

# SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MIKE AND TERRI HUTTON TO SET MONUMENTS ALONG THE EASTERLY LINE OF THE HUTTON'S PROPERTY AFTER A 20' WIDE RIGHT OF WAY TAKE WAS COMPLETED BY BAKER COUNTY IN SUPPORT OF THE BEST FRONTAGE ROAD RECONSTRUCTION COMPLETED IN 2014. THE MONUMENTS ALONG THE WEST LINE OF THE HUTTON'S PROPERTY WERE RECOVERED AND FIT WELL WITH RECORD CALLS AS SHOWN.

THE EASTERLY LINE OF THE HUTTON'S PROPERTY WAS ESTABLISHED AS SHOWN ON BAKER CO SURVEY 9-40-727, THE BEST FRONTAGE ROAD RIGHT OF WAY SURVEY, WHICH WAS COMPLETED IN NOVEMBER 2014, AFTER RECONSTRUCTION OF BEST FRONTAGE ROAD. THE 20 FOOT WIDE RIGHT OF WAY TAKE BY BAKER COUNTY PER BAKER COUNTY DOCUMENT #B14180130 WAS ALSO COMPLETED IN 2014.

LINES OF POSSESSION APPEAR TO BE IN HARMONY WITH THE BOUNDARIES AS SHOWN INCLUDING THE IRRIGATION DITCH EASEMENT ON THE SOUTH SIDE OF THE PROPERTY.

## REFERENCES

- BAKER COUNTY PARTITION PLAT# P1992-012
- BAKER COUNTY PARTITION PLAT# 1994-002
- BAKER COUNTY SURVEY 9-40-64BC
- BAKER COUNTY SURVEY 9-40-727, BEST FRONTAGE ROAD RIGHT OF WAY SURVEY
- 20' WIDE RIGHT OF WAY TAKE BY BAKER CO PER BAKER CO DOC #B14180130
- PARTIAL RECONVEYANCE BY THE HUTTONS PER BAKER CO DOC #B14370068
- PRELIMINARY TITLE REPORT BY PIONEER TITLE FILE NO. 00020325 DATED OCTOBER 4, 2013

## BASIS OF BEARINGS

THE WEST LINE OF OF PARTITION PLAT 1992-012 BASED ON THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF PARCEL 1 AND THE SOUTHWEST CORNER OF PARCEL 2 AS SHOWN HEREON.

## LEGEND

- INDICATES SET 5/8 INCH IRON ROD, 30 INCHES LONG WITH 1 1/2" DIA. ALUMINUM CAP STAMPED "APA OR60000LS" DURING CS 9-40-727
- INDICATES SET 5/8 INCH IRON ROD, 30 INCHES LONG WITH 1 1/2" DIA. ALUMINUM CAP STAMPED "APA WA41295 OR2849"
- ⊕ INDICATES 6" DIA. GALVANIZED STEEL FENCE POST SET IN CONCRETE, TOP OF POST CAP STAMPED WITH "+" AND "PLS OR 2849"
- INDICATES FOUND MONUMENT FROM BAKER CO. PARTITION PLAT P1992-012
- INDICATES FOUND MONUMENT FROM BAKER CO. SURVEY 9-40-64BC
- {XXX.XX} INDICATES RECORD DIMENSION PER BAKER CO. SURVEY 9-40-727 (BEST FRONTAGE ROAD RIGHT OF WAY SURVEY)
- (XXX.XX) INDICATES RECORD DIMENSION PER BAKER COUNTY PARTITION PLAT P1992-012
- — — — — INDICATES SURVEYED PARCEL BOUNDARY
- - - - - INDICATES ADJACENT PARCEL BOUNDARY
- — — — — INDICATES CENTERLINE OF RIGHT OF WAY
- x - x - x - INDICATES EXISTING FENCE LINE LOCATION
- - - - - INDICATES EXISTING DITCH CENTERLINE LOCATION

COMPUTED LOCATION OF THE 1/4 CORNER BETWEEN SEC. 9 & 10 AS PERPETUATED BY BEST FRONTAGE RIGHT OF WAY SURVEY M05#9-40-727. (NO MONUMENT SET).

9 10

20'

50'

30'

20'

50'

30'

20'

50'

30'

20'

50'

30'

9 10

16 15

INTERSTATE 84

BEST FRONTAGE RD.

**PARCEL 1**  
PARTITION PLAT P1992-012  
DOC# 92 44 022

**PARCEL 2**  
PARTITION PLAT P1992-012  
DOC# 92 44 022  
46,116 s.f. (1.059 acres)

FOUND 5/8" REBAR. SHRW MONUMENT "P.O.T. 2153+00.00 L. 140.00"

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. "HANLEY ENGR. PLS 2808"

FOUND PK NAIL PER PP1992-012, DISTURBED DURING ROAD RECONSTRUCTION.

20' WIDE RIGHT OF WAY TAKE BY BAKER COUNTY DOC# B14180130

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. "HANLEY ENGR. PLS 2808"

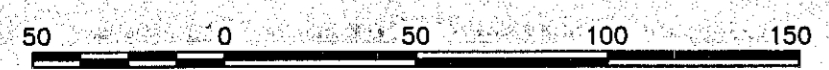
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP. "RPE 2808", DISTURBED.

FOUND 1/2" REBAR

FOUND ALUMINUM CAP ON IRON ROD. SHRW MONUMENT. N06°47'23"W, 0.29' FROM SOUTH LINE OF PARCEL 2 PER PPH P1992-012

RECORD LOCATION OF 2 1/2" BRASS CAP IN MONUMENT CASE. RESET DURING BEST FRONTAGE ROAD RIGHT OF WAY SURVEY M05#9-40-727 (CORNER MONUMENTATION RECORD FILED SEPARATELY)

IRRIGATION DITCH EASEMENT PER DEED BK. 136, PG. 617, RECORDS OF BAKER COUNTY, OREGON. NO WIDTH SPECIFIED.



<b>MAP OF SURVEY</b> PARCEL 2 - PARTITION PLAT NO. P1992-012 BAKER CITY, BAKER COUNTY OREGON IN THE SE 1/4, OF THE SE 1/4, SECTION 9, T.9S., R.40E. W.M.	
MIKE HUTTON SCALE: 1" = 50' DATE: MARCH, 2015 JOB NO. 2732-52	 ENGINEERING · SURVEYING · MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA.
42056 BEST FRONTAGE RD. BAKER CITY, OR. 97014 SHEET <b>1/1</b>	

FILED March 11, 2015  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-40-731