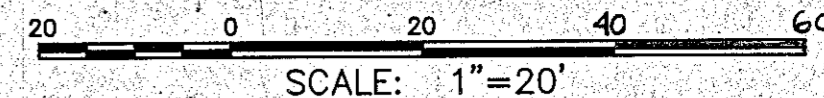


RECORD OF SURVEY FOR LOT LINE ADJUSTMENT

LOCATED IN BLOCK 4 OF F.M. OFFICER'S ADDITION TO THE CITY OF HALFWAY, AND IN THE SW1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON



BASIS OF BEARINGS

N 89°50'55" E BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF KELLOGG STREET, AS SHOWN ON SURVEYS 8-46-65, 8-46-72, 8-46-97.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- INDICATES 5/8 x 30 INCH IRON ROD WITH 1/2 INCH ALUM. CAP STAMPED "APA OR2849 WA41295", SET THIS SURVEY
- EXISTING CITY WELL 1 PARCEL (PER DEED 73 09 050)
- PROPOSED CITY WELL 1 PARCEL
- AREA OF ADJUSTMENT BETWEEN PINE-EAGLE HEALTH PLANNING COMMITTEE AND CITY OF HALFWAY
- AREA OF ADJUSTMENT BETWEEN CITY OF HALFWAY AND KAUFFMAN
- REFERENCE LINE AS NOTED
- BOUNDARY OF ORIGINAL SUBDIVISION PLATS
- CENTERLINE OF RIGHT-OF-WAY
- EXISTING FENCE LINE
- EXISTING LAND PARCEL INFORMATION (SEE TABLE)
- RECORD DIMENSION PER CITED DOCUMENT
- RECORD DIMENSION-PLAT OF CLAUDE OFFICER'S ADD.
- RECORD DIMENSION-PLAT OF F.M. OFFICER'S ADD.

EXISTING LAND PARCEL INFORMATION

- (A) TAX LOT 0854608DC-8000 CITY OF HALFWAY, (DEED 73 09 050) (30'X30' PARCEL IN THE SE CORNER OF LOT 3, BLK. 4, F.M. OFFICER' ADD.)
- (B) TAX LOT 0854608DC-7901 PINE-EAGLE HEALTH PLANNING COMMITTEE, (DEED 92-48-123) (IN F.M. OFFICER'S ADD.-LOTS 3 AND 4, BLK. 4, EXCEPTING CITY PARCEL)
- (C) TAX LOT 0854608DC-8100 ERIC & MIMI J. KAUFFMAN, (DEED 99-35-133) (LOT 8, BLK. 2, CLAUDE OFFICER'S FIRST ADD.)

SURVEYOR'S CERTIFICATE

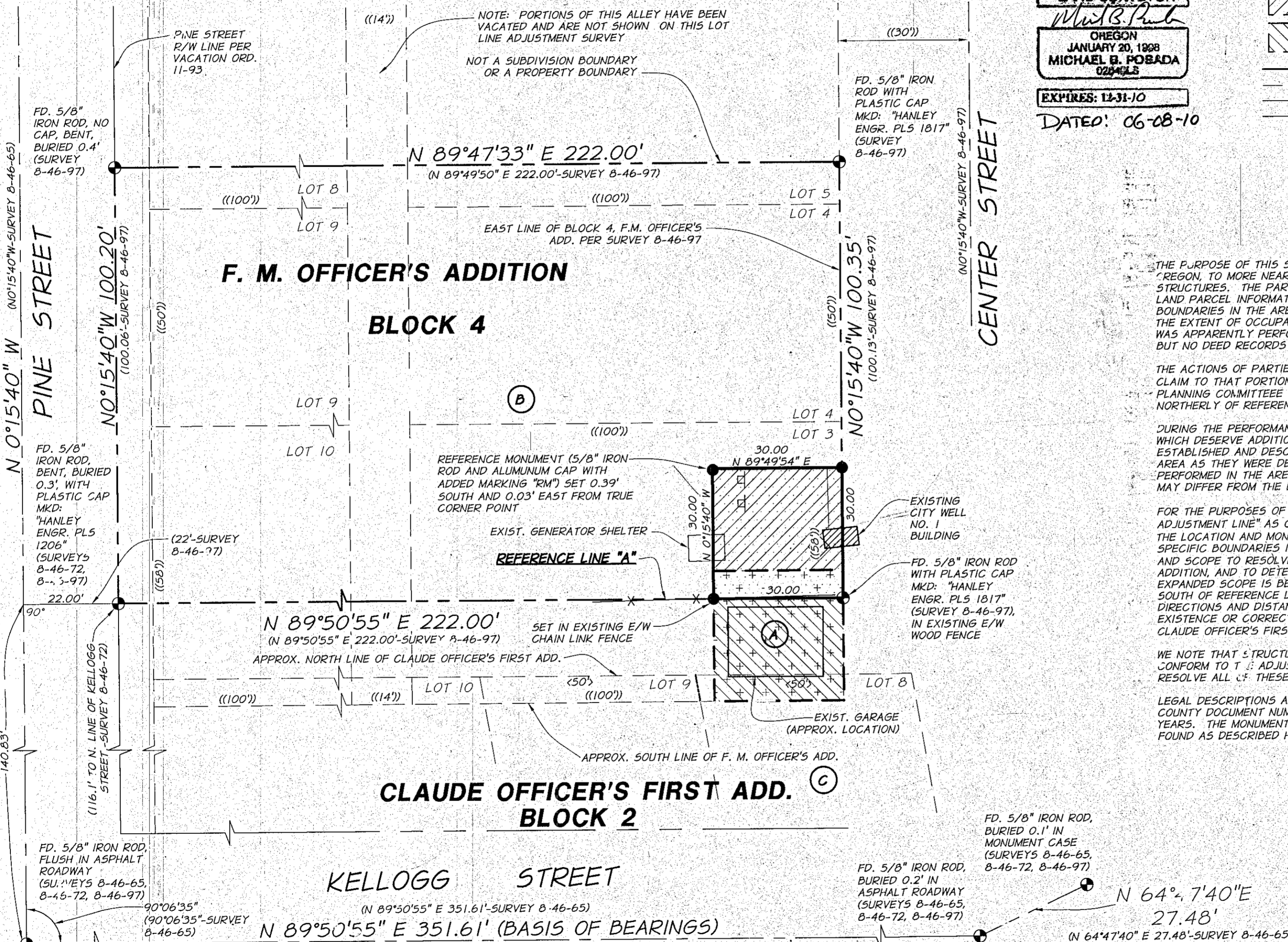
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF OREGON REVISED STATUTES AND THE CITY OF HALFWAY LAND USE REGULATIONS, AND AT THE REQUEST OF: THE CITY OF HALFWAY, OREGON

