

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROB ELLINGS ON BEHALF OF ELLINGS LUMBER COMPANY. THE PURPOSE OF THIS SURVEY WAS TO MARK WITH PROPER MONUMENTS, CERTAIN POINTS WITHIN WILLOALE ADDITION TO BAKER CITY, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE PLAT OF WILLOALE ADDITION, DATED 1890, WAS SURVEYED BY EMIL F. VOIGT. THE SOUTHERLY AND WESTERLY BOUNDARIES OF WILLOALE ADDITION ARE ALSO THE SOUTHERLY AND WESTERLY LINES OF SECTION 21, T.9S., R.40E., W.M. WE MADE FIELD MEASUREMENTS TO RECOVER APPURTENANT CONTROLLING MONUMENTS SHOWN ON RECORD SURVEY NO.'S 32A, 9-40-33BC AND 9-40-49A, BY JAMES HANLEY, P.L.S.; SURVEY NO. 9-40-45BC BY JAMES HANLEY, P.L.S.; THE PLAT OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION BY JAMES HANLEY, P.L.S.; AND AN UNRECORDED 1952 SURVEY BY PHILIP H. ANDERSON, P.E.

WE SEARCHED FOR, BUT DID NOT FIND THE UNRECORDED MONUMENTS SHOWN AS "FOUND" ALONG RESORT STREET ON RECORD MAP OF SURVEY NO. 9-40-33BC. THERE APPEARS TO HAVE BEEN EXTENSIVE EARTHWORK ACTIVITY IN THIS AREA SINCE 1972.

WE FOUND TWO CENTERLINE MONUMENTS ALONG INDIANA AVENUE. ALTHOUGH NO RECORD CAN BE FOUND FOR WHO SET THE MONUMENTS, THEY HAVE BEEN ACCEPTED AS CONTROLLING MONUMENTS FOR SUBSEQUENT SURVEYS, AND FIT THE IMPROVEMENTS IN THE AREA. WE SEARCHED FOR BUT DID NOT FIND THE CENTERLINE MONUMENT AT THE INTERSECTION OF INDIANA AVENUE AND RESORT STREET THAT WAS FOUND AND TIED BY HANLEY IN SURVEY NO. 9-40-45BC. I HELD MY MEASURED BEARING BETWEEN THE FOUND CENTERLINE MONUMENTS AT THE INTERSECTION OF INDIANA AVENUE AND WALNUT STREET AND AT THE INTERSECTION OF INDIANA AVENUE AND GROVE STREET, AND USED HANLEY'S RECORD DISTANCE TO PLACE THE CENTERLINE INTERSECTION OF INDIANA AVE. AND RESORT STREET.

I ALSO SEARCHED FOR, BUT FOUND NO REMAINING EVIDENCE OF THE 1/2" PINS SET DURING RECORD SURVEY NO. 9-40-45BC AT THE CENTERLINE INTERSECTION OF WALNUT STREET AND OHIO AVENUE AND THE INTERSECTION OF ELM STREET AND OHIO AVENUE.

WHILE RETRACING THE SOUTHERLY LINE OF SAID SECTION 21, I FOUND A 1 1/2" X 1 1/2" SQUARE HEAD BOLT, FIRMLY SET AND DRIVEN FLUSH WITH THE GROUND AT THE WEST 1/16TH CORNER, WHICH IS ALSO THE CENTERLINE OF EAST STREET. I BELIEVE THIS MAY HAVE BEEN SET BY PHILIP ANDERSON IN HIS 1952 SURVEY, ALTHOUGH HIS MAP CONTAINS NO LEGEND OR NOTE TO THIS EFFECT. HOWEVER, THE POSITION OF THE BOLT FITS VERY WELL BETWEEN THE FOUND MONUMENTS AT THE SW CORNER OF SECTION 21 AND THE S1/4 CORNER OF SECTION 21. I ACCEPT THIS BOLT AS THE WEST 1/16TH CORNER AND THE INTERSECTION OF THE CENTERLINE OF EAST STREET WITH THE SECTION LINE, AS SHOWN HEREON.

