

MAP OF SURVEY

FOR 5 PARCELS IN THE CITY OF GREENHORN IN THE E1/2SE1/4 OF SECTION 9, T10S, R35E, W.M. BAKER COUNTY, OREGON

NARRATIVE

The purpose of this survey is to set the corners of 4 parcels for the City of Greenhorn at the request of Larry Pearson and one parcel for Pine Telephone at the request of Rick Miller.

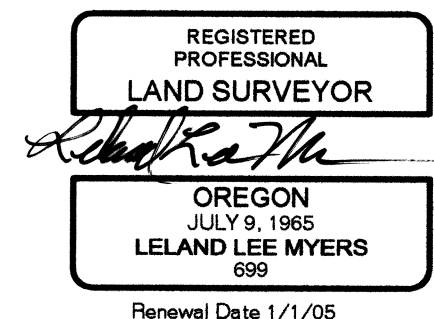
The City of Greenhorn has been resurveyed in 1987 by Bill Wells, PLS 1106, and I have found that all ties I made to found monuments to be well within survey tolerances allowed by Oregon Statutes. I have used the record bearings and distances from Baker County Map of Survey Nos. 10-35-224 & 225. In 1983, Bill performed a survey for the USDA-Forest Service which established most of the Greenhorn City Limits and it is recorded as Grant County Map of Survey No. 809.

The current line between Baker and Grant Counties is an undefined line along the ridge top which is fairly flat and it seems the line could be anywhere along a 200-foot wide strip that runs generally from near the corner at the intersection of Colin Pierce Line 1-2 and the Center of Section line to near Myrthful Corner No. 3. I have been told that Grant County has waived any administrative rights it may have had within the City of Greenhorn to Baker County. Greenhorn was a direct land grant from the United States which gave it an unusual status, but a few years ago all the lands the City owned were deeded to Baker County. Soon thereafter the property owners incorporated the City of Greenhorn. It would be good if the county line could be adjusted to meet administrative responsibilities.

I believe it would have been in the best interest to the City of Greenhorn if Survey Map No. 225 would have been filed as a replat. A replat could have dedicated to the public Virginia Street and that portion of Baker County Road No. 503 within the City and allowed for the renumbering of reconfigured lots created by these dedications and the vacation of some streets and alleys. As it is Virginia Street is a fee simple parcel of land without the status a dedicated street would have and the County Road only seems to be a right-of-way by acquiescence. There are several irregular parcels of land that are best described by metes and bounds even though they are within Greenhorn Townsite and Sim-Tee Addition subdivisions. It would have been a fairly simple matter to redefine various lots if a replat had been done. It is my understanding that Greenhorn does not have any permanent residents, so the council and planning commission are made up of landowners who reside all over the country which makes it difficult to properly address some land use issues. I have shown the 4.96 acre parcel as not going to the center of the Baker County Road as it is my opinion that it is a road of long standing and should be part of the City street system.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on October 15, 2004, by setting the monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.



LEGEND

- Found No. 5 Rebar with Yellow Plastic Cap marked PLS 1106 unless otherwise described ●
- Set 30" long No. 5 Rebar with Yellow Plastic Cap marked PLS 699 ○
- Record & Accepted Bearings & Distances in Brackets [.....]
- Easement Bearings & Distances in Italics *N34°W 286'*

FILED DECEMBER 3, 2004
BAKER COUNTY SURVEYOR
SURVEY No. 10-35-228

