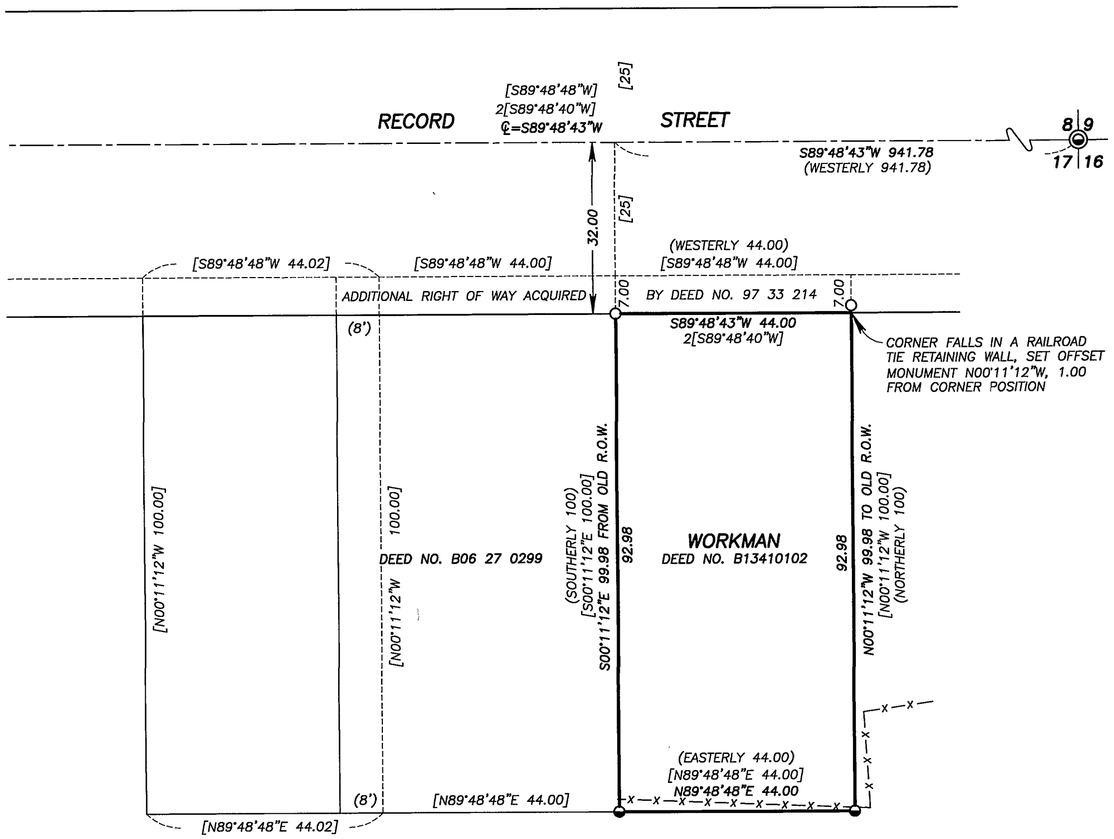
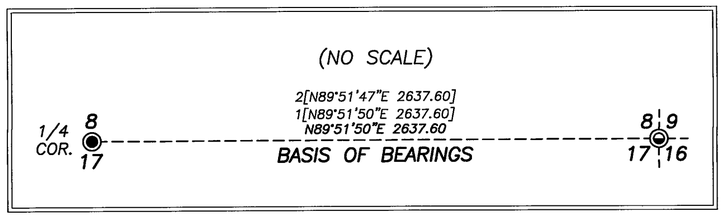


BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 8–46–20
THE NORTH LINE OF THE NE1/4 OF SECTION 17, T.8S., R.46E., W.M.
BETWEEN FOUND MONUMENTS BEARS N.89°51'50"E., 2637.60 FT.
AS SHOWN



