

# MAP OF SURVEY

FOR PROPERTY LINE ADJUSTMENTS OF PARCEL OF LAND SITUATED IN THE  
W1/2SW1/4 OF SECTION 14 AND E1/2SE1/4 OF SECTION 15, T9S, R45E, WM,  
BAKER COUNTY, OREGON

## NARRATIVE

This narrative discusses problems that I have found relative to property described in 1961 by Deed Book 168, Page 971 as 'the E1/2 SE1/4 of Section 15 and the W1/2 SW1/4 of Section 14, T9S, R45E, lying West of the County Road running from Richland to New Bridge'. First let it be said that only a minimum of surveying has been done which has been enough to determine problems with the deeds. The original parcel has been divided into 8 or 9 parcels without the benefit of any recorded survey until last year. Apparently due to the large number of exceptions, the simple description shown in the first line above was changed into a metes and bounds description with approximation lines by subsequent deeds. I was asked by Dan Forsee to make a property line adjustment to remove some pasture from a home site in 1958 by Deed Book 168, Page 066. Baker County has deemed this parcel to be a lot of record in the NW corner of Section 14 and is described as follows (with comments):

Beginning at a point on the North line of NW1/4SW1/4 Section 14, N89°15'E, 66 feet from NW corner (which is the quarter corner between Sections 14 and 15 and there is a fence 68' from the corner) of said NW1/4SW1/4; thence, continuing N89°15'E (this bearing is N89°52'20"E based on the survey shown below) and along said North line 523' to center of County Road (this distance is long based on the location of the quarter corner which I set as best I could from Jim Hanley's Survey No. 9-45-7); thence, S17°30'E (the road bearing is being changed to S18°40'32"E to fit the basis of bearings determined by the Hanley survey) along center of said County Road 438'; thence, N79°45'W (it is clear based on existing fences that this bearing should be SW instead of NW. Another reason I believe this bearing is in error is the line would cross the driveway into the parcel), 122'; thence, S17°30'E (it is apparent that this bearing was intended to be parallel with the road center line), 191'; thence, S67°09'W (all distances in this description except the first compare very favorably with the fences, but there are indications that this bearing was adjusted to make up for the bearing quadrant error shown above. It appears this bearing should be closer to S73°15'W), 420'; thence, West to a point 66' East of West line of said NW1/4SW1/4 (this is the section line); thence, North, 742.5' more or less to POB.

The following is my best attempt at creating an adjusted and corrected deed description for this same parcel without the benefit of a full survey. And I have not included the County Road right-of-way in the description:

Beginning at the quarter corner between Sections 14 and 15 which is a 1" galvanized pipe with a 2 1/2" brass cap set in 2004 by PLS 699, thence, N89°52'20"E along the E-W center line of Section 14, 67.63 feet to a No. 5 rebar with a yellow plastic cap marked PLS 699 and the True Point of Beginning; thence, continuing N89°52'20"E along said line 463.7 feet to the Westerly right-of-way line of Baker County New Bridge Road No. 1140; thence, S18°40'32"E along said right-of-way line, 436.0 feet; thence, departing the right-of-way line along a fence bearing S78°56'E, 89.1 feet; thence, S18°40'E parallel to the road, 191.9 feet; thence, S73°20'W, 379.9 feet to a No. 5 rebar with a yellow plastic cap marked PLS 699; thence, N16°30'53"W, 749.64 feet to the True Point of Beginning, a tract containing 6.8 acres, more or less.

To correct the parcel described originally in 1982 by Deed 91 28 018 and is directly south of the above parcel, it would read as follows:

Beginning at the quarter corner between Sections 14 and 15 which is a 1" galvanized pipe with a 2 1/2" brass cap set in 2004 by PLS 699, thence, N89°52'20"E along the E-W center line of Section 14, 531.3 feet to the Westerly right-of-way line of Baker County New Bridge Road No. 1140, thence, S18°40'32"E along said right-of-way line, 436.0 feet to the True Point of Beginning; thence, departing the right-of-way line along a fence bearing S78°56'E, 89.1 feet; thence, S18°40'E parallel to the road, 191.9 feet; thence, S73°20'W, 420.0 feet; thence, S26°25'E, 637.9 feet; thence, N72°31'E, 422.0 feet to the said right-of-way line; thence, N18°40'32"W along said right-of-way line, 806.2 feet to the True Point of Beginning, a tract containing 7.1 acres, more or less.

The original parcel would be described with better approximations based on the minimal survey as follows:

Beginning at the quarter corner between Sections 14 and 15 which is a 1" galvanized pipe with a 2 1/2" brass cap set in 2004 by PLS 699; thence, N89°52'20"E along the E-W center line of Section 14, 67.63 feet to a No. 5 rebar with a yellow plastic cap marked PLS 699; thence, S16°30'53"E, 749.64 feet to a No. 5 rebar with a yellow plastic cap marked PLS 699; thence, S73°20'W, 40.1 feet; thence, S26°25'E, 637.9 feet; thence, N72°31'E, 422.0 feet to the Westerly right-of-way line of Baker County New Bridge Road No. 1140; thence, S15°01'53"E along the county road right-of-way, 815.3 feet, more or less; thence, S5°46'E, 135.9 feet, more or less; thence, S75°30'W, 65.2 feet, more or less; thence, S15°02'E and parallel to the county road 131.7 feet, more or less to the North line of Partition No. P2004-009; thence, N89°53'40"W, 121.9 feet, more or less to a No. 5 rebar with a yellow plastic cap marked PLS 699; thence, N89°59'W, 1015.0 feet, more or less to the line between Sections 14 and 15; thence, North along the section line, 690 feet; thence, West, 176 feet; thence, Southwesterly, 1250 feet, more or less, to a point 718 feet West of the SE corner of Section 15; thence, West, 600 feet, more or less, to the SW corner of the SE1/4SE1/4 of said section; thence, North to the NW corner of the E1/2SE1/4; thence, East along the North line of the NE1/4SE1/4 of Section 15 to the Point of Beginning, a parcel containing 101.4 acres more or less.

