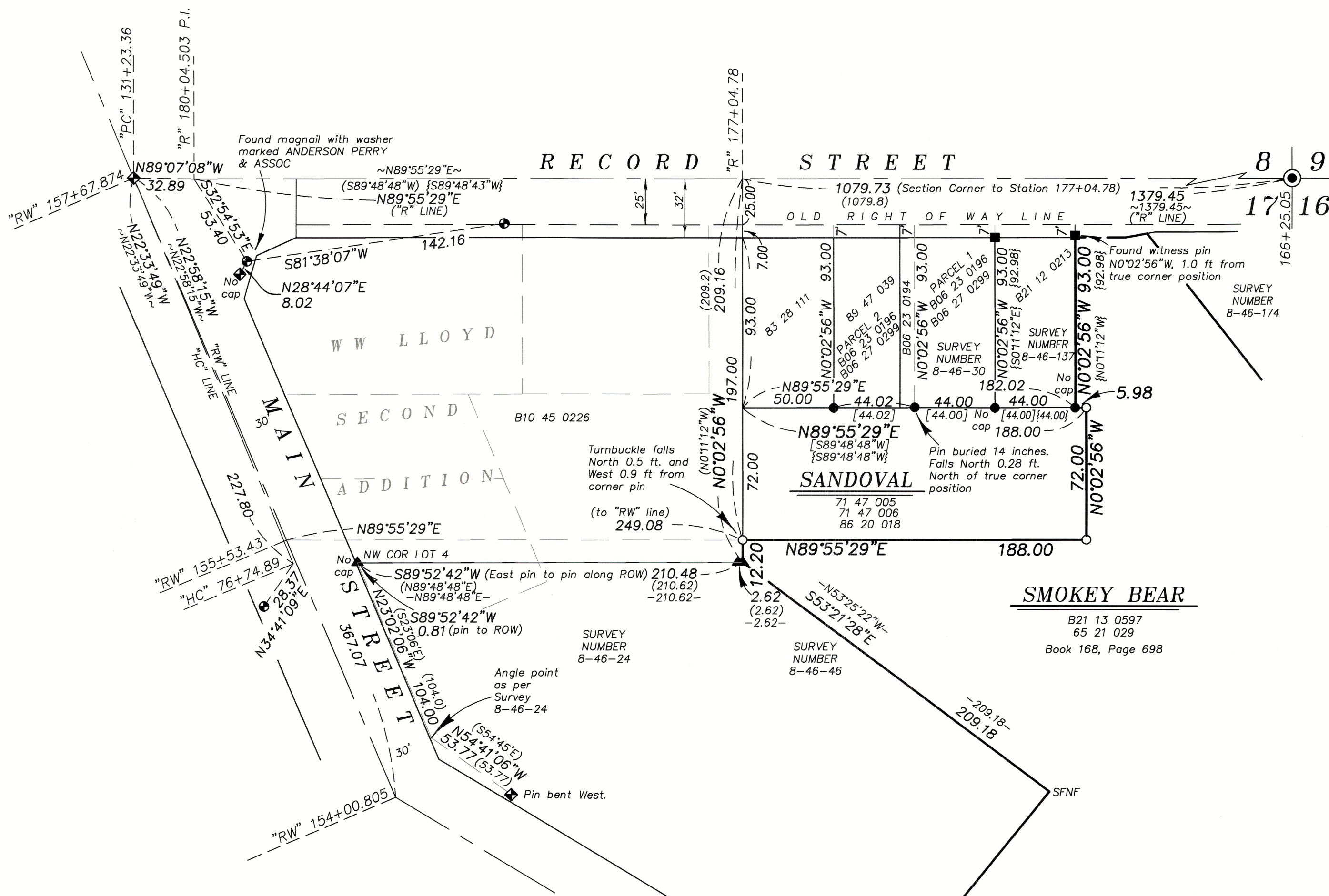




BASIS OF BEARING

Oregon Coordinate Reference System
Halfway Zone

SCALE: 1"=50'

LEGEND

- Found 2 1/2" brass cap set by Survey Number 8-46-20
- Found 1" brass disc marked ODOT, unless otherwise specified, set by Survey Number 8-46-176
- Found 5/8" iron pin set by Survey Number 8-46-024
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 8-46-030
- Found 5/8" iron pin with yellow plastic cap marked BENCHMARK SURVEYING set by Survey Number 8-46-137
- Found 1 1/2" aluminum cap marked ODOT, set by Survey Number 8-46-79
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Record measurement as per Survey Number 8-46-24
- Record measurement as per Survey Number 8-46-30
- Record measurement as per Survey Number 8-46-46
- Record measurement as per Survey Number 8-46-137
- Record measurement as per Survey Number 8-46-176

