

BASIS OF BEARINGS
 SURVEY NO. 8-46-107MP
 RECORD STREET BEARS N.89°55'10"E.
 AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CARL AND LINDA MILEY. THE ORIGINAL PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES AND TO MONUMENT THE CORNERS OF THE MILEY'S PROPERTIES DESCRIBED IN DEED NO.'S B04340249 AND B08370303. HOWEVER, NEAR THE COMPLETION OF THE BOUNDARY SURVEY THE MILEYS AND MARY MOODY, ADJACENT LANDOWNER, REQUESTED A PROPERTY LINE ADJUSTMENT.

A SEARCH OF THE DEED RECORDS REVEALED THAT OVER THE YEARS, THERE WERE SEVERAL CONFLICTING TITLE LINES AND OWNERSHIP QUESTIONS, WHICH EVENTUALLY WERE RESOLVED BY MEANS OF QUIT CLAIM DEEDS AND SUIT TO QUIET TITLE ACTIONS. THE MILEY'S PROPERTIES WERE ONCE PART OF A LARGER TRACT CONVEYED TO D.D. PETERSON AND BESSIE PETERSON, HUSBAND AND WIFE IN DEED BOOK 146 PAGE 5, RECORDED FEBRUARY 13, 1948. ON FEBRUARY 12, 1976, A QUITCLAIM DEED WAS FILED AS DEED NO. 76-07-051, WHICH RESOLVED AN OVERLAP IN THE LEGAL DESCRIPTIONS AFFECTING THE EAST LINE OF THE PETERSON TRACT. ON NOVEMBER 29, 1976, A DECREE QUIETING TITLE TO THE PETERSON TRACT WAS RECORDED IN THE CIRCUIT COURT RECORDS OF BAKER COUNTY AS 76-49-192, ALSO RESOLVING SOME AMBIGUITIES. THE MILEY'S PROPERTIES WERE LATER BROKEN OUT OF THE PETERSON TRACT BY DEED NO.'S 88-24-023 AND 91-51-026. THAT PORTION OF THE PETERSON TRACT SOUTH OF THE MILEY PROPERTY WAS CONVEYED TO ROBERT C. BROWN AND ILA L. BROWN, HUSBAND AND WIFE IN DEED NO. 86-37-015 RECORDED SEPTEMBER 11, 1986, WHICH WAS EVENTUALLY CONVEYED TO MARY MOODY IN DEED NO. B10280031. OTHER TITLE ISSUES INVOLVING A 20 FOOT WIDE STRIP OF PROPERTY LYING SOUTH AND WEST OF THE MILEY PROPERTY WERE RESOLVED BY A SUIT TO QUIET TITLE FILED AS CASE NO. 12-060, ENTERED MARCH 22, 2012.

TO DETERMINE THE SOUTH LINE OF THE MILEY TRACT DESCRIBED IN DEED NO. B04340249, IT WAS NECESSARY TO LOCATE THE BOUNDARIES OF THOSE TRACTS DESCRIBED IN DEED NO. 76-07-051 AND IN THE SUIT TO QUIET TITLE DECREE SUIT NO. E-6002.

FIELD MEASUREMENTS WERE MADE TO RECOVER CONTROLLING MONUMENTS SHOWN ON BAKER COUNTY SURVEY NO.'S 8-46-20, 8-46-25, 8-46-40 AND 8-46-107MP. SURVEY NO. 8-46-25, PERFORMED BY JAMES HANLEY, PLS., P.E., NOTES THAT 5/8" IRON PINS WERE SET FOR MONUMENTS. I FOUND 1/2" IRON PINS AT THE RECORD CORNER LOCATIONS, TWO OF WHICH HAD YELLOW PLASTIC CAPS MARKED "RPE 2808", WHICH IS JAMES HANLEY'S ENGINEERING LICENSE NUMBER. I ACCEPT THESE FOUND MONUMENTS AND ALL OTHER CONTROLLING MONUMENTS FOUND, AS SHOWN HEREON.

