

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARION JEAN FENNERN, WITH THE PURPOSE OF MONUMENTING THE CORNERS OF THOSE TWO PROPERTIES DESCRIBED IN DEED NO. B16230162 AND BOOK 173 PAGE 1354. SAID PROPERTIES ARE SITUATED IN BLOCK 9 OF F.M. OFFICER ADDITION TO HALFWAY.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. I FOUND THE FOLLOWING RECORDS PERTAINING TO THIS SURVEY: THE PLAT OF F.M. OFFICER ADDITION, PLATTED AND SURVEYED BY IRA HOFFMAN IN APRIL OF 1911; BAKER COUNTY SURVEY NO.'S 8-46-20, 8-46-48MP, 8-46-56 AND 8-46-90; PARTITION PLAT NO.'S P2003-018, P2004-003 AND REPLAT NO. SD2010-002. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM THE AFOREMENTIONED SURVEYS AND PLATS, AS WELL AS FENCES AND BUILDINGS.

BAKER COUNTY SURVEY NO. 8-46-90 WAS PERFORMED BY JOHN EDDY, PLS, FILED IN 1999. DURING HIS SURVEY, HE DETERMINED THAT ALTHOUGH CONTRARY TO THE PLAT AND DEDICATION FOR F.M. OFFICER ADDITION, THE WESTERLY BOUNDARY OF THE ADDITION IS NOT COINCIDENT WITH THE WEST LINE OF THE SW1/4SE1/4. AS A RESULT, HE DETERMINED THE WIDTH OF FIR STREET ON THE NORTH END TO BE 27.74 FEET INSTEAD OF THE PLATTED WIDTH OF 31.7 FEET. IN HIS NARRATIVE, HE REASONS THAT THIS WAS DONE TO PROTECT THE PROPERTY RIGHTS WITHIN F.M. OFFICER ADDITION.

REPLAT NO. SD2010-002 BY LEE MEYERS DOES NOT FOLLOW THE SCHEME LAYED OUT BY MR. EDDY ON SURVEY NO. 8-46-90, NOR DOES IT HONOR THE PLATTED WIDTH OF FIR STREET. INSTEAD, THE PLATTED WIDTH OF BLOCK 9 IS HELD, MEASURING FROM THE WEST LINE OF PINE STREET, WHICH PLACES ALL THE ERROR INTO FIR STREET. THE NARRATIVE IS SILENT AS TO THE REASONING BEHIND THIS METHOD.

AFTER MAKING OUR INITIAL FIELD MEASUREMENTS, I CHOSE TO FOLLOW THE SCHEME FOLLOWED BY MR. EDDY ON SURVEY NO. 8-46-90. THE EXISTING FENCE LINE IS LIKELY THE BEST REMAINING EVIDENCE OF THE WEST LINE OF THE SUBDIVISION, SINCE THE CULTURE WITHIN BLOCKS 8, 9 AND 10 SUGGEST THIS TO BE THE CASE. TO STRICTLY ADHERE TO THE PLATTED NORTHERLY WIDTH OF FIR STREET IS TO IGNORE LONG STANDING IMPROVEMENTS WITHIN THESE BLOCKS, POTENTIALLY RESULTING IN TURMOIL. AS A RESULT, I HELD THE FOUND MONUMENT FROM SURVEY NO. 8-46-90 AT THE NORTHWEST CORNER OF BLOCK 8, AND I HELD THE DIMENSION OF 27.74 FEET (ALSO FROM SURVEY NO. 8-46-90) FOR THE NORTHERLY WIDTH OF FIR STREET, AS SHOWN. I ALSO HELD THE FOUND MONUMENTS AT CONTROLLING STREET CENTERLINE INTERSECTIONS.

WE SEARCHED FOR, BUT DID NOT FIND THE MONUMENTS FROM PARTITION PLAT NO.'S 2003-018 AND 2004-003 AT THE INTERSECTIONS OF THE WEST LINE OF THE SW1/4SE1/4 WITH THE CENTERLINES OF BISHER STREET AND KELLOGG STREET. I CALCULATED THESE LOCATIONS BY UTILIZING PROPORTIONATE MEASUREMENT ALONG THE WEST LINE OF THE SW1/4SE1/4, AS SHOWN.

