

**BASIS OF BEARINGS**  
 GEODETIC NORTH  
 DETERMINED BY G.P.S. OBSERVATION  
 TAKEN NEAR THE NORTH 1/4 CORNER  
 SECTION 10, T.9S., R.45E., W.M.

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JIM HARRISON ON BEHALF OF THE CITY OF RICHLAND. THE SUBJECT PROPERTY IS OWNED BY FRANK AND SHIRLEY RANDALL, AS EVIDENCED BY DEED NO. 91-27-004. THIS SURVEY IS BEING DONE TO RESOLVE CERTAIN BOUNDARY ISSUES AND MARK THE CORNERS OF SAID PROPERTY PRIOR TO A LAND PARTITION.

THE DESCRIPTION OF THE SUBJECT PROPERTY IS COMPRISED OF TWO PARTS. THESE PARTS ARE LABELED HEREON AS TRACT 1 AND TRACT 2 FOR PURPOSES OF DISCUSSION. A CHAIN OF TITLE WAS PROVIDED BY ELKHORN TITLE COMPANY OF BAKER CITY. DEED RESEARCH DISCLOSED THAT TRACT 1 WAS ORIGINALLY PART OF A LARGER TRACT, WHICH WAS ACQUIRED BY JAMES N. HOLCOMB PER DEED BOOK 66, PAGE 56, RECORDED DECEMBER 30, 1907. IT IS IMPORTANT TO NOTE THAT THIS DEED DESCRIBES THE WEST LINE (BEING COINCIDENT WITH WHAT IS NOW THE WEST LINE OF TRACT 1) AS BEING ALONG THE WEST BANK OF EAGLE CREEK. TRACT 1 WAS THEN BROKEN OUT BY DEED FROM JAMES N. HOLCOMB AND CORINTHA E. HOLCOMB TO GEORGE SHARPAN, RECORDED NOVEMBER 15, 1910, IN BOOK 73, PAGE 476. ALTHOUGH THE COURSES AND DISTANCES ALONG BOTH THE NORTH AND SOUTH LINES OF TRACT 1 YIELD TO THE CURRENT PHYSICAL LOCATION OF THE WEST BANK. FURTHERMORE, SINCE THE WEST BANK OF EAGLE CREEK IS ALSO A RIPARIAN BOUNDARY, THE RECORD COURSES AND DISTANCES ALONG THE WEST LINE OF TRACT 1 YIELD TO THE SINUOSITIES OF EAGLE CREEK, WHICH BY ALL INDICATIONS HAS CHANGED SLOWLY AND IMPERCEPTIBLY OVER TIME. IT IS ALSO IMPORTANT TO NOTE THAT THE DEED DESCRIPTION FOR THE ADJOINING PROPERTY TO THE WEST, DESCRIBED IN DEED NO. B10260233, ALSO CALLS THE WEST BANK OF EAGLE CREEK.

THE DESCRIPTION OF TRACT 1 CONTAINS A MATHEMATICAL MISCLOSURE OF OVER 47 FEET, WHICH I BELIEVE IS ATTRIBUTED TO AN ERRONEOUS DISTANCE CALL OF 356 FEET ALONG THE EAST LINE. IF SAID DISTANCE IS HELD, THE BOUNDARIES OF TRACT 1 ARE IN CONFLICT WITH THOSE OF THE PARENT TRACT FROM WHICH IT WAS BROKEN OUT. THE BOUNDARIES WOULD ALSO BE IN CONFLICT WITH DEED RECORD DIMENSIONS OF ADJACENT TRACTS, AND WOULD NOT FIT LONG STANDING LINES OF OCCUPATION. THEREFORE, I DID NOT HOLD THIS DISTANCE FOR THE BOUNDARY DETERMINATION.

FIELD MEASUREMENTS WERE MADE TO LOCATE LINES OF OCCUPATION, AS WELL AS THE BRASS CAP AT THE NORTH 1/4 CORNER OF SECTION 10, WHICH WAS SET BY THE BAKER COUNTY SURVEYOR DURING SURVEY NO. 9-45-MP53 AT A PROPORTIONATE POSITION. THE LINES OF OCCUPATION TOGETHER WITH THE DEED RECORD CORNER TIES OF VARIOUS PROPERTIES IN THE VICINITY POINT TO A DIFFERENT LOCATION FOR THE 1/4 CORNER. HOWEVER, THE COUNTY SURVEYOR BRASS CAPPED MONUMENT HAS LONG BEEN ACCEPTED FOR, AND PROVIDES THE BEST AVAILABLE EVIDENCE OF THE 1/4 CORNER POSITION.