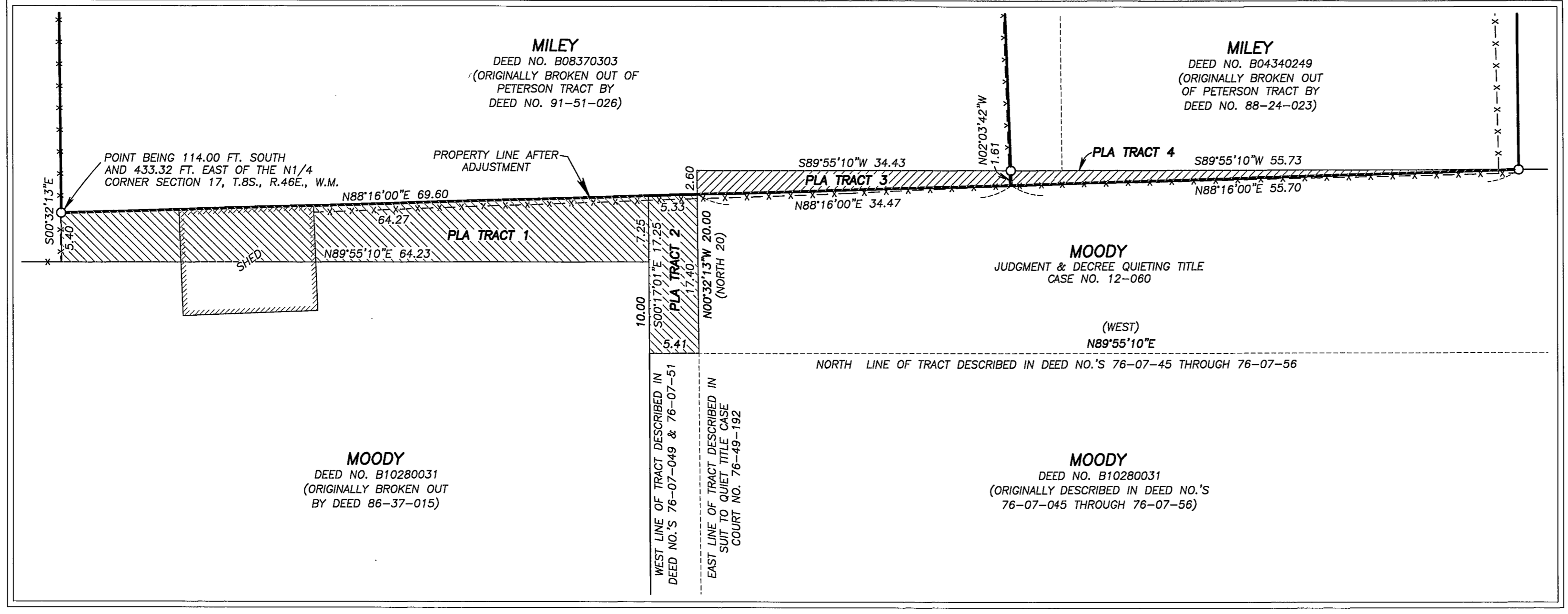
I OBTAINED A COPY OF A WORKSHEET FROM HANLEY ENGINEERING DETAILING AN EXTENSIVE SURVEY JIM HANLEY HAD DONE FOR A STREET PAVING PROJECT FOR THE CITY. HIS WORKSHEET SHOWS THE SURVEYED LOCATIONS OF FENCES, BUILDINGS AND OTHER RELEVANT CULTURE, AS WELL AS MONUMENTS FOUND IN THE AREA AND MONUMENTS SET AT RESOLVED STREET CENTERLINE INTERSECTIONS. THIS WORKSHEET DEPICTS A 35 FOOT RIGHT OF WAY WIDTH FOR SOUTH PINE STREET. I HELD THE FOUND MONUMENTS AT THE INTERSECTIONS OF SOUTH PINE AND RECORD STREET AND SOUTH PINE AND COMMERCIAL STREET TO DETERMINE THE STREET CENTERLINE. I ALSO LOCATED FENCES, CURB LINES AND BUILDING EAVES ALONG BOTH SIDES OF THE STREET, WHICH CONFORM TO A 35 FOOT RIGHT OF WAY WIDTH. RECORD DEED DIMENSIONS OF PROPERTIES ON BOTH SIDES OF THE STREET ALSO INDICATE A 35 FOOT WIDTH.

I HELD MY MEASURED BEARING OF SOUTH PINE STREET TO PLACE THE TRACT DESCRIBED IN DEED NO. 76-07-051. I HELD THE FOUND MONUMENTS FROM SURVEY NO. 8-46-25 ALONG THE EAST LINE OF THE TRACT ORIGINALLY DESCRIBED IN DEED NO. 77-39-046. THIS SAME BEARING ALSO CONTROLLED THOSE PROPERTIES THAT HAD BEEN BROKEN OUT OF PETERSON TRACT, INCLUDING THE MILEY'S PROPERTIES.

AS PREVIOUSLY STATED HEREIN, DURING THE COURSE OF THIS SURVEY, THE MILEYS AND MARY MOODY AGREED TO TO ADJUST THEIR COMMON BOUNDARY LINE TO A LOCATION THAT BETTER FITS THE EXISTING IMPROVEMENTS ON THE GROUND. MONUMENTS WERE SET FOR THE PROPERTY LINE ADJUSTMENT AT LOCATIONS APPROVED BY BOTH PARTIES. ALL OTHER NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND ACCORDING TO THE METHODS OUTLINED HEREIN.