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LINDA WORKMAN. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THAT CERTAIN TRACT OF LAND DESCRIBED IN BAKER COUNTY DEED NO. B13410102.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. IN JUNE 1976, JAMES HANLEY, PLS & PE, PERFORMED SURVEY NO. 8–46–20, IN WHICH HE REESTABLISHED THE NORTH QUARTER CORNER OF SECTION 17, AND ALSO DETERMINED THE LOCATION OF THE CENTERLINE OF RECORD STREET. MR. HANLEY ALSO PERFORMED SURVEY NO. 8–46–30 IN 1980, IN WHICH HE SURVEYED THE SUBJECT PROPERTY. IN 1997, A PORTION OF THE PROPERTY WAS CONVEYED IN FEE TO O.D.O.T. FOR ADDITIONAL RIGHT OF WAY ALONG RECORD STREET AS EVIDENCED BY DEED NO. 97 33 214. THIS RIGHT OF WAY WAS SURVEYED IN 1998 BY O.D.O.T. SURVEYOR ROBERT BUTLER, PLS, AND A MULTI–PAGE MAP WAS RECORDED AS SURVEY NO.'S 8–46–79 THROUGH 8–46–89, HEREINAFTER REFERRED TO AS "THE O.D.O.T. SURVEY".

I FOUND THE MONUMENTS SHOWN ON SURVEY NO. 8–46–20 AT THE NE CORNER AND NORTH QUARTER CORNER OF SECTION 17, WHICH PROVIDED THE BASIS OF BEARINGS FOR THIS SURVEY. I FOUND THE PINS FROM SURVEY NO. 8–46–30 MARKING THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY. THE TWO NORTHERLY PINS ARE GONE, POSSIBLY DUE TO THE CONSTRUCTION OF THE SIDEWALK ALONG RECORD STREET. I ACCEPT THE POSITIONS OF THE FOUND MONUMENTS FROM SURVEY NO.'S 8–46–20 AND 8–46–30, AS SHOWN HEREON.

THE O.D.O.T. SURVEY REPORTS A BEARING BETWEEN THE NE CORNER AND NORTH QUARTER CORNER OF SECTION 17 TO BE S.89°51'47"W., WHICH IS THREE SECONDS DIFFERENT THAN THE RECORD BEARING FROM SURVEYS 8–46–20 AND 8–46–30. I HELD THE O.D.O.T. "RESOLVED" RIGHT OF WAY LOCATION FROM SAID O.D.O.T. SURVEY AND ROTATED IT 00°00'03" CLOCKWISE TO CONFORM TO THE BASIS OF BEARINGS OF THIS SURVEY.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND THE SURVEY RECORD. THE NORTHEAST CORNER OF THE SUBJECT PROPERTY FELL IN A RAILROAD TIE RETAINING WALL, AND SO AN OFFSET PIN WAS SET N.00°11'12"W., 1.00 FT. FROM THE CORNER.

LEGEND

◉	FOUND 2½" BRASS DISC SET BELOW THE PAVED ROAD SURFACE FROM SURVEY NO. 8–46–20
◉	FOUND 2½" BRASS DISC BELOW THE PAVED ROAD SURFACE ESTABLISHED BY IDAHO POWER COMPANY, AS SHOWN ON SURVEY NO. 8–46–20
◒	FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 8–46–30
○	SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
( )	DEED RECORD BEARING AND DISTANCE
[ ]	RECORD BEARING AND DISTANCE FROM SURVEY NO. 8–46–30
1[ ]	RECORD BEARING AND DISTANCE FROM SURVEY NO. 8–46–20
2[ ]	RECORD BEARING AND DISTANCE FROM SURVEY NO.'S 8–46–79 THROUGH 8–46–89
X—X	FENCE LINE

REFERENCES

RECORD MAP OF SURVEY NO.'S 8–46–20, 8–46–30, 8–46–77, 8–46–79 THROUGH 8–46–89

DEED RECORD INSTRUMENT NO.'S 97 33 214, B06 23 0194, B06 23 0197, B12 22 0154 & B13410102

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017

FILED Oct. 28, 2015
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-137

BENCHMARK LAND SURVEYING

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

MAP OF SURVEY
A TRACT OF LAND SITUATED IN THE
NE1/4NE1/4 SECTION 17, T.8S., R.46E., W.M.,
CITY OF HALFWAY, BAKER COUNTY, OREGON

SURVEYED FOR	LINDA WORKMAN	
SURVEYED BY	JLH, MCS & MRT	OCTOBER 6, 2015
SCALE: 1"=20'	DRAWN BY: JLH	