I LOCATED ABOUT 1,000 FEET OF THE EXISTING CENTERLINE AND RIGHT OF WAY FENCES OF SHARP ROAD TO DETERMINE THE LOCATION OF THE 40 FOOT ROAD RIGHT OF WAY. ALL RECORD DEED BEARINGS WERE THEN ROTATED 00°50'14" COUNTERCLOCKWISE TO CONFORM. I HELD THE CORNER OF LONGSTANDING FENCES FOR THE NORTHEAST CORNER OF TRACT 1. LIKEWISE, THE INTERSECTION OF FENCES WAS HELD TO POSITION THE NORTHWEST CORNER OF TRACT 2, AND BY DOING SO THE DISTANCE FROM THIS CORNER TO THE WEST LINE OF SHARP ROAD FITS THE DEED RECORD OF 171.60 FEET. IN THE ABSENCE OF MONUMENTATION IN THE AREA, THESE FENCE CORNERS PROVIDE THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL GRANTOR'S INTENT, AND FIT THE DEED RECORD WELL.

DUE TO AMBIGUITIES IN THE LEGAL DESCRIPTIONS, THERE EXISTS AN UNCERTAINTY AS TO THE LOCATION OF THE SOUTHERLY LINE OF TRACT 2 AND THE NORTHERLY LINE OF THE STACEY PROPERTY DESCRIBED IN DEED NO. 81-17-070. THEREFORE, A BOUNDARY BY AGREEMENT IS TO BE PREPARED AND FILED, WHICH WILL REFERENCE THIS SURVEY.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND, AND THE PROCEDURES OUTLINED HEREIN.

**LEGEND**

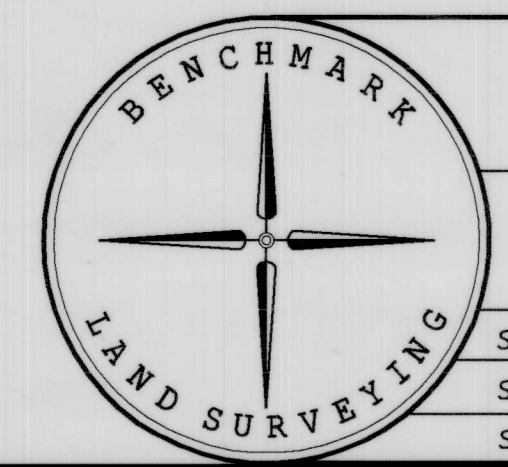
- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BAKER COUNTY SURVEYOR BRASS CAP DATED 1994. SET IN SURVEY NO. 9-45-MP53
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- ( ) DEED RECORD BEARING AND DISTANCE
- x-x FENCE LINE

**REFERENCES**

- RECORD MAP OF SURVEY NO.'S: 9-45-2  
9-45-MP53
- DEED RECORD BOOK 66 PAGE 56  
BOOK 73 PAGE 476  
BOOK 143 PG 163  
BOOK 174 PG 495
- DEED RECORD INSTRUMENT NO.'S: 81-17-070  
91-27-004  
93-46-055  
B10-26-0233
- ELKHORN TITLE COMPANY FILE NO. 18-21935

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 NOVEMBER 30, 2007  
 JASON L. HATFIELD  
 #69454  
 EXPIRES: 6/30/2019

FILED May 29, 2018  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-45-98



BENCHMARK LAND SURVEYING  
 217 N. CANYON BLVD. JOHN DAY, OREGON  
 1207 DEWEY AVE., BAKER CITY, OREGON  
 541-575-1251 ~ 541-523-5852

MAP OF SURVEY SITUATED IN THE NW1/4 AND THE NE1/4 SECTION 10, T.9S., R.45E., W.M., BAKER COUNTY, OREGON		
SURVEYED FOR	THE CITY OF RICHLAND	
SURVEYED BY	JLH	5/28/2018
SCALE: 1"=100'	DRAWN BY: JLH	