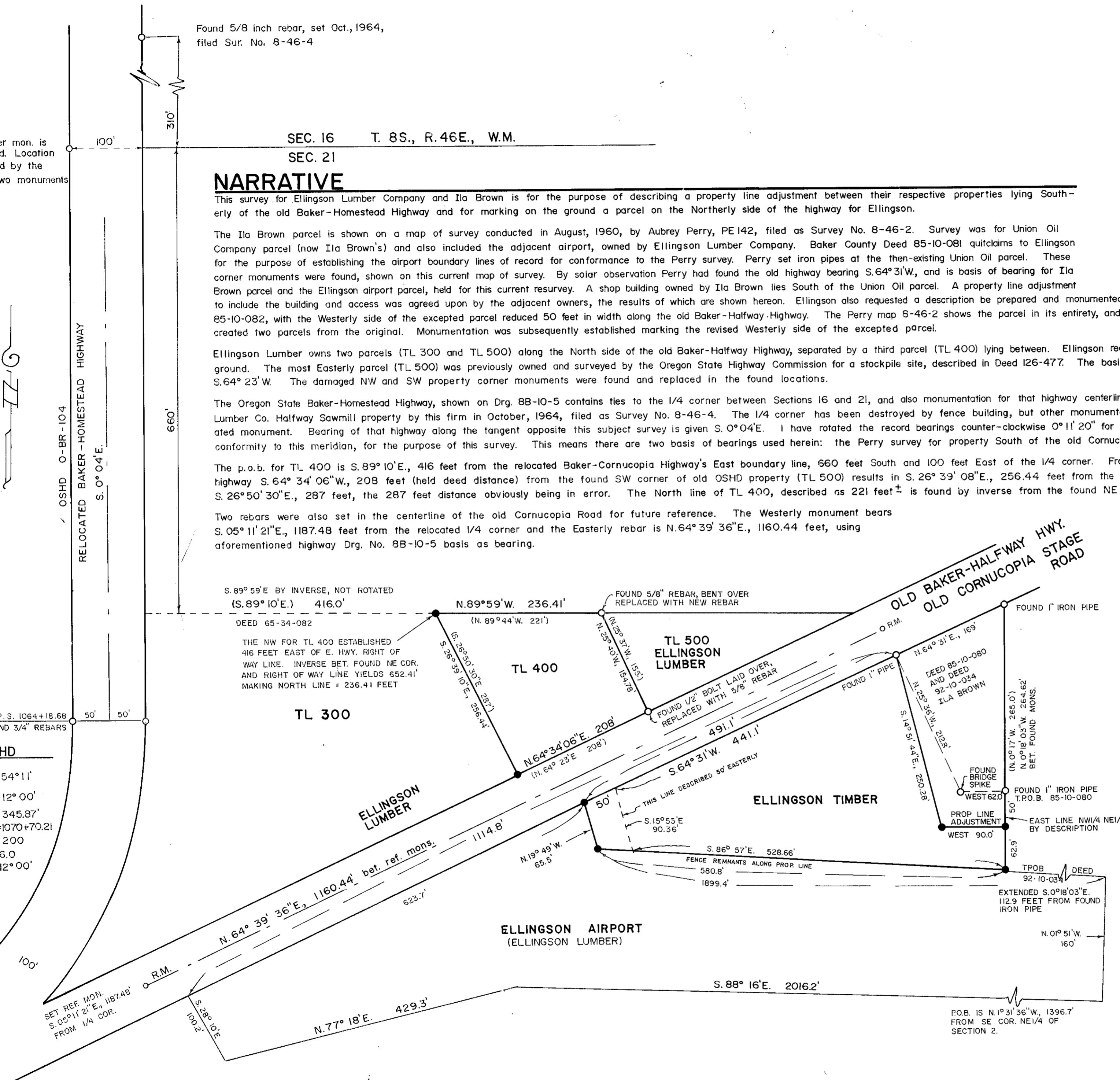
- Deeds 65-34-082, 85-10-080, 081
92-10-033, 034
- Survey 8-46-2, 8-46-4
- OSHD Drg. 8B-10-5

MAP OF SURVEY

ELLINGSON LMBR. CO. & ILA BROWN

Surveyed July, 1990 - January, 1994

SCALE 1" = 100'



HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON

Renewal Date Jan. 1, 1996

FILED 1-20-94
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-54