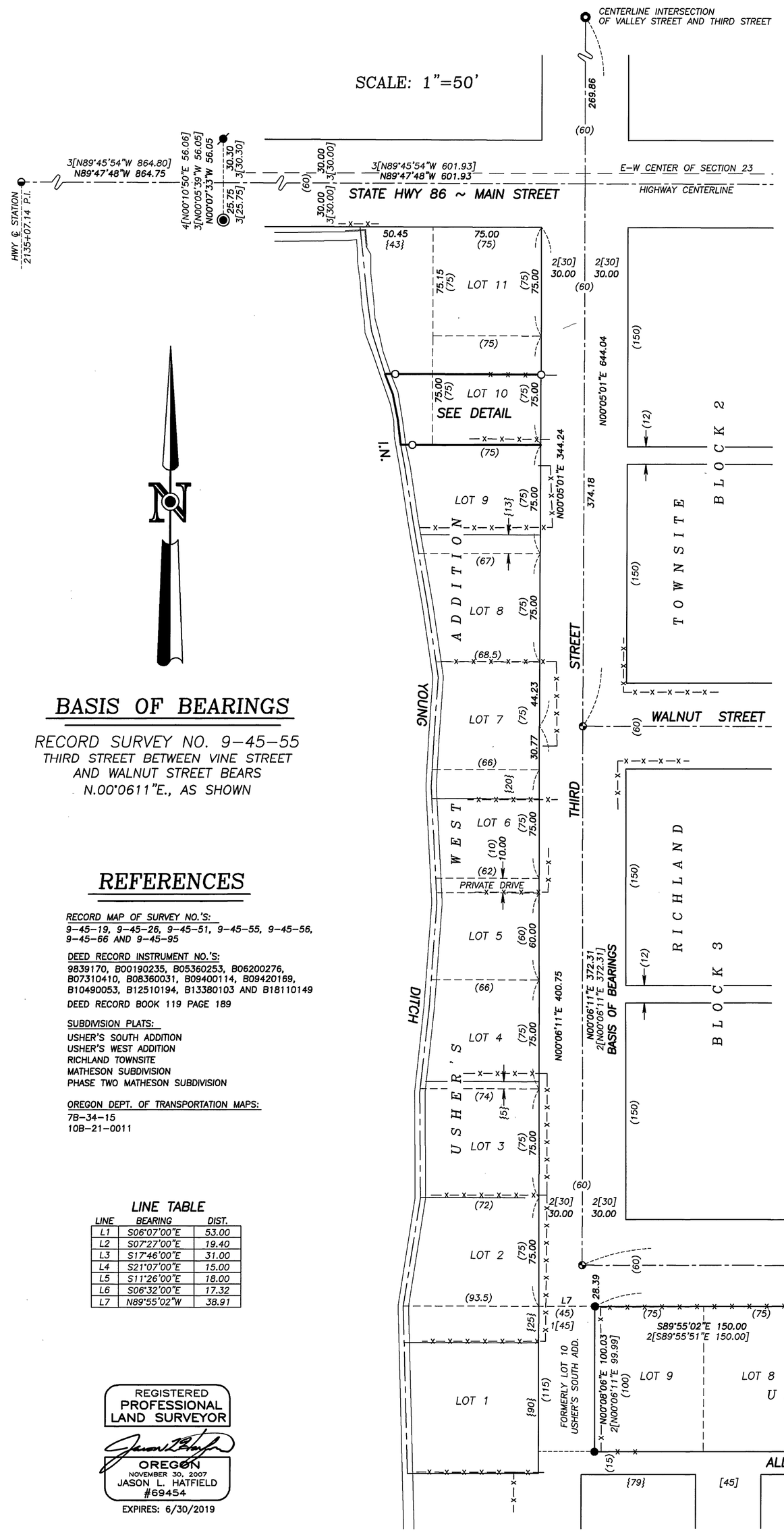


BASIS OF BEARINGS

RECORD SURVEY NO. 9-45-55
THIRD STREET BETWEEN VINE STREET AND WALNUT STREET BEARS N.00°06'11"E., AS SHOWN

REFERENCES

RECORD MAP OF SURVEY NO.'S:
9-45-19, 9-45-26, 9-45-51, 9-45-55, 9-45-56, 9-45-66 AND 9-45-95

DEED RECORD INSTRUMENT NO.'S:
9839170, B00190235, B05360253, B06200276, B07310410, B08360031, B09400114, B09420169, B10490053, B12510194, B13380103 AND B18110149

