



BASIS OF BEARINGS

Woodwell Base Line
S08°16'00"W

LEGEND

- Found 3" brass cap, Woodwell Baseline
- Found 6" square concrete post see Highway Drawing No. 8B-16-14.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- () Deed record bearing and distance.
- () Highway Drawing No. 8B-16-14 record data

NARRATIVE
This survey was performed at the request of William Zunino. The purpose of this survey was to locate and monument the boundaries as described in his deed, Instrument No. 17180274, deeds of Baker County.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments. I found the monuments of the Woodwell baseline and used them for the basis of bearings. I also found a monument at Highway PI station 531+01.85 which is shown on Highway Drawing No. 8B-16-14 dated January 1960. I held this monument and an 11.00 foot offset from the Woodwell Baseline to calculate the PI location at station 589+44.87. I used the highway curve data to establish the right of way as called for in Mr. Zunino's deed.

There are 2 surveys relative to this property in the Baker County records, Survey No. 9-37-3 by James Hanley dated August 1971 and Survey No. 9-37-177 by Leland Myers dated February 1989. Both surveys claim to have set monuments on the highway right of way but neither give any indication how the right of way was positioned on their respective surveys. I found several monuments which are close to the deeded positions but I could not reconcile the positions with the deed call to the easterly highway right of way. I have shown a tie to the found monuments which I do not accept. I established the property corners using the deed record call to the easterly highway right of way and the deed record bearings and distances as shown hereon.

This survey was performed using Leica total station. The assessors map shows this property as being 2.21 acres which is incorrect. Survey No. 9-37-177 shows acreages for three small parcels and a 60x250 foot piece which totals to 1.78 acres. My calculations yield 1.79 acres for the whole property.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734
Renewal Date 6/30/22

FILED December 2, 2021
BAKER COUNTY SURVEYOR
SURVEY NO. 9-37-333

CORNERSTONE SURVEYING, Inc.
233 S. Canyon Blvd., John Day, Oregon 97845
(541) 575-1813

Map of Survey
Situating in the SW1/4NE1/4 of Section 32,
T9S, R37E, W.M.
City of Sumpter, Baker County, Oregon

SURVEYED FOR: William Zunino

SURVEYED BY: Jack Watson

SURVEY COMPLETED: 12/01/2021