I DO NOT ACCEPT THE EASTING POSITIONS OF THE MONUMENTS FOUND FROM REPLAT NO. SD2010-002. MOST WERE WELL WITHIN ACCPETABLE TOLERANCE FOR NORTHINGS. THE COORDINATE DIFFERENCES ARE SHOWN HEREON.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND, AND UTILIZING THE PROCEDURES OUTLINED HEREIN.

IT'S ALSO NOTEWORTHY TO MENTION THAT THE LOCATION OF THE CENTERLINE OF BELL STREET AS SHOWN ON SURVEY NO.'S 8-46-48MP AND 8-46-90 ARE IN CONFLICT. THE TWO LOCATIONS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES.

LEGEND

- FOUND 2 1/2" BRASS DISC SET BELOW THE PAVED ROAD SURFACE FROM SURVEY NO. 8-46-20
- ◆ FOUND STREET CENTERLINE MONUMENT, WHICH IS A 5/8" IRON PIN SET IN A 3" DIAMETER IRON CASING
- FOUND 1/2" IRON PIN FROM SURVEY NO. 8-46-90
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "PLS 699" FROM REPLAT NO. SD2010-002
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () PLAT/DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-90
- 1[] RECORD BEARING AND DISTANCE FROM PARTION PLAT NO. P2003-018
- 2[] RECORD BEARING AND DISTANCE FROM REPLAT NO. SD2010-002
- x-x FENCE LINE

BASIS OF BEARINGS

RECORD PARTITION PLAT P2003-018
THE WEST LINE OF THE SW1/4SE1/4 OF
SECTION 8 BEARS N.00°07'19"W., AS SHOWN

COORDINATE TIES OF FOUND PINS FROM REPLAT NO. SD2010-002

- 1 FOUND PIN 0.00 NORTH & 0.48 EAST OF CORNER
- 2 FOUND PIN 0.13 NORTH & 0.29 EAST OF CORNER
- 3 FOUND PIN 0.05 NORTH & 0.66 EAST OF CORNER
- 4 FOUND PIN 0.00 NORTH & 0.46 EAST OF CORNER
- 5 FOUND PIN 0.05 NORTH & 0.90 EAST OF CORNER
- 6 FOUND PIN 0.00 NORTH & 0.47 EAST OF CORNER

REFERENCES

- RECORD MAP OF SURVEY NO.'S 8-46-20, 8-46-48MP, 8-46-59 & 8-46-90
- DEED RECORD INSTRUMENT NO.'S 84-10-064, B07-04-0180, B10-31-0127, B12-13-0043 AND B16230162
- DEED BOOK 173 PAGE 1354
- PLAT OF F.M. OFFICER ADDITION
- CITY ORDINANCE NO. 11-93

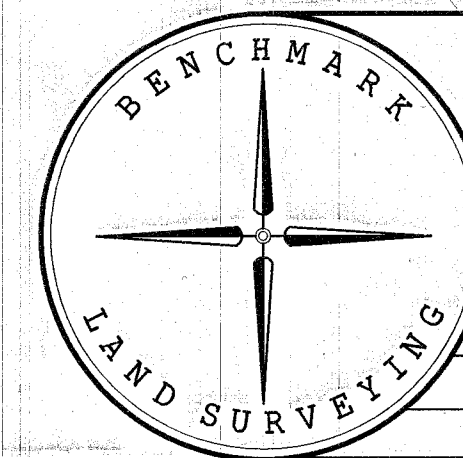
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2017