REFERENCE MATERIAL

Survey Number	DEED REFERENCES
8-46-20	Book 168, Page 698
8-46-24	Book 168, Page 782
8-46-30	Book 168, Page 784
8-46-39	Book 168, Page 786
8-46-46	65 21 029
8-46-73	71 47 005
8-46-79-89	71 47 006
8-46-137	87 47 039
8-46-174	97 33 214
8-46-176	B06 23 0196
	B10 45 0225
	B21 12 0211
	B21 38 0128
	B21 38 0179

NARRATIVE

This survey was done at the request of Linda Workman, on behalf of Smakey Bear Investments. Ms. Workman wanted to monument her lands surrounding the Sandoval tract in preparation for fencing. I recover monuments as shown. The Workman tract is largely a remnant tract of all the properties that have been sold within this quarter section. I hold the alignment of Record Street ("R" Line) and the Halfway-Cornucopia Highway ("RW" line) as per recovered control points of Survey 8-46-176. This was based on an intersection position of Main Street and Record Street as placed by Philo Anderson in 1958. Placement as such is harmonious with monuments along Record Street, set by Surveys 8-46-137 and 8-46-174, as well as nominal 125 foot distance to the monuments set by 8-46-30. Placement of the "RW" line is less harmonious, and I show the offset to the right of way line from the monument along Main Street set by Survey 8-46-24.

The Sandoval tract was created in 1971 by deed recorded in 71 47 005. The legal description for point of beginning of this tract calls distances from Main Street and East Record Street giving nominal distances of 249 feet from Main Street and 201 feet from Record Street. Though the Sandoval tract has had fenceline recently removed in preparation for replacement, there are remnants of fencing, as well as buried steel turnbuckles buried along the South line that represent, according to the current landowner, the original staked line on the South end of this tract.

The deed for the Sandoval tract, being 72 feet in width, would nominally place the North line of the tract 129 feet South of the centerline of Record Street. This would leave a four foot gap between the North line of Sandoval and the ownerships to the North. The physical evidence on the ground leads me to believe that this gap was unintentional, as I can see no physical evidence on the ground that would indicate a need for a strip of land North of the Sandoval tract. The legal description for this tract, being constructed in a manner that is dissimilar from other deed descriptions in this area (lacking calls to Section Corners or corners within WW Lloyds Second addition), leads me to believe that the 201 foot call from Record Street was either a scrivener error, a computation error or a measurement error, as the physical evidence mentioned earlier indicates that the intent of the deed was likely to be a 72 foot wide tract that shared a boundary with the 100 foot long tracts to the North (93 feet with the highway acquisition of additional right of way).

I therefore hold the South line of those 100 foot long tracts, as monumented by James Hanley in Survey 8-46-30, as being colinear with the North line of the Sandoval tract. To place the West line of the Sandoval tract I hold the pin set by Survey 8-46-24 and a point 50.00 feet from the SW corner of Survey 8-46-30. I hold the bearing of the West line of the Sandoval tract line and the bearing of the centerline of Record Street and run record distances to place the East and South lines of the Sandoval tract. I find that placement as such is relatively harmonious with the turnbuckle set at the SW corner of the Sandoval tract, and falls about 1 foot South of the line of buried turnbuckles along the South line of the Sandoval tract. A former rock jack, the remnants buried by recent grading, falls very near to the SE corner of the Sandoval tract. It is also very harmonious with the 249 foot call from Main Street to the Point of Beginning.

Due to the discrepancy in the distance to the point of beginning between the deed legal description and the survey pins set by this survey, I recommend that reciprocal quitclaim deeds be filed between Ms. Workman and Mr. Sandoval to remedy any potential title issues. This would require the point of beginning to be revised to 197 feet from Record Street instead of 201 feet.

I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

FILED June 25, 2025

BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-184

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Situated in the Northeast quarter of Section 17,
Township 8 South, Range 46 East of the Willamette
Meridian, City of Halfway

BAKER COUNTY, OREGON

SURVEYED FOR	Linda Workman
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H.
	June 2025