

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TERRY VAUGHAN, WITH THE PURPOSE OF SURVEYING A PROPOSED PROPERTY LINE ADJUSTMENT. THE SUBJECT PROPERTIES ARE DESCRIBED ON BAKER COUNTY DEED NO.'S 97 20 174 AND B10 41 0098.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE MAP OF COFFINBERRY ADDITION TO HALFWAY WAS PREPARED BY C.W. BLAKESLEE, DATED MARCH 30, 1918. A SEARCH OF THE BAKER COUNTY SURVEYOR'S RECORDS PRODUCED SURVEY NO.'S 8-46-20, 8-46-31, 8-46-33, 8-46-58, 8-46-79 THROUGH 8-46-89 AND 8-46-108.

FIELD MEASUREMENTS WERE MADE TO RECOVER CONTROLLING MONUMENTS, ALL OF WHICH WERE ACCEPTED, AS SHOWN HEREON.

I SEARCHED FOR POSSIBLE UNRECORDED MONUMENTATION AT THE CORNERS OF THE LOTS WITHIN COFFINBERRY ADDITION ALONG THE NORTH LINE OF COMMERCIAL STREET, BUT FOUND NOTHING. ALL OF THE NECESSARY MONUMENTS FROM SURVEY NO. 8-46-58 ALONG THE NORTHERLY BOUNDARY OF MR. VAUGHAN'S PROPERTY WERE RECOVERED, WITH THE EXCEPTION OF ONE. THAT CORNER POSITION WAS CALCULATED BY DISTANCE-DISTANCE INTERSECTION MEASURED FROM THE NEAREST FOUND PINS FROM SURVEY NO.'S 8-46-31 AND 8-46-58.

TO PLACE COFFINBERRY ADDITION, I HELD THE FOUND MONUMENTS ALONG THE CENTERLINES OF COMMERCIAL STREET AND GOVER LANE TO DETERMINE THE RIGHT OF WAY LINES OF THOSE STREETS. THE SOUTHEAST CORNER OF COFFINBERRY ADDITION WAS THEN DETERMINED AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF COMMERCIAL STREET WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF GOVER LANE. THIS LOCATION FIT THE SIDEWALK ALONG THE EAST LINE OF THE ADDITION. FROM THIS POINT, I MEASURED THE PLAT DISTANCE OF 383 FEET WEST ALONG THE NORTH LINE OF COMMERCIAL STREET TO DETERMINE THE SOUTHWEST CORNER OF THE ADDITION.

NEW MONUMENTS WERE SET FOR THE PROPERTY LINE ADJUSTMENT AT LOCATIONS APPROVED BY MR. VAUGHAN, AND ACCORDING TO THE EVIDENCE FOUND AND METHODS DESCRIBED HEREIN.

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 SET BELOW THE PAVED ROAD SURFACE ESTABLISHED BY IDAHO POWER COMPANY, AS SHOWN ON 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 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLS 1206" FROM SURVEY NO. 8-46-58
- FOUND 5/8" IRON PIN WITH ATTACHED 1/2" ALUMINUM O.D.O.T. CAP FROM SURVEY NO.'S 8-46-79 THROUGH 8-46-89
- FOUND STREET CENTERLINE MONUMENT: A 5/8" IRON PIN WITH NO CAP IN THE ASPHALT SURFACE
- FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 8-46-31
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED/PLAT RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-20
- [1] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-58 AND DEED NO. 95 02 001
- [2] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-108
- [3] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-79 THROUGH 8-46-89
- { } RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-46-33
- x-x FENCE LINE
- ▭ EXISTING BUILDING
- SFNF MONUMENT SEARCHED FOR NOT FOUND

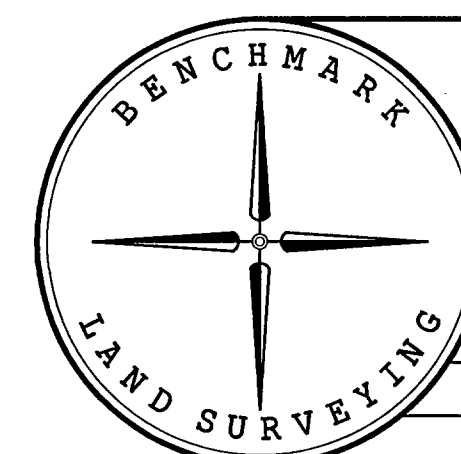
REFERENCES

RECORD MAP OF SURVEY NO.'S 8-46-20, 8-46-31, 8-46-58, 8-46-79 THROUGH 8-46-89 & 8-46-108
 DEED RECORD INSTRUMENT NO.'S 79 49 066, 87 39 044, 93 15 078, 95 02 001, 97 20 174, 97 33 091, 97 38 067, B03 11 0192, B07 23 0121 AND B10 41 0098
 COFFINBERRY ADDITION TO THE TOWN OF HALFWAY AMERITITLE ORDER NO. 189528AM

