

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID MOORE ON BEHALF OF PINE VALLEY LODGING, LLC AND THE MAIN PLACE, LLC, WITH THE PURPOSE OF LOCATING THE EXTERIOR BOUNDARIES OF THOSE CERTAIN PROPERTIES DESCRIBED IN DEED NO.'S B04-24-0316, B15-38-0282 AND B16-27-0179. IN SEARCHING THE BAKER COUNTY SURVEYOR'S RECORDS, I FOUND SURVEY NO.'S 8-46-6, 8-46-20, 8-46-55, 8-46-56, 8-46-76, 8-46-79 THROUGH 8-46-89, 8-46-96 AND 8-46-141, WHICH ALL PERTAIN TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM SAID SURVEYS.

THE EARLIEST SURVEY I FOUND PERTAINING TO THE EAST RIGHT OF WAY LINE OF MAIN STREET WAS SURVEY 8-46-6, PERFORMED JOINTLY BY PHILO ANDERSON, PE, AND HARRY SWAN, PLS IN 1948. SURVEY NO. 8-46-20 WAS PERFORMED BY JIM HANLEY, PE, IN 1976. DURING THIS SURVEY, MR. HANLEY RECONSTRUCTED THE INTERSECTION OF THE MAIN STREET RIGHT OF WAY WITH THE RECORD STREET CENTERLINE, BASED OFF OF TIES FROM FOUND MONUMENTATION FROM SURVEY NO. 8-46-6. SUBSEQUENT SURVEYS BY MR. HANLEY, INCLUDING SURVEY NO.'S 8-46-35, 8-46-42, 8-46-56 AND 8-46-60, INDICATE THAT THE EAST RIGHT OF WAY LINE OF MAIN STREET IS NOT PARALLEL WITH ITS CENTERLINE, RESULTING IN A VARIABLE WIDTH RIGHT OF WAY. CONVERSELY, SURVEY NO.'S 8-46-62, 8-46-64 AND 8-46-76, ALSO ALL PERFORMED BY MR. HANLEY, SEEM TO INDICATE A CONSTANT WIDTH OF 30 FEET BETWEEN THE CENTERLINE AND THE EAST RIGHT OF WAY LINE. IN 1999, ROBERT BUTLER, PLS, OF THE OREGON DEPARTMENT OF TRANSPORTATION PERFORMED A COMPREHENSIVE RIGHT OF WAY SURVEY IN HALF WAY, WHICH WAS RECORDED AS SURVEY NO.'S 8-46-79 THROUGH 8-46-89, HEREINAFTER REFERRED TO AS THE O.D.O.T. SURVEY. DURING THIS SURVEY, MR. BUTLER RESOLVED THE RIGHT OF WAY OF MAIN STREET, DETERMINING THAT THE EAST AND WEST RIGHT OF WAY LINES ARE EACH 30 FEET FROM AND PARALLEL TO THE CENTERLINE. HE NOTES IN HIS NARRATIVE THAT HIS RESOLUTION FITS WELL WITH EXISTING SIDEWALKS AND FENCES, AS WELL AS THE MONUMENT AT THE INTERSECTION OF MAIN AND KELLOGG STREETS.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTATION FROM THE AFOREMENTIONED SURVEYS. WE FOUND THE O.D.O.T. PIN IN THE INTERSECTION OF MAIN STREET AND RECORD STREET TO BE OUT OF POSITION. WE WERE TOLD BY LOCALS THAT IT HAD BEEN TORN OUT DURING CONSTRUCTION ACTIVITIES, AND THEN DRIVEN BACK IN ITS CURRENT POSITION BY A LAYMAN. WHETHER THIS IS AN ACCURATE ACCOUNT OR NOT, IT HAS OBVIOUSLY BEEN DISTURBED AND IS NOT ACCEPTED.

I UTILIZED THE O.D.O.T. SURVEY TO DETERMINE THE EAST RIGHT OF WAY LINE OF MAIN STREET. THE MONUMENT FROM SURVEY NO. 8-46-76 AT THE SOUTHWEST CORNER OF "TRACT ONE" IN DEED NO. B15-38-0282 WAS FOUND WEST OF THE RIGHT OF WAY LINE, BUT IS HELD AS BEING ON THE EXTENDED SOUTHERLY LINE OF SAID TRACT.

