



LEGEND

- FD IRON ROD
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP PERRY ENG. LS 1295
- ⊕ EXISTING 1/4 COR.
- ⊙ EXISTING SEC COR.
- () RECORD
- R&M RECORD AND MEASURED
- FENCE LINE
- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SEWER EASEMENT

NARRATIVE NOTES

1. PERSONNEL:
WILLIAM PERRY SURVEY PARTY CHIEF PLS 1295
ERIC FORSTER INSTRUMENT OPERATOR
DAN PERRY SURVEY CHAINMAN

2. EQUIPMENT:
NIKON 20A TOTAL STATION SOKKIA SDR 31
DATA COLLECTOR

3. BASIS OF BEARINGS:
DETERMINED FROM CALCULATED CENTER OF SECTION N 89°42'19" E 2691.0' TO FOUND E 1/4 CORNER OF SEC. 18. T.9S, R.40E., W.M., BAKER CITY, BAKER COUNTY, STATE OF OREGON. HANLEY SURVEY 9-40-53

4. REFERENCE SURVEY:
MAP OF SURVEY FILED AUG. 20, 1981 No. 9-40-53
RECORD MAP 9-40-18A AND RECORD MAP 9-40-17BB
SURVEY No. 9-40-184

5. SURVEY NARRATIVE:
WE WERE RETAINED BY COLUMBIA DEVELOPMENTS INC. TO SURVEY THE BOUNDARY OF THEIR PROPERTY IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON

OUR RESEARCH OF RECORDS AND FIELD EVIDENCE REVEALED DISCREPANCIES BETWEEN RECORDED DEEDS. FIELD EVIDENCE ALSO SHOWED DIFFERENCES BETWEEN RECORDED DEEDS AND THAT EVIDENCE. RECORDED DEED 94 34 098 DESCRIBES THE SOUTH LINE OF THE PROPERTY 40 FEET NORTH OF THE CENTERLINE OF CAMPBELL STREET MEASURED FROM A POINT 703 FEET WEST OF THE SOUTHWEST CORNER OF LOT 10 BLOCK 25, B.W. LEVEN'S ADDITION; THENCE NORTH 250 FEET; THENCE WEST, 697 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18. DEEDS NUMBERS 94 49 048, 88 15 082, 80 40 126 AND 127, 80 45 078 AND DEED RECORDED IN BOOK 172 PAGE 1437 DESCRIBES THE SAME LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID SE 1/4, NE 1/4; THENCE 250 FEET WHICH LEAVES A DIFFERENCE IN DEED DESCRIPTION OF THE SAME LINE OF 40 FEET.

AFTER CAREFUL REVIEW OF THE EVIDENCE IT IS APPARENT THAT THE DISTANCE BETWEEN THE EAST 1/4 CORNER OF SECTION 18 AND THE CENTER EAST 1/16 WAS TAKEN AS 1320 FEET (DEED 94 34 098 - 703 FEET MINUS 80 FEET FOR THE ROAD RIGHT OF WAY PLUS 697 FEET EQUALS 1320 FEET). THE DEEDS LISTED SHOULD HAVE A BEGINNING 40 FEET NORTH OF THE SOUTHWEST CORNER OF THE SE 1/4, NE 1/4 OF SECTION 18 WHICH WOULD ACCOUNT FOR A 40 FOOT RIGHT OF WAY FOR CAMPBELL STREET. EXISTING FENCES DO NOT AGREE WITH ANY OF THE DEEDS, BUT ARE WITHIN 5 FEET MORE OR LESS OF THE NORTH LINE DESCRIBED IN DEED 94 34 098 AND 44 FEET MORE OR LESS ON THE EAST-WEST LINE BETWEEN THE TWO PROPERTIES WHICH IS CLOSE TO MATCHING THE 18.58 FEET OUT OF POSITION FENCE AND THE 25.40 FEET DIFFERENCE BETWEEN THE DEED 1320 FEET AND THE MEASURED 1345.4 FEET EQUALING 43.98 FEET.

