

Record of Survey

NE1/4 NE1/4 of Section 17

Township 8 South, Range 46 East,
Willamette Meridian, Baker County, OR

Narrative

Purpose:
This survey was performed at the request of John Ferguson, to Survey the property as described by Baker County Deed 95 37 135.

Procedure:
I reestablish the intersection of Main and West Record Streets by holding the North Quarter Corner of Section 17 and the 2 inch aluminum cap at the centerline intersection of Kellogg and Main Streets, per CS 8-46-142. CS 8-46-142 shows an angle point at the intersection of the extension of the northeastern right-of-way of Main Street and the extension of the centerline of West Record Street. I hold the said intersection of said extensions as the West end of the centerline of East Record Street, with the East end of said centerline being the Northeast Section Corner of Section 17.

Deed 95 37 135 describes the Point of Beginning to be N89°39'W 735.5 feet and 30 feet South from the said Northeast Section Corner of Section 17, on the South line of the Baker-Pine Creek Highway right-of-way. Said Deed thence calls "N89°39'W along said right-of-way line", thus I conclude the first call from the said Northeast Section Corner is along the centerline of the road right-of-way.

CS 8-46-83, Surveyed by Oregon Department of Transportation, shows varying right-of-way widths East from the intersection of Main & Record Streets, but stops at the Northwest corner of said Deed. Per Deed 95 37 135, I hold 30 feet for the South right-of-way of East Record Street along the North line of this Survey.

The surrounding deed calls are consistent with Deed 95 37 135. I hold the common deed calls along the East boundary.

I establish the most southerly corner South 156 feet from the point of beginning, and the Northwest corner at 123.00 feet along the said South right-of-way from the point of beginning.

I establish the West boundary as a straight line from the said Northwest and southerly corners.

The fence along the West line was put in for convenience by agreement between the prior owner of the land to the West and Mr. Ferguson.

This survey was performed by a combination of Global Navigation Satellite System (GNSS). Dual frequency carrier-phase GNSS receivers were used to establish control and monument positioning. All monumented positions are within a closed GPS network.

Basis of Bearing:

The Basis of Bearing is the centerline of East Record Street, per CS 8-46-142.

Be advised this mapping, and digital copy of the same, are protected by contract stipulations of product ownership and copyright laws.

LEGEND

- ⊗ Public Land Survey Corner, found as noted hereon.
- Found a 5/8 inch iron rod with a yellow plastic cap, per CS 8-46-39, unless otherwise noted.
- Found a 5/8 inch iron rod with a 2 inch aluminum cap, illegible, per CS 8-46-79 through 8-46-89.
- Found a 5/8 inch iron rod with a yellow plastic cap, per CS 8-46-137.
- Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd: WALLOWA ASSOCIATES.
- ⊗ Calculated position, monument neither found nor set.

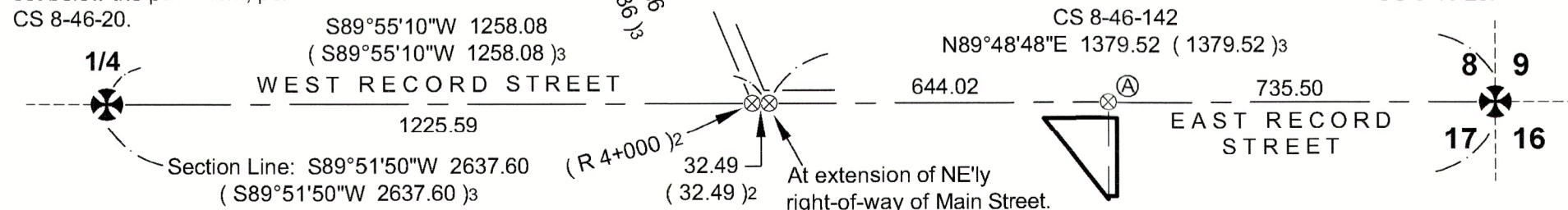
- Property Line
- - - Centerline of Road Right-of-Way
- X Fence Line

Found 2 inch aluminum cap at road surface, illegible, per CS 8-46-79 through 8-46-89.