THE DESCRIPTION FOR THE PINE VALLEY LODGING, LLC PROPERTY IN DEED NO. B04-24-0316 CALLS OUT THE ADJOINING PROPERTY TO THE NORTH, WHICH IS DESCRIBED IN DEED NO. 74-37-016. HOWEVER, THE POINT OF BEGINNING TIE IN DEED NO. 74-37-016 SEEMS TO BE IN ERROR, AS IT PLACES THE SOUTH LINE TOO FAR NORTH, AND DOES NOT CONFORM TO LONG STANDING BUILDINGS AND FENCES. WE DID FIND AN UNRECORDED 5/8" IRON PIN WITH ATTACHED YELLOW CAP MARKED "HANLEY ENGR PLS 1206" SET IN THE SIDEWALK. ALTHOUGH I FIND NO RECORD OF THIS PIN BEING SET, I ACCEPT IT AS THE BEST AVAILABLE EVIDENCE OF THE CORNER LOCATION BASED ON THE FOLLOWING REASONS: 1) IT FITS WELL WITH RECORD DIMENSIONS CALLED OUT IN THE DEED FOR THE PINE VALLEY LODGING LLC PROPERTY 2) IT FITS WELL WITH MONUMENTATION TO THE SOUTH 3) IT IS IN HARMONY WITH LONG STANDING BUILDINGS AND FENCES 4) IT WAS PRESUMABLY SET BY JIM HANLEY, A LICENSED SURVEYOR WHO HAS DONE EXTENSIVE SURVEY WORK IN THE VICINITY. THIS PIN WAS FOUND SLIGHTLY WEST OF THE RIGHT OF WAY LINE BY THE AMOUNT SHOWN HEREON, BUT IS HELD AS BEING ON THE EXTENDED NORTH LINE OF THE SUBJECT PROPERTY. ALL OTHER MONUMENTS WERE ACCEPTED AS SHOWN HEREON.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND. THE NORTHEAST CORNER OF THE PINE VALLEY LODGING, LLC PROPERTY WAS SET AT RECORD BEARING AND DISTANCE FROM THE FOUND PIN AT THE SOUTHEAST CORNER. AT THE SOUTHEAST CORNER OF TRACT B OF DEED NO. B16-27-0179, A 14" DIAMETER TREE OCCUPIES THE CORNER LOCATION. THEREFOR, WE SET AN OFFSET MONUMENT 3.00 FEET FROM SAID CORNER ALONG THE SOUTH LINE, AS SHOWN.

LEGEND

- FOUND 2 1/2" BRASS DISC SET BELOW THE PAVED ROAD SURFACE FROM SURVEY NO. 8-46-20
- ⊙ FOUND 2 1/2" 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 ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLS 1206" FROM SURVEY NO. 8-46-76
- ⊙ FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLS 1206" - NO RECORD FOUND
- FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 8-46-76
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "APA" FROM SURVEY NO. 8-46-96
- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP FROM O.D.O.T. SURVEY RECORDED AS SURVEY NO.'S 8-46-79 THROUGH 8-46-89
- FOUND CONCRETE NAIL - ORIGIN UNKNOWN
- 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. 8-46-96 AND DEED NO. B16-27-0179
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-76 AND DEED NO. B15-38-0283
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-20
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO.'S 8-46-79 THROUGH 8-46-89 (O.D.O.T. SURVEY)
- 4[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-141
- x-x FENCE LINE

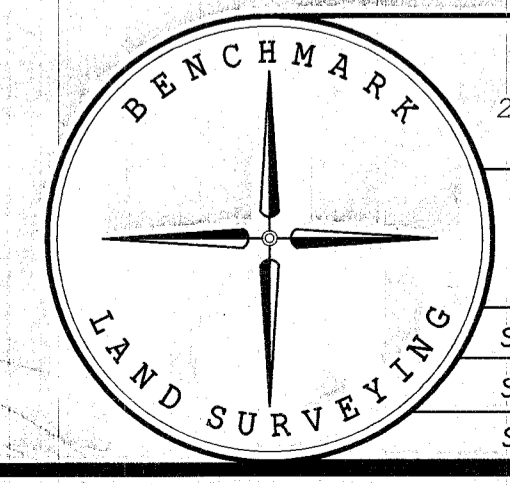
BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 8-46-20
THE SOUTH LINE OF THE SE1/4 OF SECTION 8, T.8S., R.46E., W.M.
BETWEEN FOUND MONUMENTS BEARS S.89°51'50"W., 2637.60 FT.
AS SHOWN

REFERENCES

- RECORD MAP OF SURVEY NO.'S 8-46-6, 8-46-20, 8-46-35, 8-46-55, 8-46-56, 8-46-60, 8-46-62, 8-46-64, 8-46-76, 8-46-77, 8-46-79 THROUGH 8-46-89, 8-46-96 & 8-46-141
- DEED RECORD INSTRUMENT NO.'S 66-11-008, 74-37-016, B00110202, B04-24-0316, B12-12-0173, B15-38-0282 AND B16-27-0179