BASIS OF BEARINGS

RECORD SURVEY NO. 8-46-20
 THE NORTH LINE OF THE NE 1/4 OF SECTION 17, T.8S., R.46E., W.M.
 BETWEEN FOUND MONUMENTS BEARS S.89°51'50"W., 2637.60 FT.
 AS SHOWN

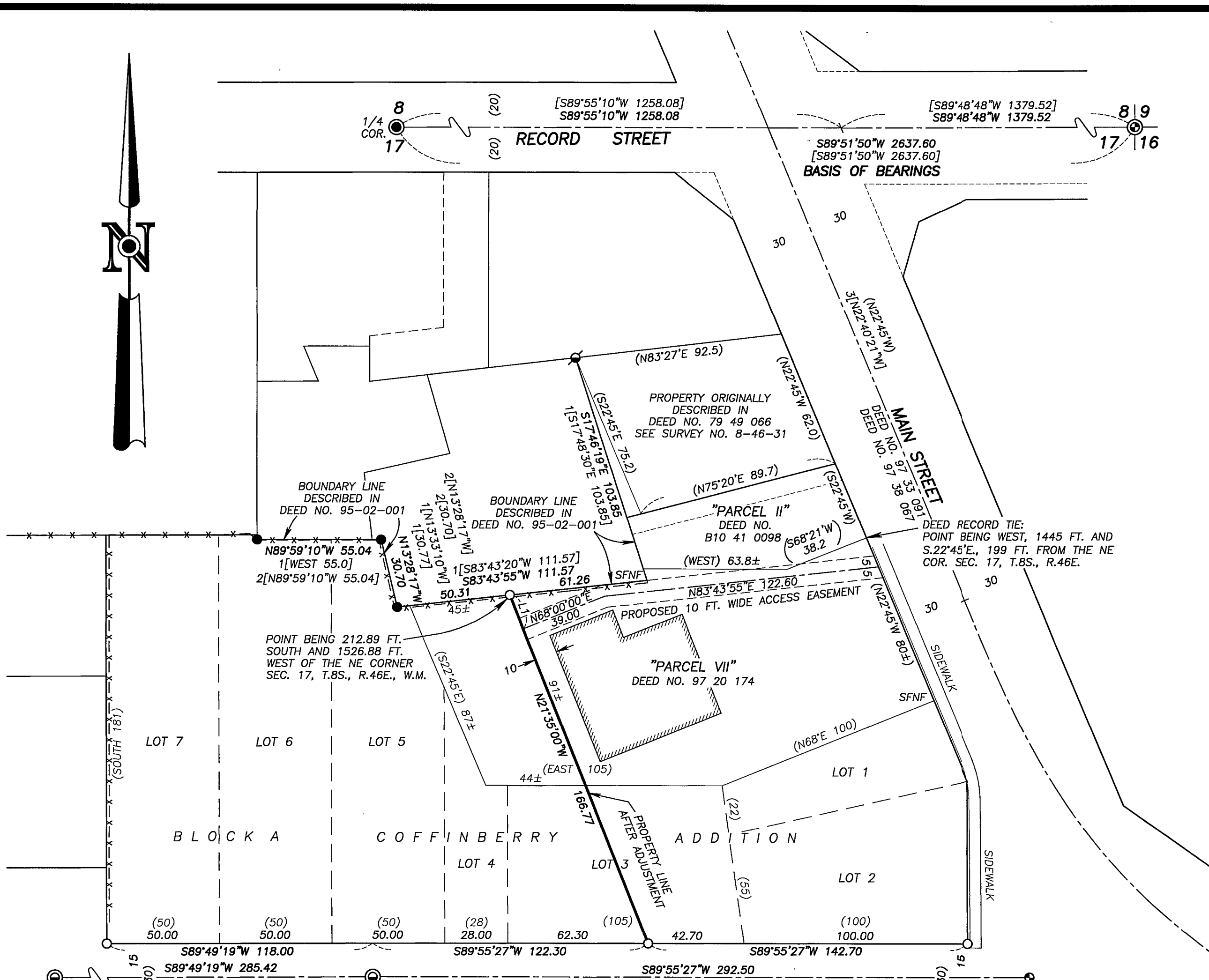
FILED Nov. 27, 2017
 BAKER COUNTY SURVEYOR
 SURVEY NO. 8-46-155



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
 A PROPOSED PROPERTY LINE ADJUSTMENT
 COFFINBERRY ADDITION AND OTHER LAND SITUATED IN THE
 NW 1/4 NE 1/4 SECTION 17, T.8S., R.46E., W.M.,
 CITY OF HALFWAY, BAKER COUNTY, OREGON

SURVEYED FOR	TERRY VAUGHAN	
SURVEYED BY	JLH	10/5/2017
SCALE: 1"=40'	DRAWN BY: JLH	



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 30, 2007
 JASON L. HATFIELD
 #69454
 EXPIRES: 6/30/2019