

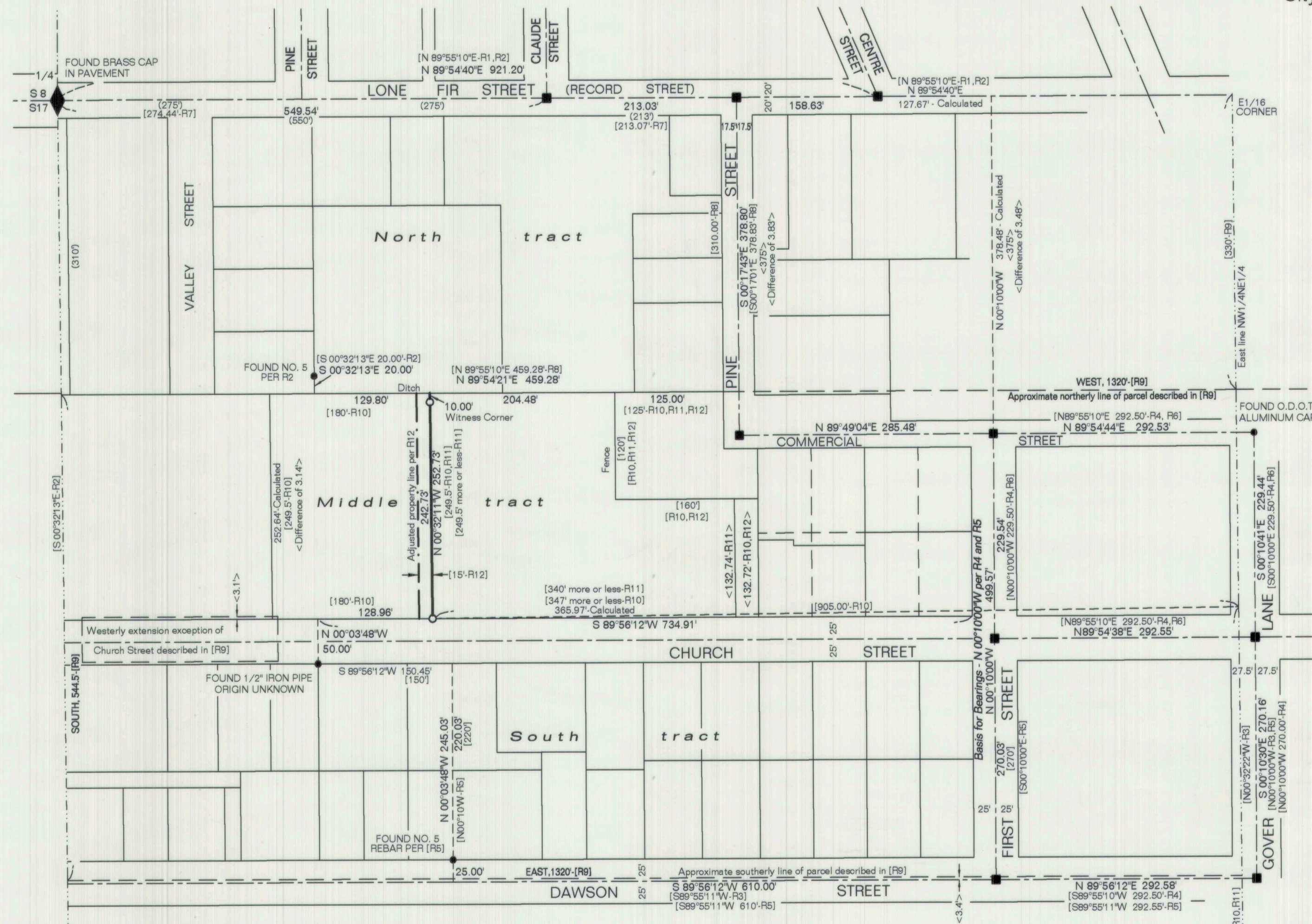
Map of Survey

A parcel of land situated in the NW1/4NE1/4 of Section 17, T8S, R46E, WM,
City of Halfway, Baker County, Oregon

August 10, 2020



BASIS FOR BEARINGS
CENTERLINE FIRST STREET



LEGEND

- SET 30" LONG NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED PLS 699
- FOUND MONUMENTS AS DESCRIBED
- FOUND HALFWAY STREET INTERSECTION MONUMENTS 3" PIPE WITH NO. 5 REBAR INSIDE
- [.....] RECORD DATA PER REFERENCE MATERIAL
- (.....) RECORD DATA PER F.M. OFFICER ADDITION AND CLAUDE OFFICER'S FIRST ADDITION
- <.....> CALCULATED DATA PER DEEDS