THE PLAT OF WILLOALE ADDITION TO BAKER CITY IS VOID OF DETAIL, CONTAINING NO DIMENSIONS OTHER THAN RIGHT OF WAY WIDTHS. THERE IS NO INDICATION THAT ANY MONUMENTS WERE FOUND OR SET BY MR. VOIGT DURING THE COURSE OF HIS SURVEY. MY RESEARCH OF SUBSEQUENT SURVEYS WITHIN WILLOALE ADDITION DISCLOSED THAT REGULAR LOTS WERE INTENDED TO BE 25 FEET BY 100 FEET, WITH ALLEYS BEING 14 FEET IN WIDTH. IT ALSO APPEARS THAT VOIGT PLATTED REGULAR BLOCK LENGTHS OF 400 FEET FROM THE NORTHERN BOUNDARY OF THE SUBDIVISION DOWN TO THE SOUTHERLY LINE OF SECTION 21, T.9S., R.40E., WHERE THE SOUTHERN MOST TIER OF BLOCKS ARE SHORT, FORCING THE DEFICIENCY INTO THOSE REMAINING BLOCKS. IT APPEARS THAT OTHER SUBSEQUENT SURVEYORS HAVE ALSO TREATED WILLOALE SUBDIVISION IN THIS FASHION, PUSHING THE DEFICIENCY INTO THE SOUTHERN MOST TIER OF LOTS, WITHOUT IMPLEMENTING NORTH-SOUTH PROPORTIONMENT THROUGHOUT THE SUBDIVISION. TO STAY IN HARMONY WITH THE LOCAL SURVEYING METHODS IN WILLOALE ADDITION, AND BECAUSE I BELIEVE THIS MAY HAVE BEEN THE ORIGINAL INTENT, I ALSO HELD THE RECORD DISTANCES SOUTHERLY FROM THE MONUMENTED CENTERLINE OF INDIANA AVENUE, AS SHOWN HEREON.

THE PLAT OF WILLOALE ADDITION ALSO SHOWS COLORADO AVENUE BEING 60 FEET IN WIDTH, AND RUNNING ALONG THE SOUTH BOUNDARY OF THE SUBDIVISION. HOWEVER, EVERY SUBSEQUENT SURVEY MAP AND LAND PARTITION PLAT THAT HAS BEEN FILED IN AND AROUND THE SOUTH BOUNDARY OF WILLOALE EXCLUDES COLORADO AVENUE, AND SHOWS THE LOWER TIER OF LOTS AS CLOSING LOTS. I MADE FIELD MEASUREMENTS TO OBTAIN THE DISTANCE ALONG THE WEST LINE OF SECTION 21, BETWEEN THE FOUND MONUMENTS AT THE SW SECTION CORNER AND WEST 1/4 CORNER. IT BECAME APPARENT THAT THE SECTION CORNER LIES NORTH OF THE PLATTED COLORADO AVENUE. ALTHOUGH VOIGT SHOWS NO CORNER TIES ON THE PLAT, THE NORTHERLY LINE OF BLOCK 11 IS ALONG THE EAST-WEST CENTER OF SECTION LINE. WHEN THIS LINE IS PROJECTED WEST ON THE PLAT, IT PLACES THE W1/4 CORNER OF SECTION 21 ON THE WESTERLY LINE OF LOT 15, BLOCK 16. I ADDED UP ALL THE STREETS AND BLOCKS SOUTH FROM THIS POINT, INCLUDING LOT 16 AND A PORTION OF LOT 15 IN BLOCK 16, IN ALL TOTALING ABOUT 2710 FEET. IF THE 60 FOOT WIDE COLORADO AVENUE IS NOT INCLUDED, IT TOTALS 2650. MY MEASURED DISTANCE IN THE FIELD BETWEEN THESE CORNERS WAS 2655.06. I DO NOT BELIEVE COLORADO AVENUE IS NORTH OF THE SECTION LINE.

IN SUMMARY, I HELD THE PLAT RECORD DISTANCES SOUTHERLY FROM INDIANA AVENUE, AND USED AN EAST-WEST PROPORTION ALONG INDIANA AVENUE, AND BETWEEN THE FOUND MONUMENTS ALONG THE SOUTH LINE OF SAID SECTION 21. I SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

**LINE TABLE
ALONG & POWDER RIVER**

| LINE | BEARING | DIST. |
|------|-------------|--------|
| L1 | S22°11'02"E | 35.02 |
| L2 | S19°36'18"E | 52.25 |
| L3 | S10°40'53"E | 21.48 |
| L4 | S01°17'12"W | 49.64 |
| L5 | S06°47'53"W | 107.22 |
| L6 | S05°35'11"E | 141.02 |
| L7 | S05°12'56"W | 45.60 |
| L8 | S08°13'59"W | 51.76 |
| L9 | S12°16'06"W | 47.57 |
| L10 | S02°36'16"W | 41.19 |
| L11 | S07°00'39"E | 89.49 |
| L12 | S02°03'59"W | 21.85 |