Again, these descriptions are based largely on unsurveyed data and cannot be warranted to be any better than that data.

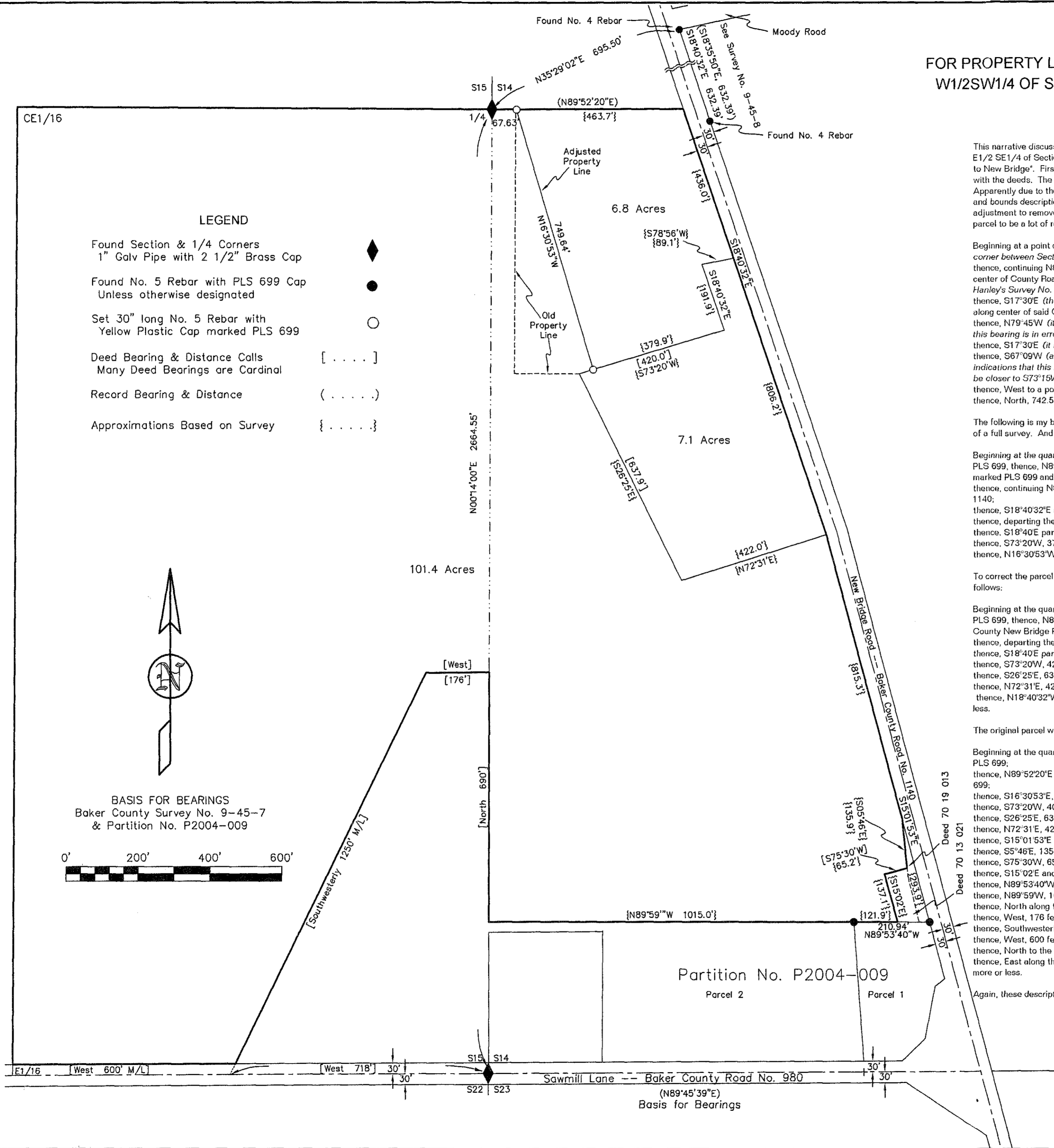
CE1/16

### LEGEND

- Found Section & 1/4 Corners  
1" Galv Pipe with 2 1/2" Brass Cap
- Found No. 5 Rebar with PLS 699 Cap  
Unless otherwise designated
- Set 30" long No. 5 Rebar with  
Yellow Plastic Cap marked PLS 699
- Deed Bearing & Distance Calls [ . . . . ]
- Many Deed Bearings are Cardinal ( . . . . )
- Record Bearing & Distance ( . . . . )
- Approximations Based on Survey { . . . . }



BASIS FOR BEARINGS  
Baker County Survey No. 9-45-7  
& Partition No. P2004-009



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leland Lee Myers*

OREGON  
JULY 9, 1965  
LELAND LEE MYERS  
699

Renewal Date 1/1/07

FILED May 17, 2005  
BAKER COUNTY SURVEYOR  
SURVEY No. 9-45-79