FILED *Oct 15, 2016*

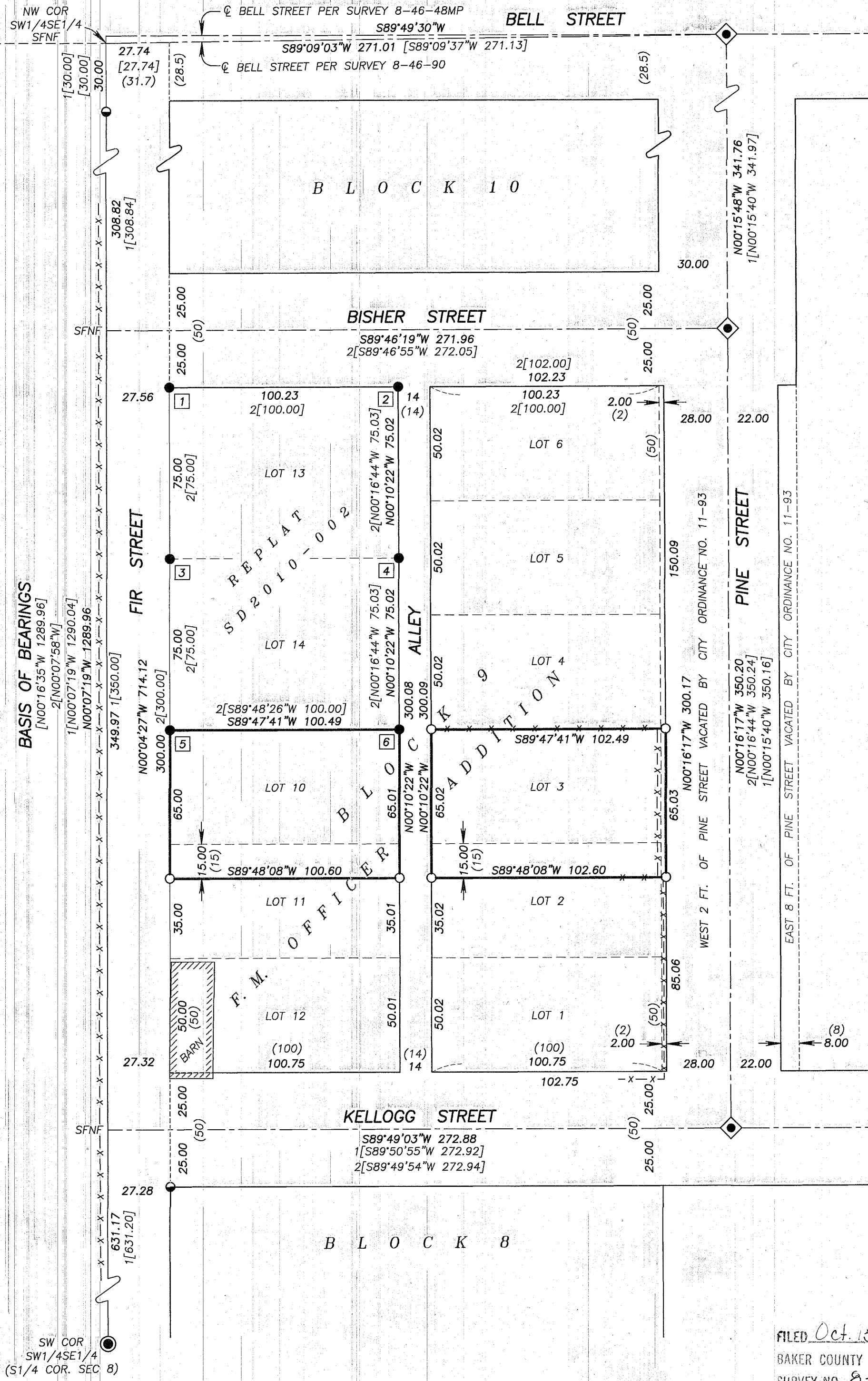
BAKER COUNTY SURVEYOR
SURVEY NO. *8-46-140*



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
BLOCK 9 OF F.M. OFFICER ADDITION
SITUATED IN THE SW1/4SE1/4 SECTION 8, T.8S., R.46E., W.M.,
CITY OF HALFWAY, BAKER COUNTY, OREGON

SURVEYED FOR	MARION JEAN FENNERN	
SURVEYED BY	JLH & MRT	9/15/2016
SCALE: 1"=40'	DRAWN BY: JLH	



SW COR
SW1/4SE1/4
(S1/4 COR. SEC 8)