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2009

BASIS OF BEARINGS

THE RECORD BEARING OF N00°35'36"E WAS HELD BETWEEN THE FOUND CENTERLINE MONUMENTS ALONG THE CENTERLINE OF SECOND STREET IN JACKSON'S ADDITION FROM RECORD MAP OF SURVEY NO. 9-40-112BC. THE FOUND MONUMENT AT THE CENTERLINE INTERSECTION OF COLORADO STREET AND SECOND STREET IS N89°57'42"W 519.87 FROM THE SW CORNER OF SECTION 21, T.9S., R.40E., W.M.

LEGEND

- FOUND SECTION CORNER OR 1/4 CORNER MONUMENT AS NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" SHOWN ON PLAT OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION.
- FOUND A 1/2" PIN BELOW GROUND IN A CAST IRON CITY MONUMENT CASE
- ◆ FOUND A LARGE SQUARE HEAD BOLT DRIVEN FLUSH WITH THE GROUND. HEAD MEASURES 1 1/2" X 1 1/2"
- SET 5/8" X 30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGS SURVEY MARKER
- () RECORD BEARING AND DISTANCE FROM PLAT OF WILLOALE ADDITION TO BAKER CITY
- PHA [] RECORD DISTANCE FROM 1952 SURVEY FOR SUMPTER VALLEY RAILWAY CO. BY PHILIP ANDERSON
- BIRC [] RECORD BEARING AND DISTANCE FROM PLAT OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION
- 1 [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-45BC
- 2 [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-49A
- SFNF MONUMENT SEARCHED FOR, NOT FOUND

REFERENCES

- RECORD MAP OF SURVEY NO.'S: 32A, 9-40-33BC, 9-40-45BC, 9-40-170BC, 9-40-33B, 9-40-49A, 9-40-51B, 9-40-553 & 9-40-565
- RECORD LAND PARTITION PLAT NO'S: 2001-08 AND 2003-004
- PLAT OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION
- PLAT OF WILLOALE ADDITION TO BAKER CITY
- UNRECORDED 1952 SURVEY MAP FOR SUMPTER VALLEY RAILWAY CO.
- DEED RECORD INSTRUMENT NO. 01520557
- PRELIMINARY TITLE REPORT ORDER NO. 00018070