DEED RECORD BOOK 119 PAGE 189

SUBDIVISION PLATS:
USHER'S SOUTH ADDITION
USHER'S WEST ADDITION
RICHLAND TOWNSITE
MATHESON SUBDIVISION
PHASE TWO MATHESON SUBDIVISION

OREGON DEPT. OF TRANSPORTATION MAPS:
7B-34-15
10B-21-0011

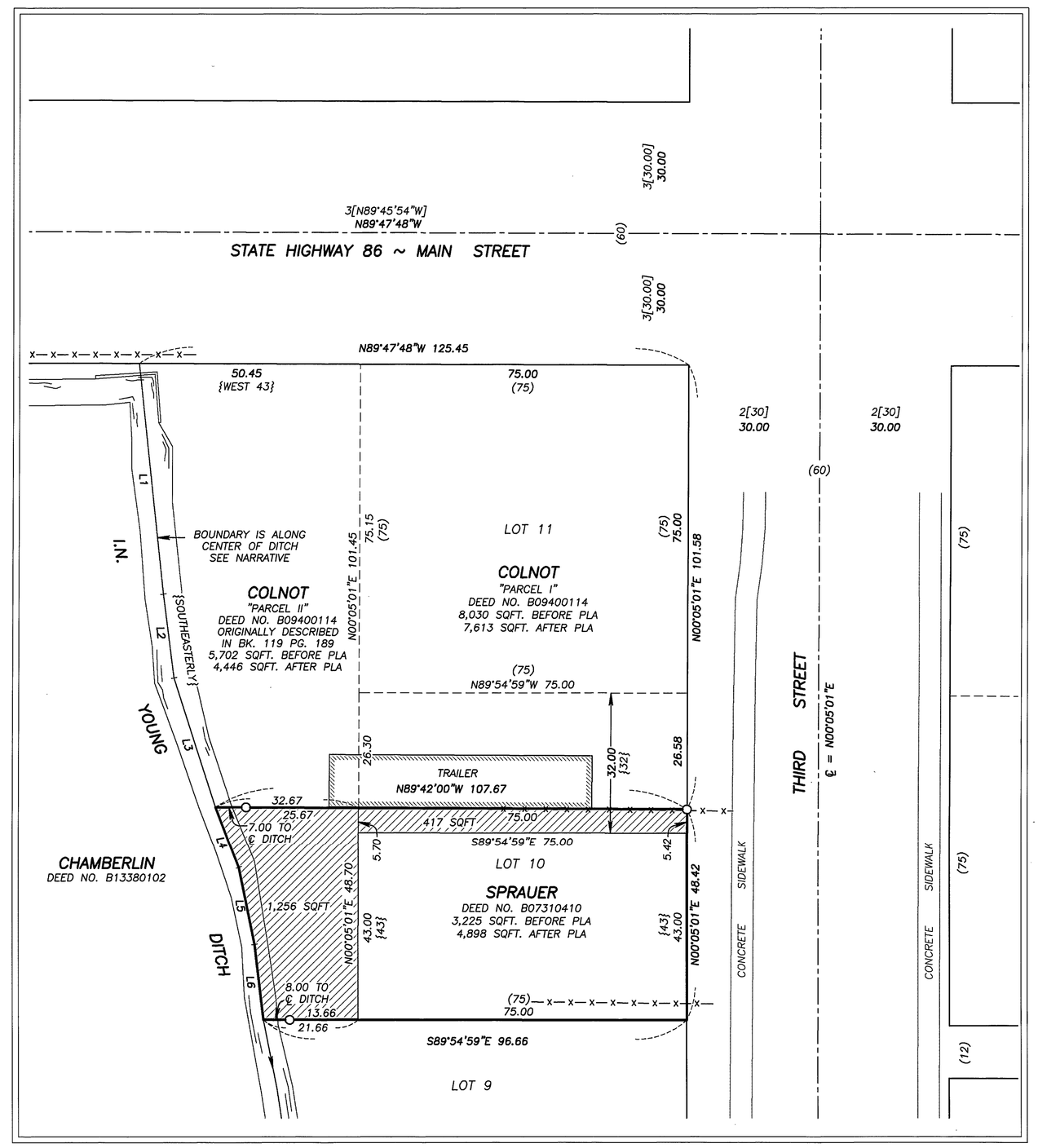
LINE TABLE

LINE	BEARING	DIST.
L1	S06°07'00"E	53.00
L2	S07°27'00"E	19.40
L3	S12°46'00"E	31.00
L4	S21°07'00"E	15.00
L5	S11°26'00"E	18.00
L6	S06°32'00"E	17.32
L7	N89°55'02"W	38.91

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

DETAIL

SCALE: 1"=20'



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BOB SPRAUER, WITH THE PURPOSE OF SURVEYING A PROPOSED PROPERTY LINE ADJUSTMENT. THE SUBJECT PROPERTIES ARE DESCRIBED IN BAKER COUNTY DEED NO.'S B07310410 AND B09400114.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. A PORTION OF THE LAND INVOLVED IN THIS PROPERTY LINE ADJUSTMENT IS SITUATED WITHIN USHER'S WEST ADDITION, WHICH WAS SURVEYED AND PLATTED BY W.B. BLAKESLEE, AND FILED OCTOBER 7, 1901. IN SEARCHING THE COUNTY SURVEYOR RECORDS, I FOUND NO SUBSEQUENT SURVEYS WITHIN THE ADDITION ITSELF. IN ORDER TO LOCATE ANY OF THE LOT LINES, THE PLACEMENT OF THE ENTIRE ADDITION WAS NECESSARY. THE FOLLOWING SURVEYS PROVIDED THE RECORD OF CONTROLLING MONUMENTATION UTILIZED FOR THE PLACEMENT OF USHER'S WEST ADDITION: SURVEY NO.'S 9-45-19, 9-45-26, 9-45-51, 9-45-55, 9-45-56, 9-45-66 AND 9-45-95. I ALSO UTILIZED THE CURRENT VESTING DEEDS FOR THE PROPERTIES WITHIN THE ADDITION IN ORDER TO COMPARE THE LOCATIONS OF THE VARIOUS LINES OF OCCUPATION WITH THE PROPERTY LINES OF RECORD.