TO RESOLVE THE DIFFERENCE, COLUMBIA DEVELOPMENTS, INC. INSTRUCTED PERRY ENGINEERING TO MAKE ADJUSTMENTS TO THEIR PROPERTY TO APPROXIMATE THE EXISTING FENCE AND MARK THE NORTH LINE OF THE 80 FOOT RIGHT OF WAY OF CAMPBELL STREET. SINCE THIS WOULD NOT MAINTAIN THE INTEGRITY OF THE COLUMBIA DEVELOPMENTS, INC. DEED WITH OUT A BOUNDARY LINE ADJUSTMENT I SET THE DEED BOUNDARY CORNERS AS FOLLOWS:

I ESTABLISHED THE CENTER 1/4 CORNER OF SECTION 18 BY USING INFORMATION FOUND ON SURVEY NUMBER 9-40-53 FILED AUGUST 20, 1981 BY JAMES D. HANLEY AND CORRESPONDING MONUMENTS FOUND IN THE FIELD. I THEN SET THE CENTER EAST 1/16 CORNER AT THE MIDPOINT BETWEEN THE CENTER 1/4 CORNER AND THE EAST 1/4 CORNER, BOTH IN SECTION 18. I THEN SET THE EAST 1/16 CORNER COMMON TO SECTION 7 AND 18 AT THE MIDPOINT BETWEEN THE FOUND NORTHEAST SECTION CORNER OF SECTION 18 AND THE NORTH 1/4 CORNER OF SECTION 18. ONCE THESE CORNERS WERE ESTABLISHED BY CONTROL SURVEY, A BEARING AND DISTANCE WAS COMPUTED BETWEEN THEM AND THE SOUTHWEST PROPERTY CORNER WAS SET ON THE LINE BETWEEN THE DESCRIBED 1/16 CORNERS N 0° 04' 35" W, 290 (250 FEET DEED DISTANCE PLUS 40 FEET CAMPBELL STREET RIGHT OF WAY) FROM THE CENTER EAST 1/16 CORNER OF SECTION 18.

THE DEED DISTANCE BETWEEN THE WEST LINE OF SOUTHEAST 1/4 CORNER OF THE NORTHEAST 1/4 AND THE EAST SECTION LINE IS 1320 FEET (703 FEET FROM THE SOUTHWEST CORNER OF LOT 10, BLOCK 25, B. W. LEVEN'S ADDITION MINUS THE 80 FOOT RIGHT OF WAY OF 17TH STREET PLUS 697 FEET MORE OR LESS, OF THE DEED EXCEPTION EQUALS 1320 FEET). THE MEASURED DISTANCE OF THIS LINE IS 1345.14 FEET, A DIFFERENCE OF 25.14 FEET. I THEREFORE HELD THE 703 FEET DESCRIBED IN THE DEED AS WEST 703 FEET FROM THE SOUTHWEST CORNER OF LOT 10, B. W. LEVEN'S ADDITION AND ADDED THE 25.14 FEET DIFFERENCE TO THE PLUS OR MINUS 697 FEET DEED DISTANCE. THIS DONE I ESTABLISHED A PROPERTY CORNER ON THE NORTH RIGHT OF WAY OF CAMPBELL STREET NORTH 89° 42' 19" EAST, 722.14 FEET FROM A POINT ON THE NORTH RIGHT OF WAY OF CAMPBELL STREET. FROM THIS CORNER I SET A CORNER NORTH, 250 FEET BY DEED DESCRIPTION.

THE SOUTHEAST PROPERTY CORNER WAS SET ON THE EAST LINE OF SECTION 18, N 0° 26' 44" WEST, 40 FEET FROM THE EAST 1/4 CORNER OF SECTION 18 AND ON THE NORTH RIGHT OF WAY OF CAMPBELL STREET.

THIS SURVEY WAS DONE IN FULL ACCORDANCE WITH THE STATUTES OF THE STATE OF OREGON AND THE MANUAL OF SURVEY INSTRUCTIONS 1973, U.S. DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	N 00°04'35"W	40.00'	L 4	S 00°26'44" E	40.00'
L 2	N 00°04'35"W	250.00' (M&R)	L 5	N 89°59'02" W	1328.37'
L 3	N 00°00'00"E	250.00' (M&R)	L 6	S 00°17'40" W	2627.57'

REGISTERED PROFESSIONAL LAND SURVEYOR

PERRY ENGINEERING AND ASSOCIATES, Inc.

OREGON
SEPT. 23, 1977
WILLIAM H. PERRY
1295

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EXP. 12-31-96

FILED 2-20-96
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-429