



BASIS OF BEARINGS

PARTITION PLAT P2010-009

THE CALCULATED RECORD BEARING OF N.04°50'01"W. BETWEEN THE FOUND RAILROAD SPIKE AT CENTERLINE STATION 9+01.43 AND THE FOUND PIN ON THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD AT CENTERLINE STATION 3+36.64

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "KOERNER LS 64242" FROM PARTITION PLAT NO. P2010-009
- FOUND RAILROAD SPIKE OF UNKNOWN ORIGIN WHICH WAS FOUND AND ACCEPTED ON PARTITION PLAT NO. P2010-009
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM PARTITION PLAT NO. P2010-009
- x—x FENCE LINE
- ORIGINAL DEED LINE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TIM HELFRICH, ATTORNEY, ON BEHALF OF MARY "MARNI" COLVIN. THE PURPOSE OF THIS SURVEY WAS TO LOCATE ALL OR PORTIONS OF THE BOUNDARIES OF THREE PARCELS DESCRIBED IN THAT CERTAIN SUPPLEMENTAL JUDGEMENT ENTERED IN CIRCUIT COURT CASE NO. 17CV11791, BAKER COUNTY CIRCUIT COURT RECORDS.

THIS SURVEY INVOLVED THREE PROPERTIES:

1. A TRACT OF LAND OWNED BY MARY PATRICIA COLVIN AS EVIDENCED BY DEED NO. B10500179
2. A TRACT OF LAND OWNED BY DANIEL R. SWORD AND KAY M. SWORD AS EVIDENCED BY DEED NO. B17320081
3. PARCEL 1 OF PARTITION PLAT NO. P2010-009, OWNED BY STUART HILLS AND MEGGAN HILLS AS EVIDENCED BY DEED NO. B10320017

A SEARCH OF THE AVAILABLE BAKER COUNTY SURVEY RECORDS REVEALED TWO RELEVANT SURVEYS. SURVEY NO. 9-39-29 WAS PERFORMED BY JAMES HANLEY, PLS, RECORDED JULY 20, 1979. I ALSO FOUND PARTITION PLAT NO. P2010-009 (FILED AS SURVEY NO. 9-39-288 IN THE SURVEY RECORDS), WHICH WAS PERFORMED BY LAWRENCE KOERNER, PLS, RECORDED JULY 27, 2010.

THE RIGHT OF WAY FOR THAT PORTION OF WASHINGTON GULCH ROAD PERTAINING TO THIS SURVEY WAS ESTABLISHED BY DEED NO.'S 74 27 011 AND 74 27 013.

THIS SURVEY BEGAN IN 2014 AT THE REQUEST OF MS. COLVIN WITH THE PURPOSE OF LOCATING RECORD MONUMENTS, CERTAIN TOPOGRAPHIC FEATURES AND LINES OF OCCUPATION RELATED TO HER PROPERTY. AT THAT TIME, I RECOVERED THE RECORD MONUMENT FROM SURVEY NO. 9-39-29 AT THE NORTHWEST CORNER OF SECTION 11, AND APPURTENANT MONUMENTS FROM SURVEY NO. 9-39-288, WHICH WERE ALL ACCEPTED. I FOUND THERE TO BE SIGNIFICANT DISPARITIES BETWEEN THE MONUMENTED LOCATIONS OF THE PROPERTY CORNERS COMPARED TO THE IMPROVEMENTS AND LINES OF OCCUPATION ON THE GROUND.

A GENERAL JUDGEMENT WAS SUBSEQUENTLY ENTERED JANUARY 28, 2019 WITH COLVIN AS THE PLAINTIFF AND HILLS AND SWORD AS DEFENDANTS. THE GENERAL JUDGEMENT OUTLINED CERTAIN MODIFICATIONS TO BE MADE TO THE LOCATIONS OF THE COMMON PROPERTY LINES. IT ALSO STIPULATED THAT NEW LEGAL DESCRIPTIONS BE DRAFTED FOR EACH OF THE PARCELS REFLECTING SAID MODIFICATIONS. I MADE FIELD MEASUREMENTS TO VERIFY THE LOCATIONS OF ALL MONUMENTS PREVIOUSLY FOUND IN 2014, AND I SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND AND ACCORDING TO THE SPECIFICATIONS OUTLINED IN THE GENERAL JUDGEMENT. I ALSO DRAFTED NEW LEGAL DESCRIPTIONS, WHICH WERE INCORPORATED IN THE SUPPLEMENTAL JUDGEMENT, SIGNED BY GREGORY L. BAXTER, CIRCUIT COURT JUDGE ON FEBRUARY 25, 2019.