THE SURVEY RECORDS SHOW THAT OVER THE YEARS, IRON MONUMENTS HAVE BEEN FOUND BENEATH THE ROAD SURFACE AT SEVERAL OF THE STREET INTERSECTIONS IN RICHLAND. THE ORIGINAL PLATS OF THE DIFFERENT ADDITIONS MAKE NO MENTION OF MONUMENTATION OF ANY KIND. ALTHOUGH THE ORIGIN OF THESE MONUMENTS IS UNKNOWN, THEY ARE PRESUMED TO BE ORIGINAL, AND HAVE BEEN ACCEPTED AS SUCH.

FIELD MEASUREMENTS WERE MADE TO LOCATE CONTROLLING MONUMENTS FROM THE AFOREMENTIONED SURVEYS, WHICH WERE FOUND AND ACCEPTED, AS SHOWN HEREON. I FOUND TWO OF THE P.K. NAILS SET IN THE ASPHALT ROAD SURFACE DURING SURVEY NO. 9-45-51 AT THE STREET INTERSECTIONS OF WALNUT AND THIRD AND VINE AND THIRD. THE NARRATIVE FOR SURVEY NO. 9-45-51 STATES THAT THESE P.K. NAILS PERPETUATE THE LOCATIONS OF SUBSURFACE IRON MONUMENTS THAT WERE EXPOSED AND REFERENCED TO SURFACE OBJECTS IN 1974. I ALSO FOUND THE P.K. NAIL AT THE INTERSECTION OF VINE STREET AND FIRST STREET, WHICH WAS FOUND IN SURVEY NO. 9-45-19, AND LATER UTILIZED FOR CONTROL ON SURVEY NO.'S 9-45-51 AND 9-45-55. SURVEY NO. 9-45-19 NOTES THAT THIS P.K. NAIL IS 28.39 FEET NORTH AND 30.62 FEET EAST OF THE NORTHEAST CORNER OF LOT 1 OF USHER'S SOUTH ADDITION. I ALSO FOUND MONUMENTS SET DURING SURVEY NO. 9-45-55 AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 9 AND AT THE NORTHEAST CORNER OF LOT 8, USHER'S SOUTH ADDITION.