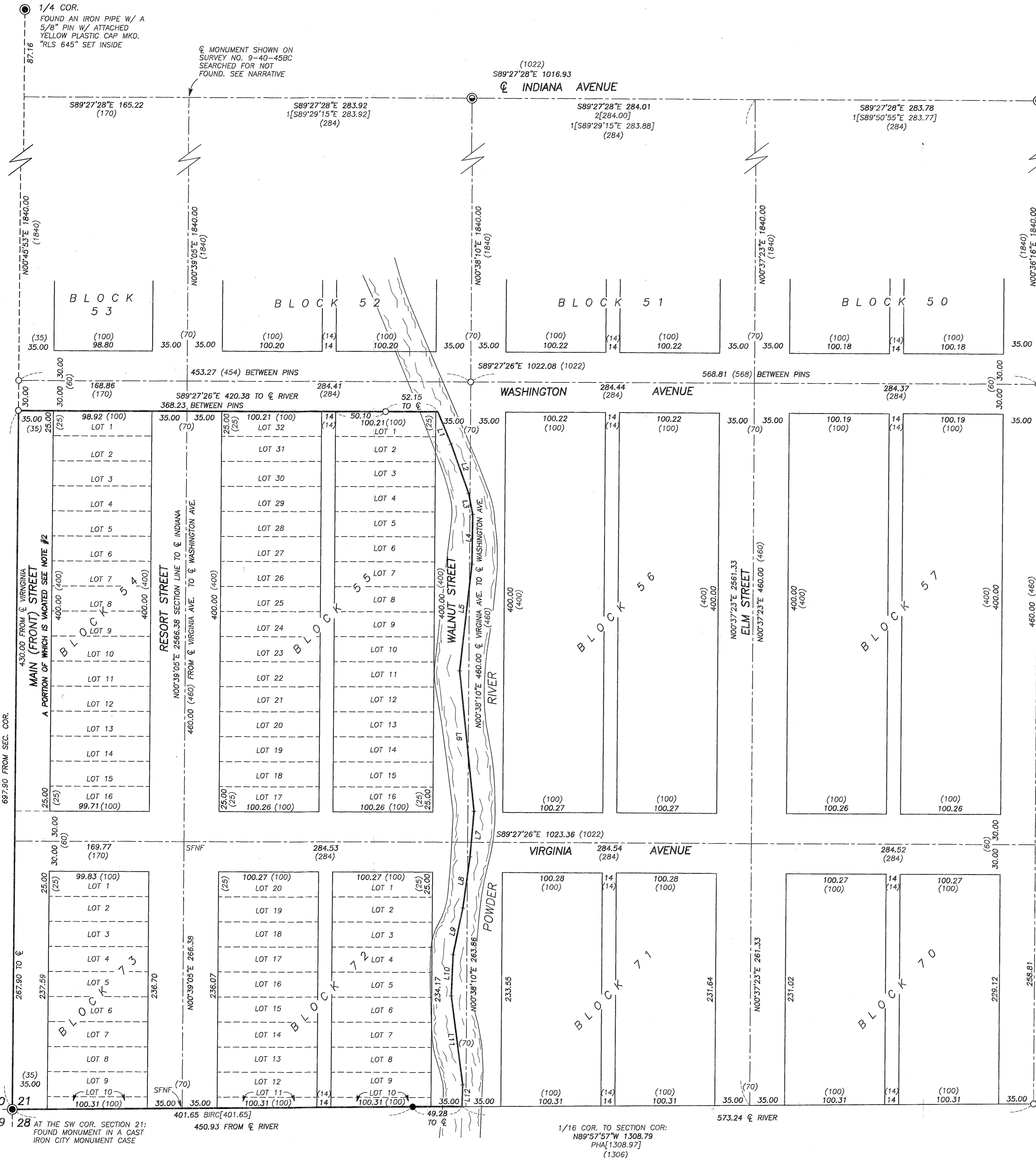
NOTES:

1. MANY OF THE STREETS IN WILLOALE ADDITION HAVE NOT BEEN VACATED.
2. A PORTION OF MAIN (FRONT) STREET WAS VACATED BY ORDINANCE NO. 2054, RECORDED IN DEED BK. 117, PG. 168, BK. 125, PG. 522 AND ALSO IN BK. 132, PG. 350. SAID VACATED PORTION LYING NORTH OF THE NORTHERLY LINE OF VIRGINIA AVE. AND SOUTH OF THE SOUTHERLY LINE OF PACIFIC AVENUE.

BAGETT, GRIFFITH & BLACKMAN
217 N. Canyon Blvd., John Day, Oregon

MAP OF SURVEY
BLOCKS 54, 55, 72 AND 73 OF WILLOALE ADDITION
SITUATED IN THE SW 1/4 SECTION 21,
T.9S., R.40E., W.M.
CITY OF BAKER CITY,
BAKER COUNTY, OREGON

| | |
|---------------|------------------------|
| SURVEYED FOR | ELLINGS LUMBER COMPANY |
| SURVEYED BY | JLH, MCS & JCD |
| Scale: 1"=60' | Drawn by: JLH |
| | 12/23/2008 |



EAST (PINE) STREET

1/4 COR.
FOUND A 1 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP. FROM RECORD SURVEY NO. 32A

1/4 COR.
FOUND AN IRON PIPE W/ A 5/8" PIN W/ ATTACHED YELLOW PLASTIC CAP MKD. PLS 645" SET INSIDE

MONUMENT SHOWN ON SURVEY NO. 9-40-45BC SEARCHED FOR NOT FOUND. SEE NARRATIVE

(1022)
S89°27'28"E 1016.93
INDIANA AVENUE

S89°27'26"E 1022.08 (1022)
WASHINGTON AVENUE

S89°27'26"E 1023.36 (1022)
VIRGINIA AVENUE

1/16 COR. TO SECTION COR.
N89°57'57"W 1308.79
PH[1308.97]
(1306)

1/16 COR.
S89°57'06"E 1308.65
PA[1308.97]

PH[2655.46]
N00°45'53"E 2655.06

687.90 FROM SEC. COR.
N00°45'53"E 2655.06

267.90 TO &
237.59

28 AT THE SW COR. SECTION 21:
FOUND MONUMENT IN A CAST IRON CITY MONUMENT CASE