

RETRACEMENT SURVEY FOR LOT LINE ADJUSTMENT Line Between Tax Lots 1300 & 1400 NE 1/4, Section 13, T 9 S, R 39 E W.M.

DATE 01-24-2013

Scale 1" = 100'

NARRATIVE:

I, James H. Hambleton, Oregon Registered Land Surveyor, No. 645, of 18483 West Campbell Loop Baker City, OREGON 97814 and phone number 541-524-1256, have made the following survey at the request of the heirs of the Steve Adams estate for the purpose of correctly locating a property line adjustment between tax lots 1300 and 1400 of the Northeast Quarter of Section 13, T 9 S, R 39 E Willamette Meridian.

The original subdivision of the northeast quarter of Section 13 T 9 S R 39 E, was made by Thomas F. Lagier, Oregon Registered Professional Engineer No. 6396, of TELEK ENGINEERING of Baker City, Oregon. The filing number of this survey is 9-39-3 and dated January 19, 1972.

Using public and private records, I made the foregoing survey using a TOPCON GTS 3B Total Station to accomplish the fieldwork. I used Thomas Lagier's call bearing that was obtained by solar observation, for the East line between the corners of the NE 1/4, Section 13, T 9 S R 39 E WM as the basis of bearing for this survey, that being S 00° 00' 45" E, as shown on the above mentioned record survey. During the course of this survey I found some small differences between the actual bearings and the call bearings between the many monuments I recovered during this survey and as shown on the map.

During the course of the survey I recovered all but two of the original monuments set by Thomas F. Lagier in his survey dated November 02, 1971. The two monuments I did not recover had been destroyed during farming operations. I did find badly bent 5/8" iron pins lying in the proximity of these two corner locations. In my survey I reset the northwest corner of Tax Lot 1300, by setting a new 5/8" x 30" iron rebar pin with a plastic cap, as this corner was important to the property that I was hired to survey. I made no attempt to retrace any of the County Road alignment or show such on this map as it had no bearing on the lines I was retracing.

The primary purpose of the survey was to adjust the property lines such that a shop building would remain on the large Tax Lot 1300, consisting of a final 10.586 acres be the same more or less. While also leaving a large hay barn on the smaller Tax Lot 1400, consisting of a final 5.018 acres be the same more or less.

Property Line Adjustment Parcel No. 1, Tax Lot 1300 09S 39E 13A.

Beginning at a point, which bears N 00° 01' 13" W, 1258.36 feet from the East 1/4 corner of Section 13, T 9 S, R 39 E W.M.; thence S 00° 02' 00" W, 10.00 feet to the original South East corner of Tax Lot 1300; thence N 89° 57' 04" W, 344.99 feet along the original south boundary of Tax Lot 1300; thence North, 10.00 feet; thence S 89° 57' 04" E, 345.00 feet to the point of beginning. Said parcel contains 0.080 acres, more or less.

Property Line Adjustment Parcel No. 2, Tax Lot 1400 09S 39E 13A.