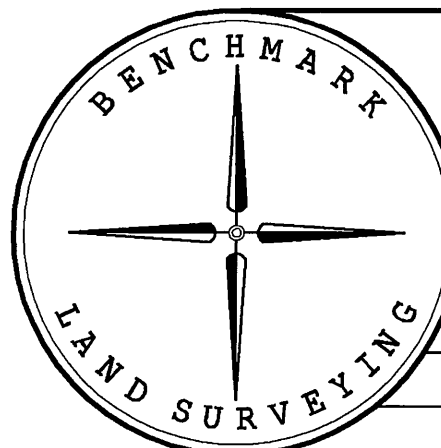
REFERENCES

RECORD MAP OF SURVEY NO.'S 9-39-29 & 9-39-288
RECORD PARTITION PLAT NO. P2010-009
DEED RECORD BOOK 140 PAGE 644
DEED RECORD INSTRUMENT NO.'S: 69-02-002, 69-10-041, 69-16-082, 70-05-033, 70-46-033, 70-46-034, 70-46-035, 70-27-011, 70-27-013, 89-27-058, B05-26-0371, B10-32-0017, B10-50-0179 AND B17320081
CIRCUIT COURT CASE NO. 17CV11791

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2021

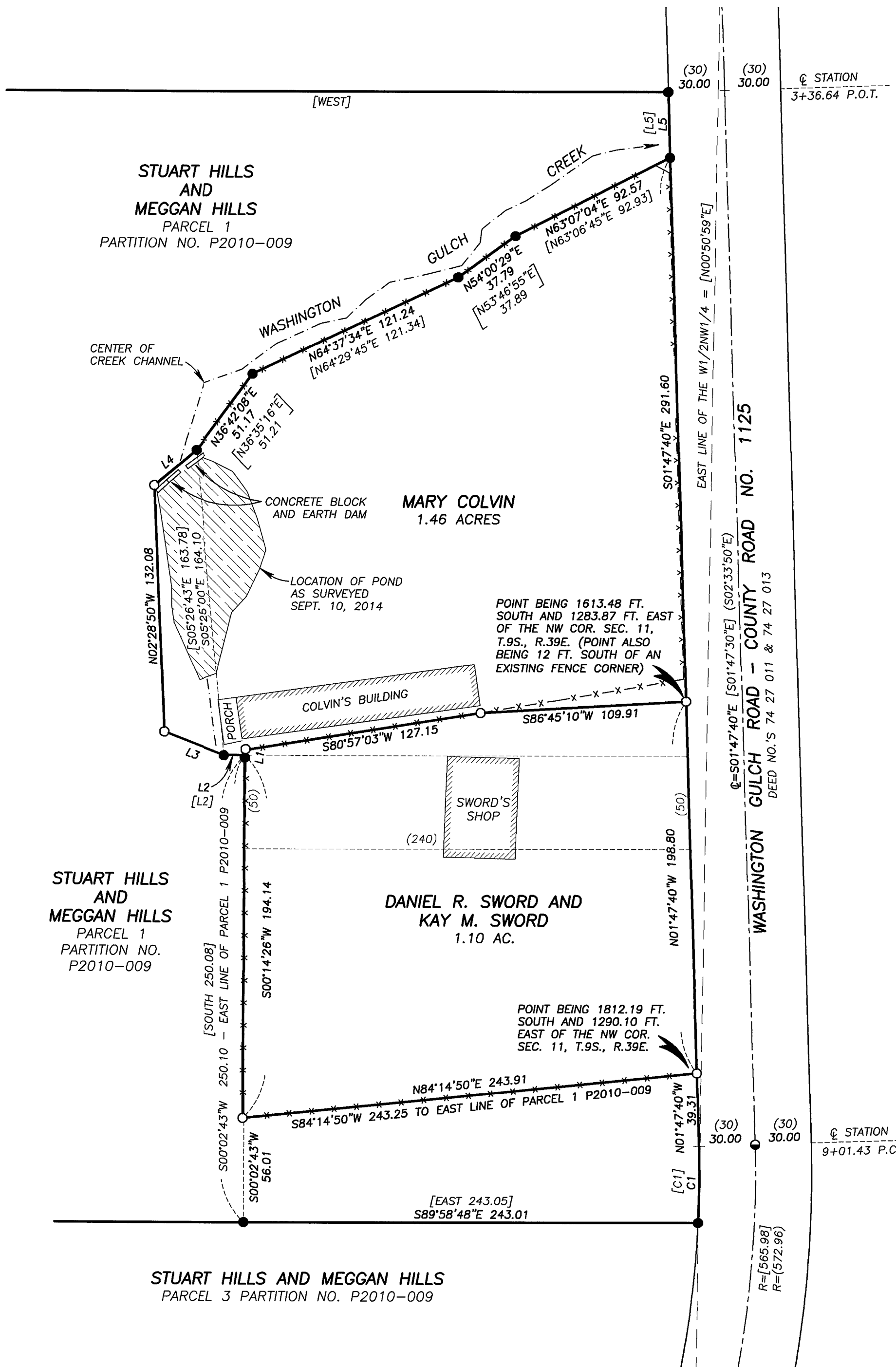


BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

MAP OF SURVEY
TRACTS SITUATED IN THE NW1/4 SECTION 11, T.9S., R.39E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR		MARY COLVIN, DANIEL AND KAY SWORD AND STUART AND MEGGAN HILLS	
SURVEYED BY		JLH & MCS	11/12/2018
SCALE: 1"=50'		DRAWN BY: JLH	

FILED *July 23, 2019*
BAKER COUNTY SURVEYOR
SURVEY NO. *9-39-307*



LINE TABLE

LINE	BEARING	DIST.
L1	S07°00'00"W	2.82
L2	N89°38'21"W	11.27
[L2]	WEST	11.23
L3	N68°56'22"W	34.84
L4	N50°17'29"E	29.56
L5	S01°47'40"E	35.08
[L5]	S01°47'33"E	34.90

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	535.98	4°24'14"	41.20	N00°24'27"E 41.19
[C1]	535.98	4°20'50"	41.20	N00°22'45"E 41.19