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

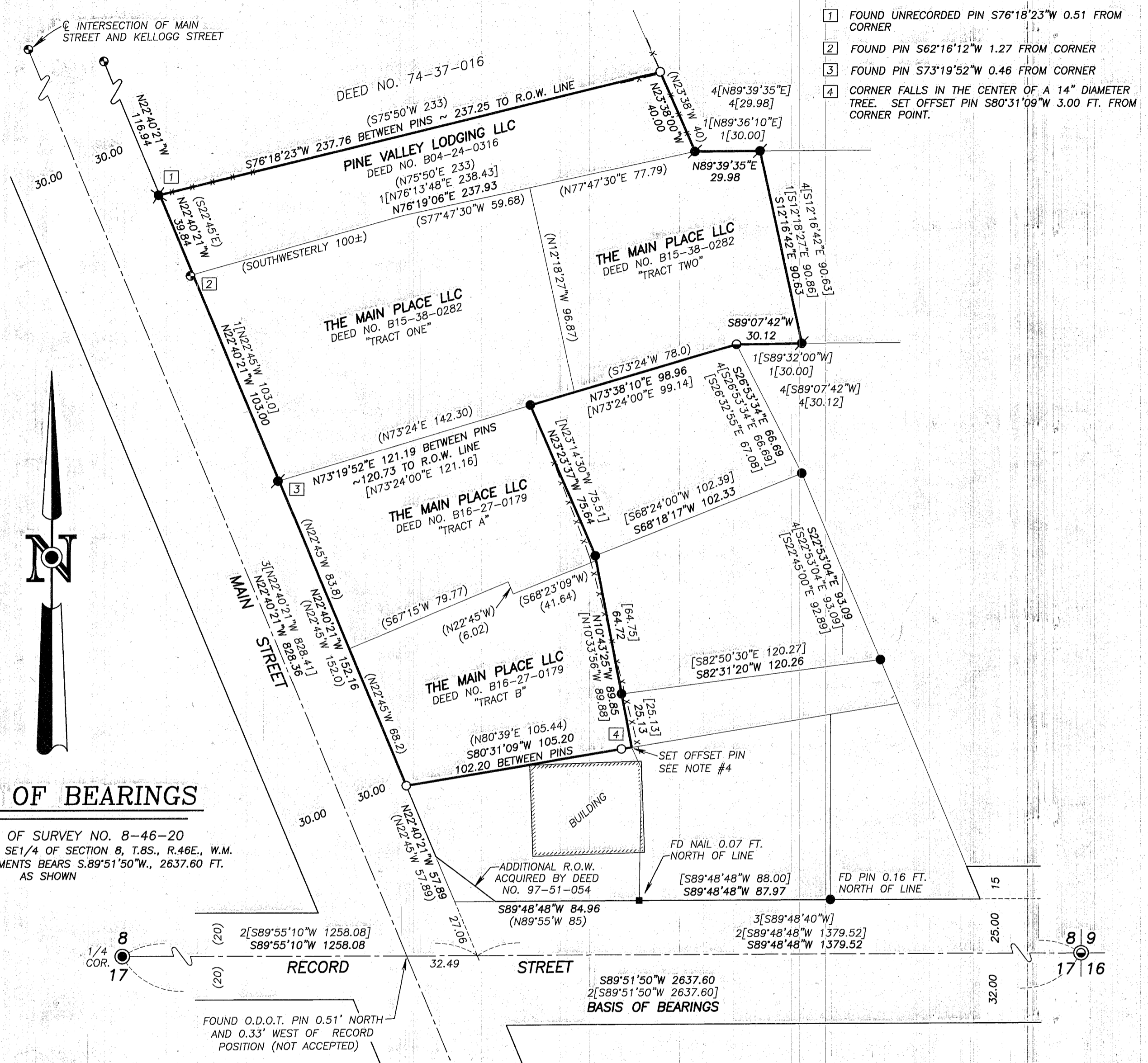


BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

MAP OF SURVEY
SITUATED IN THE S1/2SE1/4 SECTION 8, T.8S., R.46E., W.M.,
CITY OF HALF WAY, BAKER COUNTY, OREGON

SURVEYED FOR	DAVID MOORE
SURVEYED BY	JLH, MCS & MRT
SCALE: 1"=40'	DRAWN BY: JLH
	10/14/2016

FILED Nov. 16, 2016
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-142



- ### CORNER NOTES
- 1 FOUND UNRECORDED PIN S76°18'23"W 0.51 FROM CORNER
 - 2 FOUND PIN S62°16'12"W 1.27 FROM CORNER
 - 3 FOUND PIN S73°19'52"W 0.46 FROM CORNER
 - 4 CORNER FALLS IN THE CENTER OF A 14" DIAMETER TREE. SET OFFSET PIN S80°31'09"W 3.00 FT. FROM CORNER POINT.



8
1/4 COR.
17

8
9
17
16