AFTER LOCATING THESE MONUMENTS, IT WAS DISCOVERED THAT FOR REASONS UNKNOWN, THE FOUND P.K. NAILS IN VINE STREET DO NOT NECESSARILY REPRESENT THE CENTERLINE OF THE RIGHT OF WAY. THE HALF-WIDTH OF VINE STREET SHOULD BE 30.00 FEET, BUT THE OFFSET DISTANCE FROM THESE FOUND P.K. NAILS TO THE SOUTH RIGHT OF WAY LINE IS 28.39 FEET.

I FOUND AND THE ACCEPTED THE IRON PIPE AT THE CENTERLINE INTERSECTION OF VALLEY STREET AND THIRD STREET, AS SHOWN ON SURVEY NO.'S 9-45-26, 9-45-56 AND 9-45-95. THE TOP OF THIS MONUMENT IS 2 FEET BELOW THE ASPHALT STREET SURFACE. TO PERPETUATE THE POSITION AND MAKE IT EASIER TO LOCATE IN THE FUTURE, I SET A 5/8" IRON PIN WITH YELLOW PLASTIC CAP INSIDE THE PIPE AND BACKFILLED SO THAT THE TOP OF THE PIN IS 0.4 FT. BELOW THE ASPHALT SURFACE.

I POSITIONED THE RIGHT OF WAY FOR MAIN STREET (HIGHWAY 86) FROM THE FOUND MONUMENTS SET IN SURVEY NO. 9-45-66 AND THE FOUND O.D.O.T. PIN AT THE P.I. STATION 2135+07.14. THESE MONUMENTS WERE FOUND AND UTILIZED IN SURVEY NO. 9-45-95 FOR THE RESOLUTION OF THE RIGHT OF WAY BY O.D.O.T. HOLDING THESE MONUMENTS, I ROTATED THE RECORD BEARINGS FROM SURVEY 9-45-95 COUNTERCLOCKWISE 00°01'54" TO CONFORM TO THE BASIS OF BEARINGS OF THIS SURVEY.

I DETERMINED THE SOUTH LINE OF LOT 2 OF USHER'S WEST ADDITION BY EXTENDING THE SOUTH LINE OF VINE STREET WEST, AS DEPICTED ON THE ORIGINAL PLAT. THE EAST LINE OF THE ADDITION (ALSO BEING THE WEST RIGHT OF WAY LINE OF THIRD STREET) WAS DETERMINED BY MEASURING THE RECORD HALF-WIDTH OF THE RIGHT OF WAY (30 FEET) FROM FOUND CENTERLINE MONUMENTATION ALONG THIRD STREET.

ACCORDING TO THE DEDICATION FOR USHER'S WEST ADDITION, THE NORTH AND SOUTH LINES OF LOTS 1 THROUGH 9 EXTEND WEST TO THE I.N. YOUNG IRRIGATION DITCH. LOTS 10 AND 11 ARE 75 FEET DEEP, AND ARE THE ONLY TWO LOTS WHICH DO NOT EXTEND TO THE DITCH. THERE IS ALSO A 10 FOOT WIDE PRIVATE DRIVE BETWEEN LOTS 5 AND 6. FOR REASONS UNKNOWN, THE TAX ASSESSOR'S MAP SHOWS THE DRIVE AS 9 FEET WIDE AND PUBLIC.

