

NARRATIVE

A BOUNDARY SURVEY OF PROPERTY SITUATED IN THE NE1/4NE1/4 SECTION 17,
T.8S., R.46E., W.M., CITY OF HALFWAY, BAKER COUNTY, OREGON
SURVEY COMPLETED DECEMBER 5, 2018

(See associated map of survey to which this narrative is attached)

This survey was performed at the request of Kyle Ransom of Richland Feed and Seed, Inc. The purpose of this survey was to determine the boundaries and monument the corners of the property described as Parcel II and Parcel III in Deed No. 07470225.

A search of the Baker County Surveyor records disclosed the following relevant surveys: Survey No.'s 8-46-20, 8-46-73, 8-46-77 and an 11 page O.D.O.T. right of way survey filed as Survey No.'s 8-46-79 through 8-46-89. Each page of the O.D.O.T. survey is filed with a separate survey number. For purposes of this narrative, the map will collectively be referred to as Survey No. 8-46-79. I also found a survey of the V.F.W. tract dated May 17, 1956 and a map dated July 26, 1958, both done by Philo Anderson, P.E.

Field measurements were made to locate controlling monuments pertaining to this project, as follows:

I found the monuments shown on Survey No. 8-46-20 at the North 1/4 Corner and Northeast Corner of Section 17, which I accept, and use the bearing of S.89°51'50"W. between them per Survey No. 8-46-20 for a basis of bearings. I found a 1/2" copper-coated steel pin set by Philo Anderson in his 1956 survey, which was also found and used to determine the highway right of way on Survey No. 8-46-79. It was discovered by Bob Butler of O.D.O.T. that Survey No. 8-46-79 contains a typographical error. The Northing coordinate for this monument, shown on Survey No. 8-46-79 as point number 1042, should be 199464.632 meters instead of 199466.634 meters. I also found O.D.O.T. Network Point #5 from Survey No.'s 8-46-77 and 8-46-79. Together, these monuments were used to place the highway right of way per the O.D.O.T. surveys. It is important to note that apparently O.D.O.T. had a brief love affair with the metric system in the late 1990's, resulting in all distances and coordinates on their surveys and deed descriptions being reported in meters. To reduce confusion, I've converted all of O.D.O.T.'s record distances and coordinates shown hereon to feet.

I searched for monuments at the corners of the tract shown on Survey No. 8-46-73, which was surveyed by James Hanley in 1951. I found a 3/4" iron pipe at the easterly-most corner of the tract (designated on my attached map as corner "A"). This pipe fits harmoniously with the locations of buildings and lines of occupation in the area, including an old but well-constructed wooden fence enclosing a portion of the tract shown on Survey No. 8-46-73. I held the pipe, and rotated the record bearings for the property descriptions 00°01'09" counterclockwise to match the bearing of the highway tangent.

There seems to be a disparity between the location of the right of way line vs. the physical evidence of property ownership for the tracts described in Deed No.'s 06230021, 04270165 and

B18360196 and also shown on Survey No. 8-46-73. I believe this may be attributed to an uncertainty in the location of the northerly right of way line at the time these properties were originally broken out from the parent tract. This results in the sidelines of these properties being 94.35 feet rather than 100 feet as described in the deeds and shown on Survey No. 8-46-73. Nevertheless, I'm compelled to accept the found monumentation together with the cultural physical evidence rather than strictly adhere to the 100 ft. deed record dimensions, which would cause chaos on the ground.

The boundaries of the subject property are determined as follows:

The corners labeled "B" and "C" on the annexed map are related mathematically by record corner ties as described in the deeds, and shown on Philo Anderson's map dated July 26, 1958. Therefore, corners "B", "C", "D", "E" and "G" were determined at deed record positions with respect to the found pipe at corner "A" and the rotated deed record bearings as previously described. Corner "F" was determined online between corners "E" and "H", and at a point 100 feet from and perpendicular to the northerly highway right of way line, as per the deed description. Corner "I" was positioned by measuring the rotated record bearing from corner "C" and intersecting the northerly right of way line. Corner "J" was positioned online between corners "C" and "I", and at a distance of 100 feet from the northerly highway right of way line, as per the deed description.

New monuments were set at corner locations according to the evidence found and according to the methods outlined herein. At Mr. Ransom's request, we also set a monument at the easterly-most corner of the property owned by Wilson Cabinets, Inc.

Prepared by:
Benchmark Land Surveying
1207 Dewey Avenue
Baker City, OR 97814
(541) 523-5852

December 20, 2018



EXPIRES: 6/30/2019

FILED December 26, 2018
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-158