Michael B. Posada
MICHAEL B. POSADA, P.L.S. 2849

06-08-10
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael B. Posada
OREGON
JANUARY 20, 1998
MICHAEL B. POSADA
02849LS

EXPIRES: 12-31-10
DATED: 06-08-10



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARIES OF A PARCEL OF LAND OWNED BY THE CITY OF HALFWAY, OREGON, TO MORE NEARLY CONFORM TO THE PRESENT LOCATION OF THE EXISTING CITY WATER WELL AND ASSOCIATED STRUCTURES. THE PARTIES TO THIS LOT LINE ADJUSTMENT AND THE DESCRIPTION OF THEIR LANDS ARE AS LISTED IN THE LAND PARCEL INFORMATION TABLE. PREVIOUS SURVEYS AS CITED HEREON, HAVE SOUGHT TO ESTABLISH VARIOUS BOUNDARIES IN THE AREA AND HAVE RECOGNIZED THE CONFLICTING LOCATIONS OF THE EXISTING SUBDIVISION PLATS AND THE EXTENT OF OCCUPATION OF THE LAND AS EVIDENCED BY STRUCTURES AND FENCES. IN PARTICULAR, SURVEY 8-46-97 WAS APPARENTLY PERFORMED TO ACCOMPLISH A LOT LINE ADJUSTMENT FOR THE PINE EAGLE HEALTH PLANNING COMMITTEE BUT NO DEED RECORDS EXIST DOCUMENTING THE COMPLETION OF THAT PROCESS.

THE ACTIONS OF PARTIES TO THIS LOT LINE ADJUSTMENT IS FOR THE CITY OF HALFWAY TO RELINQUISH TO KAUFFMAN, THEIR CLAIM TO THAT PORTION OF THE CITY'S ORIGINAL DEED LYING SOUTHERLY OF REFERENCE LINE A. THE PINE EAGLE HEALTH PLANNING COMMITTEE (PEHPC) WILL RELINQUISH TO THE CITY OF HALFWAY, THEIR CLAIM TO PEHPC DEEDED LANDS LYING NORTHERLY OF REFERENCE LINE A AS SHOWN HEREON, ALSO EXCEPTING THEREFROM THE ORIGINAL CITY PARCEL.

DURING THE PERFORMANCE OF THIS CURRENT LOT LINE ADJUSTMENT SURVEY, SEVERAL SITUATIONS WERE ENCOUNTERED WHICH DESERVE ADDITIONAL EXPLANATION. WE HAVE UTILIZED THE STREET MONUMENTS AND OTHER MONUMENTS AS ESTABLISHED AND DESCRIBED BY THE SURVEYS CITED HEREON TO SHOW THE LOCATIONS OF VARIOUS BOUNDARIES IN THE AREA AS THEY WERE DETERMINED BY THESE CITED SURVEYS. IT MAY BE ANTICIPATED THAT AS ADDITIONAL SURVEYS ARE PERFORMED IN THE AREA, AN ALLOCATION OF DIMENSIONAL DISCREPANCIES FOUND WITHIN AND BETWEEN THE PLATTED AREAS MAY DIFFER FROM THE DIMENSIONS SHOWN ON THE SURVEYS CITED HEREON.