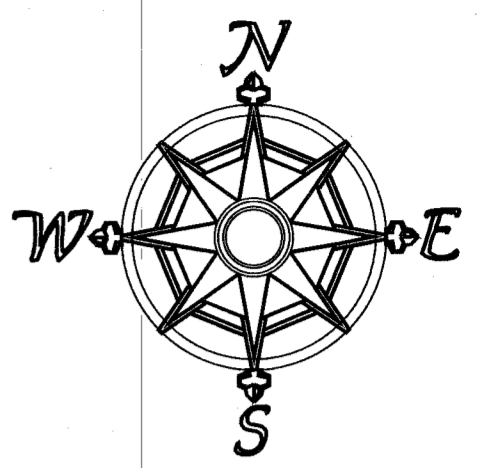
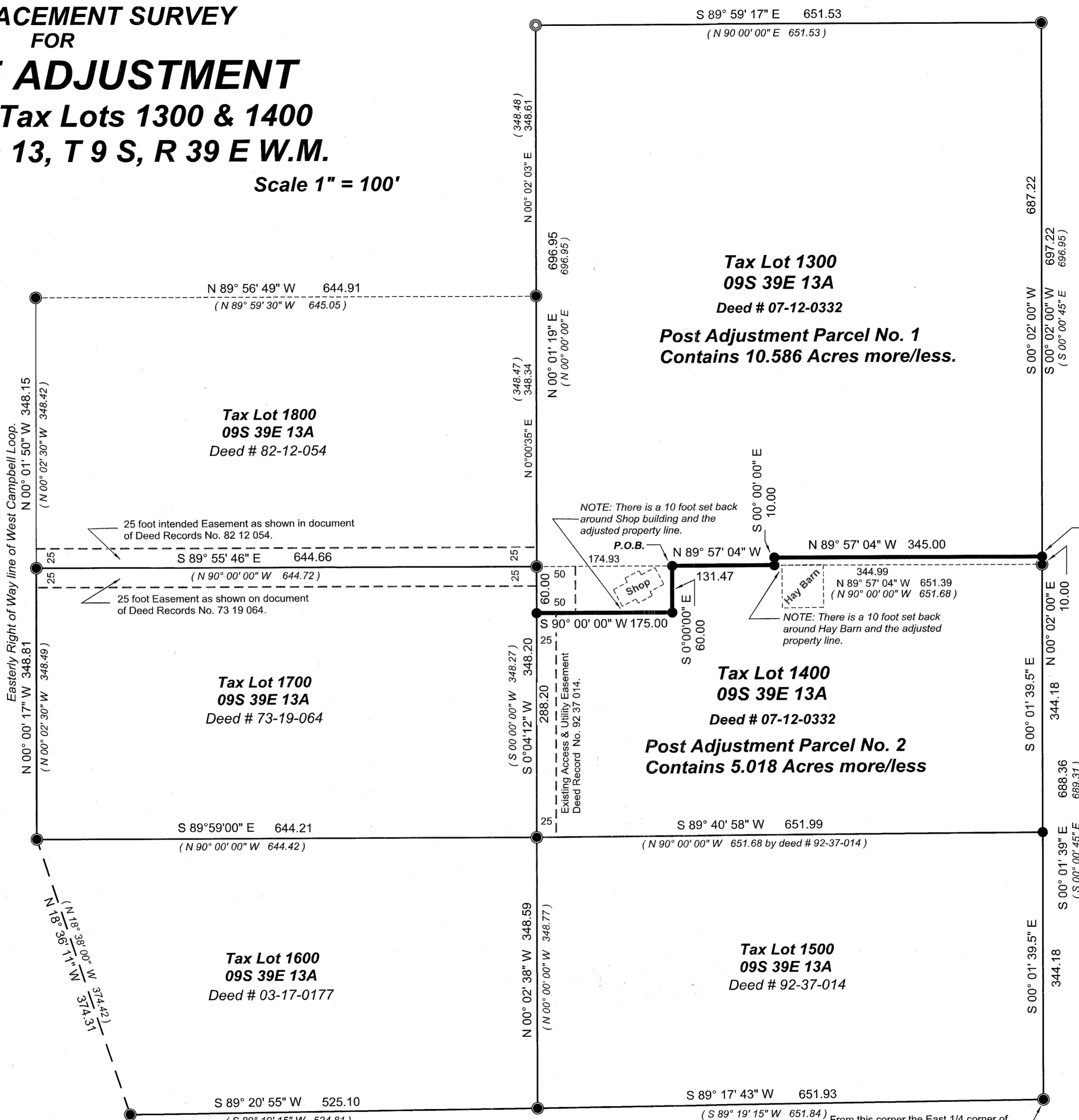
Beginning at a point, which bears N 00° 01' 15" W, 1248.37 feet and N 89° 57' 04" W, 476.46 feet from the East 1/4 corner of Section 13, T 9 S, R 39 E W.M.; said point being located on the original north boundary line of Tax Lot 1400; thence South, 60.00 feet; thence West 175.00 feet to the original westerly line of Tax Lot 1400; thence along said westerly line N 00° 04' 12" E, 60.00 Feet to the original North-west Corner of Tax Lot 1400; thence along the original North line of Tax Lot 1400, S 89° 57' 04" E, 174.93 feet to the point of beginning. Said parcel contains 0.241 acres, more or less.