DETAIL

SCALE: 1"=10'

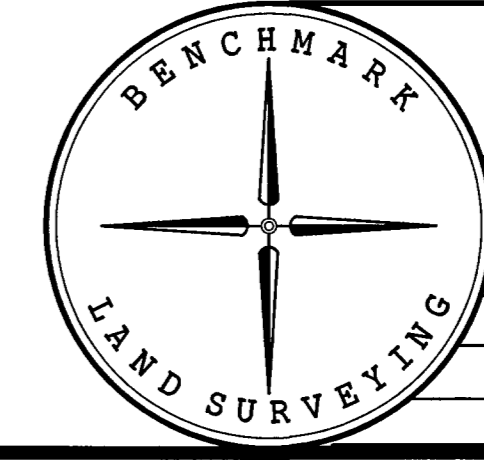


LEGEND

- FOUND 2 1/2" BRASS DISC SET BELOW THE PAVED ROAD SURFACE FROM SURVEY NO. 8-46-20
- ⊙ FOUND STREET CENTERLINE MONUMENT: A 5/8" IRON PIN SET IN A 3" IRON PIPE IN THE ASPHALT SURFACE
- ⊙ FOUND STREET CENTERLINE MONUMENT: A 5/8" IRON PIN SET IN THE ASPHALT SURFACE
- FOUND UNRECORDED 1/2" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "RPE 2808", IN POSITION FOR CORNERS MONUMENTED IN SURVEY NO. 8-46-25 - SEE NARRATIVE
- ⊙ FOUND UNRECORDED 1/2" IRON PIN WITH NO CAP, IN POSITION FOR CORNER MONUMENTED IN SURVEY NO. 8-46-25 - SEE NARRATIVE
- 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. 8-46-25
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-107MP
- X-X FENCE LINE
- ▭ BUILDING CORNER
- SFNF MONUMENT SEARCHED FOR NOT FOUND
- ▨ PROPOSED PROPERTY LINE ADJUSTMENT - MILEY TO MOODY
 PLA TRACT 1 = 406 SQUARE FEET
 PLA TRACT 2 = 93 SQUARE FEET
- ▨ PROPOSED PROPERTY LINE ADJUSTMENT - MOODY TO MILEY
 PLA TRACT 3 = 73 SQUARE FEET
 PLA TRACT 4 = 45 SQUARE FEET

REFERENCES

- BAKER COUNTY SURVEY RECORDS
 SURVEY NO.'S 8-46-20, 8-46-25, 8-46-40, AND 8-46-107MP
- VESTING DEEDS
 DEED RECORD INSTRUMENT NO.'S: 9909105, B03390416, B04340249, B05310168, B08370303, B09460146, B10280031, B11170059, B16210251, B17020211 AND B17120237
- PETERSON TRACT
 DEED BOOK 146 PAGE 05
 SUIT TO QUIET TITLE DECREE, NO. E-6002, COURT DOCUMENT NO. 76-40-192
 DEED INSTRUMENT NO.'S: 76-07-051, 77-39-046, 83-48-060, 86-37-015, 88-24-023, 88-22-107, 88-24-023, 91-51-026 AND B10280031
- BROWN TRACT
 DEED BOOK 136 PAGE 199
 DEED BOOK 173 PAGE 1233
 DEED INSTRUMENT NO.'S 76-07-045 THROUGH 76-07-056, 8-11-073 AND JUDGMENT AND DECREE QUIETING TITLE, CIRCUIT COURT CASE NO. 12-060
- TITLE REPORTS
 AMERTITLE FILE NO. 1771484M
 ELKHORN TITLE COMPANY ORDER NO. 17-21645



BENCHMARK LAND SURVEYING
 217 N. CANYON BLVD. JOHN DAY, OREGON
 1207 DEWEY AVE. BAKER CITY, OREGON
 541-575-1251 ~ 541-523-5852

MAP OF SURVEY
 BOUNDARY SURVEY AND PROPOSED PROPERTY LINE ADJUSTMENT
 SITUATED IN THE NW1/4NE1/4 SECTION 17, T.8S., R.46E., W.M.,
 CITY OF HALFWAY, BAKER COUNTY, OREGON

SURVEYED FOR	CARL AND LINDA MILEY AND MARY MOODY
SURVEYED BY	JLH, MCS & ETH
SCALE: 1"=30'	DRAWN BY: JLH
	9/29/2017

FILED November 13, 2017
 BAKER COUNTY SURVEYOR
 SURVEY NO. 8-46-107MP