REFERENCES

- R1 - CS 8-46-20 DEPENDANT RESURVEY, BY RPE 2808, FILED JUNE 23, 1976.
- R2 - CS 8-46-25 SURVEY FOR DURR, BY PLS 1206, FILED APRIL 14, 1978.
- R3 - CS 8-46-29 SURVEY FOR REED, BY PLS 1206, FILED DECEMBER 23, 1980.
- R4 - CS 8-46-33 SURVEY FOR U.S. NATIONAL BANK OF OREGON, BY PLS 644, FILED APRIL 28, 1982.
- R5 - CS 8-46-61 SURVEY FOR CROW BY PLS 1206, FILED NOVEMBER 1, 1994.
- R6 - CS 8-46-71 SURVEY FOR BINFORD, BY PLS 1206, FILED NOVEMBER 28, 1996.
- R7 - CS 8-46-107MP PARTITION PLAT NO. 2009-004, BY PLS 1817, FILED APRIL 14, 2009
- R8 - CS 8-46-154 SURVEY FOR MILEY, BY PLS 69454, FILED NOVEMBER 13, 2017.
- R9 - STATUTORY DEED RECORDED JULY 29, 1983 IN DOCUMENT NO. 83 30 153, BAKER COUNTY RECORDS.
- R10 - BARGAIN AND SALE DEED RECORDED SEPTEMBER 27, 1988 IN DOCUMENT NO. 88 38 100, BAKER COUNTY RECORDS.
- R11 - WARRANTY DEED RECORDED MAY 16, 2002 IN DOCUMENT NO. B02 21 0005, BAKER COUNTY RECORDS.
- R12 - STATUTORY WARRANTY DEED RECORDED JANUARY 30, 2014 IN DOCUMENT NO. B14 05 0055, BAKER COUNTY RECORDS.

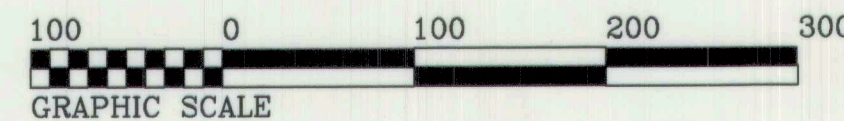
NARRATIVE

The purpose of this survey was to define the west property line of that certain parcel of land described in Document recorded September 27, 1988 in Document No. 88 38 100, Baker County Records, situated in the Northwest Quarter of the Northeast Quarter of Section 17, Township 8 South, Range 46 East, Willamette Meridian, City of Halfway, Baker County, Oregon, at the request of Rick Miller. This project started in 2013 and was meant to be a Property Line Adjustment. Monuments were set to define the existing property line and, through confusion on behalf of the City regarding property line adjustments and a lack of communication, it slipped through the cracks and was forgotten, until recently. A new adjusted deed was recorded January 30, 2014 in Document No. B14 05 0055 and an additional survey was done to the property to the north since my field visit. Some of the deeds in this area are conflicting in their calls. By deed dimensions and calculations per deeds the northerly tract is 310 feet wide. The middle tract was meant to be 249.5 feet wide. And the southerly tract was 220 feet wide. A 330 foot call to the north line described in deed recorded July 29, 1983 in Document No. 83 30 153 supports the 310 foot wide northerly block. It then runs from this north line South, 544.5 feet. Thence along calls back to the Point of Beginning with an exception for the westerly extension of Church Street, which starts from the Quarter corner to a point 580 feet South instead of the calculated 575.5 feet per other deeds. The south line of said description is north, 3.4 feet, more or less, of the monumented centerline of Dawson Street. The north line of said exception is north, 3.1 feet, more or less, of the extension of the monumented and calculated north line of Church Street. The calculated centerline of Commercial Street ranges from 3.5 feet to 3.8 feet, north of the monumented centerline. There seems to be a consistent shift from the monumented street centerlines to the deeds. The monumented centerlines for Commercial, Church and Dawson Streets match the record distances of 229.5 feet and 270.0 feet respectively, north and south. It is unknown how this discrepancy came about, but the intent seems clear that the north line of the middle tract was meant to be the same as the south line of the north tract and that Church Street, wherever it was created, controlled the south line of the middle tract.

Monuments were found and held at the Quarter corner position and multiple city monuments at the centerline of street intersections, as shown. Additional monuments were found on the north line of Dawson Street and an unknown pipe on the south line of Church Street. These monuments seem to substantiate my conclusions. Monuments were set at the southwest corner of said property and at a 10.00 foot witness point to the northwest corner due to a ditch along that position.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 203 SE Ibex Street, PO Box 99, Sumpter, Oregon 97877, completed this survey and do hereby certify that I have correctly surveyed and marked with proper monuments in accordance with ORS Chapter 92 the lands as represented and that the information shown on this map is correct to the best of my knowledge.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland Lee Myers

OREGON
JULY 9, 1965
LELAND LEE MYERS
699

Renewal Date 1/1/21

M Surveying

PO Box 99
203 SE Ibex Street
Sumpter, OR 97877
541-894-2264

FILED August 10, 2020
BAKER COUNTY SURVEYOR
SURVEY No. 8-46-167