Post Tax Lot 1300 New Description:

Beginning at a point, which bears N 00° 01' 13" W, 1258.36 feet from the East 1/4 corner of Section 13, T 9 S, R 39 E W.M.; thence N 89° 57' 04" W, 345.00 feet; thence South, 10.00 feet; thence parallel along the original South line of Tax Lot 1300, N 89° 57' 04" W, 131.47 feet; thence South, 60.00 feet; thence West 175.00 feet; thence N 00° 04' 12" E, 60.00 feet to the original South West corner of Tax Lot 1300; thence N 00° 01' 19" E, 696.95 feet; thence S 89° 59' 17" E, 651.53 feet; thence S 00° 02' 00" W, 687.22 feet to the point of beginning. Said parcel contains 10.586 acres, more or less.

Post Tax Lot 1400 New Description:

Beginning at a point, which bears N 00° 01' 13" W, 1258.36 feet from the East 1/4 corner of Section 13, T 9 S, R 39 E W.M.; thence S 00° 02' 00" W, 10.00 feet to the original South East corner of Tax Lot 1300; thence S 00° 01' 40" E, 344.18 feet; thence S 89° 40' 58" W, 651.99 feet; thence N 00° 04' 12" E, 288.20 feet; thence east 175 feet; thence North 60 feet; thence parallel along the original North line of Tax Lot 1400, S 89° 57' 04" E, 131.47 feet; thence North 10 feet; thence parallel and adjacent along the said original North line S 89° 57' 04" E, 345.0 feet to the point of beginning. Said parcel contains 5.018 acres, more or less.



LEGEND

- Found 5/8" IRON PIN set by Thomas F. Lagier in his survey dated November 2, 1971.
- ⊙ Reset new 5/8" x 30" iron rebar pin with plastic cap at location original pin had been destroyed.
- Set new 5/8" x 30" iron rebar pin with plastic cap.
- () Record calls taken from Thomas F. Lagier survey dated November 2, 1971.

Property Line Adjustment Parcel Areas

Parcel No. 1 Pre-Adjusted Area --- 10.430 Acres	Parcel No.2 Pre-Adjusted Area --- 5.179 Acres
Minus Adjustment Area ----- +0.241 Acres	Minus Adjustment Area ----- -0.241 Acres
Minus Adjustment Area ----- -0.080 Acres	Plus Adjustment Area ----- +0.080 Acres
Parcel No. 1 Post Adjusted Area--- 10.586 Acres	Parcel No. 2 Post Adjusted Area--- 5.018 Acres

**Tax Lot 1300
09S 39E 13A
Deed # 07-12-0332**
**Post Adjustment Parcel No. 1
Contains 10.586 Acres more/less.**

**Tax Lot 1800
09S 39E 13A
Deed # 82-12-054**

**Tax Lot 1700
09S 39E 13A
Deed # 73-19-064**

**Tax Lot 1400
09S 39E 13A
Deed # 07-12-0332**
**Post Adjustment Parcel No. 2
Contains 5.018 Acres more/less**

**Tax Lot 1600
09S 39E 13A
Deed # 03-17-0177**

**Tax Lot 1500
09S 39E 13A
Deed # 92-37-014**

P. O. B. bears N 00° 01' 13" W, 1258.36 feet from the E 1/4 corner of Section 13, T 9 S, R 39 E W.M.

NOTE: There is a 10 foot set back around Shop building and the adjusted property line.

NOTE: There is a 10 foot set back around Hay Barn and the adjusted property line.

From this corner the East 1/4 corner of Section 13, T 9 S, R 39 E W.M., bears S 00° 00' 45" E, 560.00 feet.

REGISTERED PROFESSIONAL LAND SURVEYOR
James H. Hambleton
OREGON
James H. Hambleton
July 10, 1964
LICENSE # 645

EXPIRES: June 30, 2014

FILED Jan. 25, 2013
BAKER COUNTY SURVEYOR
SURVEY NO. 9-39-291