THE DESCRIPTION FOR "PARCEL II" IN THE COLNOT DEED DESCRIBES THE NORTH LINE RUNNING "TO THE EAST BANK OF THE I.N. YOUNG DITCH; THENCE SOUTHEASTERLY, FOLLOWING THE MEANDERINGS OF SAID DITCH TO THE SOUTHWEST CORNER OF LOT 10, USHER'S WEST ADDITION". THIS LEAVES SOME UNCERTAINTY AS TO WHETHER THE LINE IS ALONG THE DITCH ITSELF OR ALONG THE EAST BANK. I HAVE HELD THE CENTER OF THE I.N. YOUNG DITCH FOR THE BOUNDARY LINE FOR THE FOLLOWING REASONS:

1) PARCEL II" DESCRIBED IN THE COLNOT DEED WAS ORIGINALLY BROKEN OUT BY DEED BOOK 119, PAGE 189. THE ORIGINAL DESCRIPTION CALL IS TO THE I.N. YOUNG DITCH (NOT THE EAST BANK).
2) THE PROPERTY ADJOINING "PARCEL II" ON THE WEST IS DESCRIBED IN DEED NO. B13380102 AS "LYING WEST OF THE I.N. YOUNG DITCH" (NOT THE EAST BANK).
3) THE PLAT OF USHER'S WEST ADDITION DESCRIBES THE WEST BOUNDARY OF LOTS 1 THROUGH 11 BEING COINCIDENT WITH THE I.N. YOUNG DITCH (NOT THE EAST BANK).

THIS PROPERTY LINE ADJUSTMENT WAS MONUMENTED AT LOCATIONS APPROVED BY MR. SPRAUER AND ACCORDING TO THE EVIDENCE FOUND.

LEGEND

- ◉ FOUND 1" IRON PIN WITH ATTACHED 2" ALUMINUM CAP, WITNESS CORNER TO THE CENTER 1/4 CORNER SECTION 23 FROM SURVEY NO. 9-45-66
- ◪ FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED "ORLS 852-WALS 13922" REFERENCE TO CENTER 1/4 CORNER SECTION 23 FROM SURVEY NO. 9-45-66
- ● FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" FROM SURVEY NO. 9-45-55
- ⊙ FOUND P.K. NAIL FROM SURVEY NO. 9-45-51, UNLESS OTHERWISE NOTED
- ◒ FOUND 3/4" IRON PIN WITH NO CAP FROM O.S.H.D. DRAWING NO. 7-34-15
- ◉ FOUND 1" IRON PIPE 2 FT. BELOW ROAD SURFACE, WHICH WAS FOUND AND ACCEPTED IN SURVEY NO.'S 9-45-26, 9-45-56 AND 9-45-95. SET A 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING" INSIDE THE PIPE. TOP OF PIN IS 0.4 FT. BELOW ASPHALT SURFACE
- ○ SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- ( ) PLAT RECORD DISTANCE
- { } DEED RECORD BEARING AND DISTANCE
- [ ] RECORD DISTANCE FROM THE PLAT OF MATHESON SUBDIVISION AND PHASE TWO MATHESON SUBDIVISION
- 1[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-45-19
- 2[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-45-51 A:ND/OR 9-45-55
- 3[ ] RECORD BEARING AND DISTANCE FROM, OR CALCULATED FROM SURVEY NO. 9-45-95
- 4[ ] RECORD BEARING AND DISTANCE FROM 9-45-66
- x—x FENCE LINE
- ▨ PORTION TO BE CONVEYED BY COLNOT TO SPRAUER FOR PROPERTY LINE ADJUSTMENT – AREA = 1,673 SQFT.

FILED March 12, 2019
BAKER COUNTY SURVEYOR
SURVEY NO. 9-45-105

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
PROPOSED PROPERTY LINE ADJUSTMENT
A PORTION OF LOT 10 USER'S WEST ADDITION AND OTHER LAND SITUATED IN NW1/4SE1/4 SECTION 23, T.9S., R.45E., W.M., CITY OF RICHLAND, BAKER COUNTY, OREGON

SURVEYED FOR	BOB SPRAUER	
SURVEYED BY	JLH	3/5/2019
SCALE: AS SHOWN	DRAWN BY: JLH	