Determination of Road Centerlines

SCALE: 1 INCH = 300 FEET

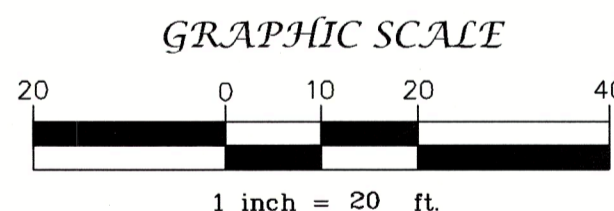
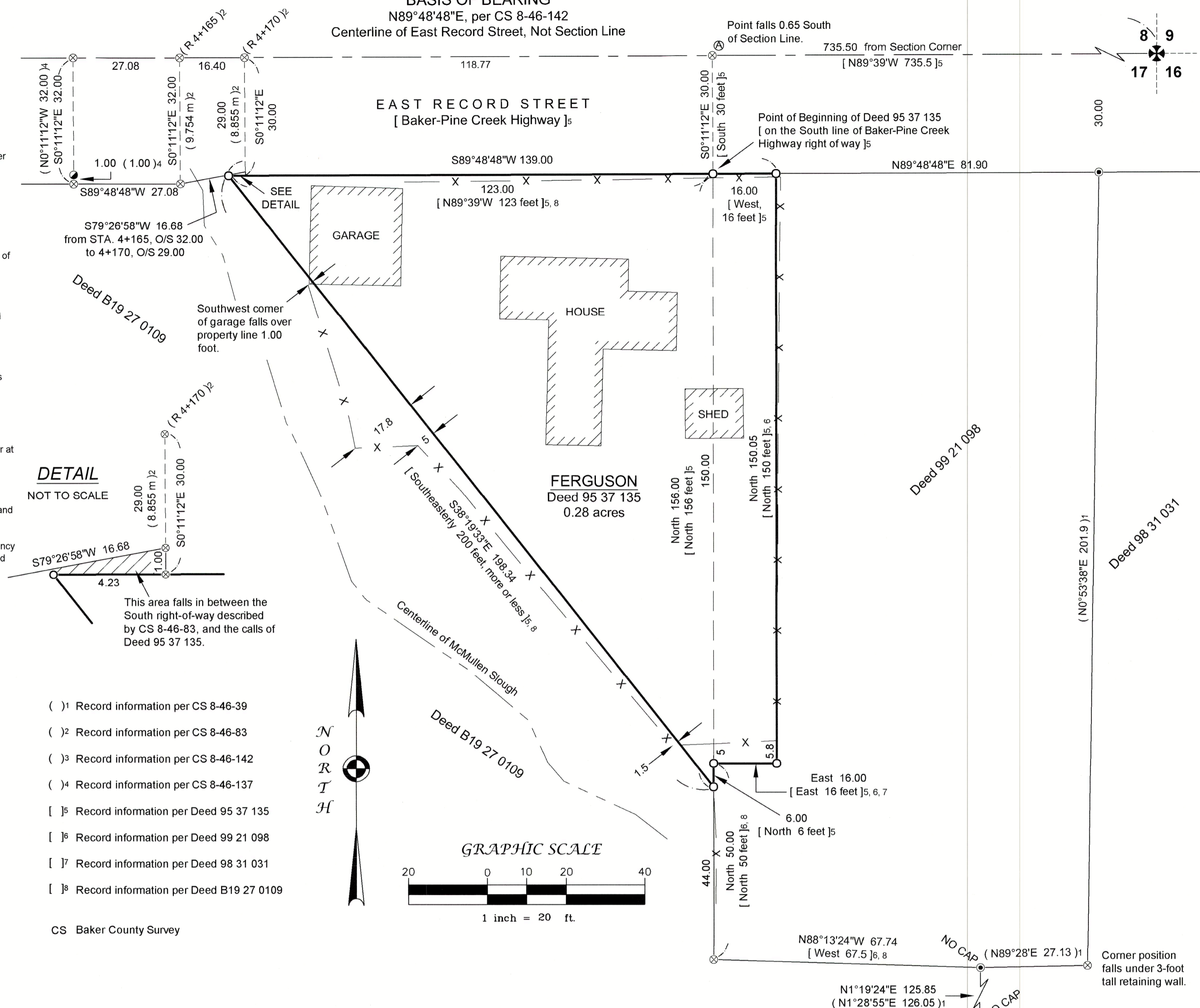
Found 2 1/2 inch brass disc, set below the pavement, per CS 8-46-20.



Found 2 1/2 inch brass disc, set below the pavement, per CS 8-46-20.

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BASIS OF BEARING
N89°48'48"E, per CS 8-46-142
Centerline of East Record Street, Not Section Line



Reference Material

Deed References:
95 37 135 98 31 031
99 21 098 B19 27 0109

County Surveys:
CS 8-46-39 CS 8-46-83
CS 8-46-137 CS 8-46-142

Other Material:

- ODOT Map 1R-4-1235
- ODOT Map 5B-30-19
- ODOT Map 10B-9-15

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristina Powell

OREGON
MAY 9, 2017
KRISTINA POWELL
91201

EXPIRES 12-31-22

FILED April 4, 2022
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-174

Record of Survey

John Ferguson

LOCATED WITHIN
NE1/4 NE1/4 of Section 17
Township 8 South, Range 46 East
Willamette Meridian, Baker County, Oregon

Wallowa Associates

303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE VARIES	SHEET No. 1 of 1	DATE OF SURVEY Beginning: 3/30/2022 Ending: 4/4/2022
DRAWN BY KLP	CHECKED RJL	PROJECT No. WA C222-01 / 3220
DATE 4/2022		