FOR THE PURPOSES OF THIS CURRENT LOT LINE ADJUSTMENT SURVEY, WE HAVE CHOSEN TO UTILIZE THE "SOUTHERLY LOT ADJUSTMENT LINE" AS CONTEMPLATED BY SURVEY 8-46-97 AS OUR "REFERENCE LINE A", FROM WHICH WE HAVE ESTABLISHED THE LOCATION AND MONUMENTS FOR THE PROPOSED CITY WELL 1 PARCEL. THE DETERMINATION OF THE LOCATION OF SPECIFIC BOUNDARIES IN THE AREA SOUTHERLY FROM REFERENCE LINE A MUST INVOLVE A SURVEY OF AN EXPANDED AREA AND SCOPE TO RESOLVE THE RELATIONSHIP OF THE BOUNDARIES OF CLAUDE OFFICER'S FIRST ADDITION AND F.M. OFFICER'S ADDITION, AND TO DETERMINE THE PROPER ALLOCATION OF ANY DIMENSIONAL DISCREPANCIES FOUND. THIS SURVEY OF AN EXPANDED SCOPE IS BEYOND THE LIMIT OF SERVICES REQUESTED BY OUR CLIENT, THEREFORE, THE DESCRIPTION OF LANDS SOUTH OF REFERENCE LINE A IS MADE WITH REFERENCE TO PLAT LINES AND ARE WITHOUT THE BENEFIT OF SURVEYED DIRECTIONS AND DISTANCES. SPECIFICALLY, THIS CURRENT LOT LINE ADJUSTMENT SURVEY DOES NOT INVESTIGATE THE EXISTENCE OR CORRECTNESS OF THE MONUMENTS ESTABLISHED ALONG A PORTION OF THE NORTH LINE OF BLOCK 2 OF CLAUDE OFFICER'S FIRST ADDITION BY SURVEY 8-46-65.

WE NOTE THAT STRUCTURES, UTILITY INSTALLATIONS, AND LAND USES EXIST AT THIS SITE WHICH DO NOT NECESSARILY CONFORM TO THE ADJUSTED LOT LINES. IT IS NOT THE INTENT OF THIS CURRENT LOT LINE ADJUSTMENT SURVEY TO RESOLVE ALL OF THESE CONFLICTING SITUATIONS.

LEGAL DOCUMENTS AND ACCOMPANYING EXHIBITS FOR THIS LOT LINE ADJUSTMENT HAVE BEEN RECORDED AS BAKER COUNTY DOCUMENT NUMBERS B10 230052 AND B10 230055. THIS SURVEY HAS BEEN IN PROGRESS FOR THE LAST FOUR YEARS. THE MONUMENTS SHOWN AS FOUND WERE ORIGINALLY VISITED IN 2006 AND WERE REVISITED ON JUNE 7, 2010 AND FOUND AS DESCRIBED HEREON. THE MONUMENTS SHOWN AS SET WERE PLACED ON JUNE 7, 2010.

REFERENCE MATERIAL

BAKER COUNTY DEEDS:
73 09 050-HALFWAY LIONS CLUB TO THE CITY OF HALFWAY,
92-48-123-HALFWAY LIONS CLUB TO THE PINE EAGLE HEALTH PLANNING COMMITTEE,
99-35-133-GLENN & MICHELLE GENTRY TO ERIC & MIMI KAUFFMAN,
B10 230052-PINE-EAGLE HEALTH PLANNING COMMITTEE TO CITY OF HALFWAY
B10 230055-CITY OF HALFWAY TO KAUFFMAN
BAKER COUNTY SURVEYS:
SURVEY NO. 8-46-65
SURVEY NO. 8-46-72
SURVEY NO. 8-46-97
BAKER COUNTY SUBDIVISION PLATS:
CLAUDE OFFICER'S FIRST ADDITION, FILED OCTOBER 17, 1908, PLAT BOOK 2, PAGE 25
F.M. OFFICER'S ADDITION, FILED NOVEMBER 22, 1911, PLAT BOOK 0, PAGE 10

AREAS OF ADJUSTMENT

710 SQUARE FEET, MORE OR LESS-ACCRUING TO KAUFFMAN FROM CITY OF HALFWAY
710 SQUARE FEET, MORE OR LESS-ACCRUING TO CITY OF HALFWAY FROM PINE-EAGLE HEALTH PLANNING COMMITTEE

FILED *June 8, 2010*
BAKER COUNTY SURVEYOR
SURVEY NO. *8-46-110*
8-46-110

FILE: Q:\HALFWAY\WELL_SITES_06\WELL_NO1\DWG\PRELIM.DWG

RECORD OF SURVEY FOR LOT LINE ADJUSTMENT CITY OF HALFWAY, OREGON

FOR: CITY OF HALFWAY, OREGON P.O. BOX 738 HALFWAY, OR 97834

SCALE:
1" = 20'
DATE:
JUNE, 2010
JOB NO.
986-14 (211)

Anderson Perry
Associates, Inc.
ENGINEERING SURVEYING NATURAL RESOURCES
LA GRANDE, OR. WALLA WALLA, WA.

SHEET
1/1

1901 N. FIR ST. LA GRANDE, OR 97850 (541) 963-8309