



NOTE:
On CS 9-40-394 it is noted that the position of this corner, as remonumented by the city, is 0.06' south and 0.37' east of the accepted fence corner position established in CS 9-40-25BC. No record of the city remonumentation was found other than recognition on subsequent surveys of record. All surveys of record by Hanley Engineering use the bearings of the North and East lines of Section 16 as established by CS 9-40-25BC.

NARRATIVE

This survey was performed at the request of J. Chris Zukin to establish and monument the boundary of the property described in Deed 97-47-044, Baker County records, said property being a portion of the NE 1/4 of the NE 1/4 of Section 16, T.9S., R.40E., W.M. lying westerly of the westerly right of way line of Interstate Highway 84.

Said property is the remainder of an original conveyance that was divided by the construction and establishment of right of way for said highway.

While conducting the initial research necessary for the survey, I discovered a conflict in the deed descriptions between properties on the east and west sides of said NE 1/4 of the NE 1/4 resulting in an overlap due to the distance calls in these deeds. I requested a chain of title for the original conveyances for the properties and discovered that land was originally conveyed by even distance from east side of said NE 1/4 of the NE 1/4 for the subject property and by even distance from the west side of said NE 1/4 of the NE 1/4 for the properties found to be in conflict.

It appears that the intentions of the original grantor, who owned the entire said NE 1/4 of the NE 1/4, was to grant the properties by even halves on the east and west sides. However, the descriptions written for these conveyances were based on the distances of a perfectly square section. Since the section was less than perfectly square, the resulting described granted properties thus overlapped. After thoroughly analyzing the chain of title of the sequential conveyances I find that the subject surveyed property, described and conveyed by even distance from the east side of the said NE 1/4 of the NE 1/4 is senior to the remainder of the said NE 1/4 of the NE 1/4 which was conveyed and described by even distances from the west side thereof.

I therefore accept the description of the subject property as senior in conveyance and give the subject property its entire description in even distances from the east side of the section and establish the boundary accordingly.

The westerly right of way line of Interstate Highway 84 is based on a centerline description from engineer's stations and widths of tapers. The line has been monumented in the past and I recovered some of the monumentation but found that one angle point monument was missing and another was bent and out of position. I reestablish this line using the recovered monuments and the record description making a best fit of the evidence recovered. I did not attempt to remonument the angle points of this right of way line.

While conducting the survey, I found that the North 1/16th corner common to Sections 15 and 16 was at risk of being lost through ongoing development and have remonumented the corner. This corner is shown on this map of survey and a monument record has been filed separately for this corner with the Baker County Surveyor.

REFERENCES

DEEDS	SURVEYS	OTHER SOURCES
97-47-044	CS 9-40-41BC	Abstract of Title from AmeriTitle, Baker City
90-37-077	CS 9-40-25BC	
84-36-054	CS 9-40-71BC	
84-36-059	CS 9-40-303	State Hwy. Dwg. 1A-21-12
89-23-029	CS 9-40-46	
70-02-061	CS 9-40-121BC	
	CS 9-40-131A	
	CS 9-40-394	
	CS 9-40-207A	FILED AUG. 30, 2000
	CS 9-40-445	BAKER COUNTY SURVEYOR
	Part. Plat 1990-006	SURVEY NO. 9-40-520
	(CS 9-40-310)	
	Part. Plat 1998-007	

BASIS OF BEARING

The True Meridian based on GPS observations.

NOTE:
All record bearings are grid bearings based on the Oregon Coordinate System of 1927, north zone. Therefore, I have shown grid bearing along with measured true bearing on all surveyed lines. Conversion is based on said coordinate system.

LEGEND

- ⊕ Found cadastral corners of record as described.
- △ Found State Highway right of way monuments or calculated position.
- Found monuments as described.
- Set 5/8" dia. by 30" long iron rod with 1 1/2" dia. aluminum cap marked: LS 51277 2000.
- < > Calculated grid bearing, based on Oregon Coordinate System of 1927, North Zone.
- () Record bearing and distance as noted. Note: All record bearings are grid bearings based on the Oregon Coordinate System of 1927, north zone.
- Existing wire fence
- - - Record deed line
- . - . Section or section subdivision line.
- ⋯ Right of way line.

REGISTERED PROFESSIONAL LAND SURVEYOR

Peter C. Elder
 OREGON
 JULY 13, 1999
 PETER C. ELDER
 51277
 Renewal Date: December 31, 2000

Peter C. Elder Land Surveying
 610 16th St. La Grande, Oregon 963-3228

MAP of SURVEY

Located in: The NE 1/4 of the NE 1/4, Section 16, T.9S. R.40E. W.M.
 Surveyed for: J. Chris Zukin

DRAWN BY: PCE	SCALE: 1" = 100'
PROJECT NO: 00-07-01	DATE: Surveyed July and Aug. 2000
SHEET 1	OF: 1

