

# MAP OF SURVEY FOR PROPERTY LINE ADJUSTMENT

SW1/4SE1/4 of Section 9, T9S, R40E, WM  
Baker City, Baker County, Oregon

## NARRATIVE

The purpose of this survey is for a property line adjustment in the SW1/4SE1/4 of Section 9, T9S, R40E, WM, Baker City, Baker County, Oregon, at the request of Christina and Corey Smith, and Glenn Jorgensen.

Please see the report filed by me on September 10, 2007, as Survey No. 9-40-639 with my review of survey problems in Sections 8, 9, 16 & 17 of said township. The two properties between which this property line adjustment is being done do not look any thing like the property deed descriptions state. One reason is due to the property line agreement recorded as Deed No. 97-29-190. The three land owners made this agreement to the existing 1997 fences which are still in place. The agreement gave no new dimensions and was generally lacking in the descriptions except for the calls to various objects and deeds.

The North line of these two parcels is clearly a line of occupation of long standing. The West line of the Smith parcel is the border of Eagle View Estates Subdivision and that line was established by Deed No. 97-23-032. The Jorgensen parcel was created in 1902 as a one acre square of 208 2/3 feet in the SE corner of the SW1/4SE1/4 of Section 9. The East line was the E1/16th line, but I see substantial line of occupation evidence and other measurement indicators that the sixteenth line should be between 20' and 30' West of its present location. I have not thoroughly researched this possibility and it would have little impact on this survey as most of the lines have been established by agreement. Baker City has acquired a tapered parcel of land along the East side of the Jorgensen parcel for street purposes which I have shown as described as per the deed. I would contend that this parcel would not move under any circumstance because it is centered upon the existing street for which the land was acquired. I accept the the City street parcel as the Easterly boundary of the Jorgensen parcel.

The New Home Ditch is called in the right-of-way deed to be along the South line of Section 9 and there are at least two old surveys that make calls to this ditch. I found an old headgate for the ditch and it is possible to see where the old ditch had been located though it is now filled in. Between the section line location based on ditch evidence and the same line being very compatible with lines of occupation determined location, I accept a more Southerly line than present section line to be the property line as shown on this plat.

There is a more thorough discussion of my findings for the line between Sections 9 and 16 in the report filed as Survey No. 9-40-639. In my opinion I have monumented this survey based upon the control by which the properties were originally created. It creates no conflict with adjacent properties and does not encroach upon improvements made in H Street.

Due to the property line agreements causing the properties to not have any fixed dimensions, I am not showing much of any record calls except where there are relevant calls of record. Where fences are calls of record they are shown and this survey establishes distance and bearing calls for these parcels.

## CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on September 12, 2007, do hereby certify that I have correctly surveyed and marked with proper monuments in accordance with ORS Chapter 92 the lands as represented and that the information shown on this map is correct to the best of my knowledge.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 1965  
LELAND LEE MYERS  
699

Renewal Date 1/1/09

## LEGEND

Bearing & Distance from Eagle View Estates [.....]

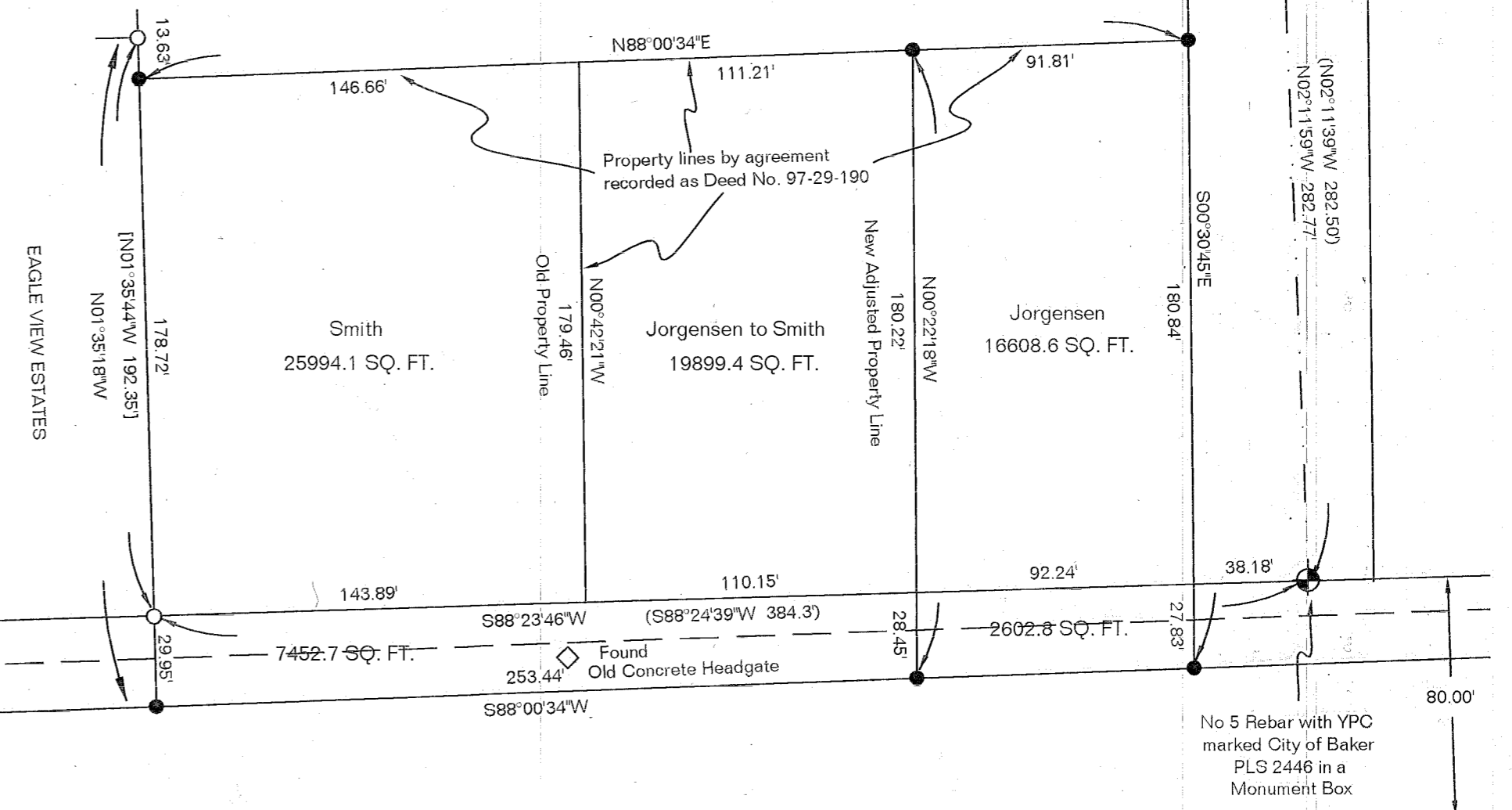
Bearing & Distance from Record (.....)

Found No 5 Rebar with YPC marked with Hanley Engr. ○

Set 30" long No. 5 Rebar with YPC marked PLS 699 ●



BASIS FOR BEARINGS  
Baker City Aerial Control



Found 2 1/2" Brass Cap on  
1" Galv Pipe by Baker County  
Surveyor in 1999

Cedar Street

FILED September 13, 2007  
BAKER COUNTY SURVEYOR  
SURVEY No. 9-40-640