

BASIS OF BEARINGS
BAKER COUNTY SURVEY NO. 11-43-10
AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SCOTT TOLL. THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINE DESCRIBED IN BAKER COUNTY DEED NO. B15-46-0498. THIS PROPERTY LINE ADJUSTMENT WAS BETWEEN LANDS OWNED BY SCOTT AND J.T. TOLL ON THE SOUTH AND GLORIA CARLILE ON THE NORTH.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I FOUND THE FOLLOWING APPURTENANT SURVEYS: OREGON STATE HIGHWAY DEPARTMENT'S 1963 MAP NO. 8B-29-1. THIS MAP SHOWS THE ALIGNMENT OF MANNING CREEK COUNTY ROAD NO. 711. RECORD COUNTY SURVEY NO. 11-43-4 BY DOUGLAS FERGUSON. THIS WAS A SURVEY OF A TRACT OF LAND DESCRIBED AS "PARCEL 1" ON DEED NO. 90-19-080; COUNTY SURVEY NO. 11-43-5 BY WILLIAM TULLER. THIS MAP SHOWS THE SW CORNER OF SECTION 21 AND THE SOUTH LINE OF SAID SECTION 21; COUNTY SURVEY NO. 11-43-7, 11-43-10 AND 11-43-17 ALL BY TOM HANLEY. THESE SURVEYS SHOW EITHER COMPLETELY OR IN PART THE SUBDIVISION OF SECTION 21 IN ADDITION TO OTHER SURVEYED LINES. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON FROM THE AFOREMENTIONED SURVEYS.

COUNTY SURVEY NO. 11-43-7 SHOWS THERE BEING A REFERENCE MONUMENT AT THE SW CORNER OF SECTION 21. THE MAP STATES THAT THE TRUE CORNER POSITION FALLS N.00°12'30"E, 1.00 FT. FROM THE MONUMENT. COUNTY SURVEY NO. 11-43-4 SHOWS A TIE TO THE SAME SECTION CORNER, BUT DOES NOT DESCRIBE THE MONUMENT THAT WAS FOUND. SURVEY NO. 11-43-5 ALSO SHOWS THIS CORNER AS BEING A ONE INCH ROUND PIN ONE FOOT SOUTHEAST OF A FENCE CORNER. I WAS UNABLE TO FIND WHEN THIS CORNER WAS REMONUMENTED WITH A COUNTY SURVEYOR BRASS CAP, BUT THE TIES THAT I MADE TO THIS CORNER ARE CONSISTENT WITH ALL SURVEYS MADE AFTER TOM HANLEY'S 1897 SURVEY (CS 11-43-7). I HOLD THE SOUTHWEST CORNER OF SECTION 21 AS BEING N.00°12'30"E, 1.00 FT. FROM THE REFERENCE MONUMENT SHOWN HEREON.

I CONDUCTED A PRELIMINARY SURVEY AND PREPARED SKETCHES FOR THE TOLLS AND MS. CARLILE IN PREPARATION FOR THE PROPERTY LINE ADJUSTMENT DEED. THE ADJUSTED LINE SHOWN HEREON WAS PLACED AT LOCATIONS APPROVED BY BOTH PARTIES.

AT THE REQUEST OF MR. TOLL, I ALSO SET MONUMENTS ON THE NORTH LINE OF THE NYSSA CO-OP SUPPLY TRACT AS SAID TRACT IS DESCRIBED IN BAKER COUNTY DEED RECORD NO'S 88-29-081 AND 90-19-080. THE NYSSA CO-OP TRACT HAS A SENIOR STATUS TO THE TOLLS' PROPERTY, BUT IS JUNIOR TO MS. CARLILE'S TRACT. IN ORDER TO DETERMINE THE NORTH LINE OF THE NYSSA CO-OP TRACT IT WAS FIRST NECESSARY TO DETERMINE THE LOCATIONS OF "PARCELS" 1, 3, 4 AND 5 AS DESCRIBED IN BAKER COUNTY DEED 90-19-080.

PARCEL 1 WAS PREVIOUSLY SURVEYED AS SHOWN ON COUNTY SURVEY NO. 11-43-4. I SEARCHED FOR, BUT DID NOT FIND THE MONUMENTS FERGUSON SET ALONG THE RIGHT OF WAY. IT IS CLEAR FROM THE MAP OF SAID SURVEY HOWEVER, THAT THE WESTERLY MOST CORNER OF PARCEL 1 WAS INTENDED TO BE COINCIDENT WITH THE RIGHT OF WAY ANGLE POINT THAT IS 120.00 FEET OPPOSITE CENTERLINE STATION 591+00.00, AS SHOWN HEREON. AFTER ESTABLISHING THIS POINT, I HELD DEED RECORD ANGLES, DISTANCES AND OTHER DEED ELEMENTS TO ESTABLISH PARCELS 3 AND 5 FROM SAID DEED NO. 90-19-080. THE WEST LINE OF PARCEL 5 IS COMMON WITH THE EAST LINE OF THE NYSSA CO-OP TRACT (PARCEL 6).

THE DEED RECORD LOCATION OF THE NORTHWEST CORNER OF THE NYSSA CO-OP TRACT IS STATED AS BEING ON THE EASTERLY RIGHT OF WAY LINE OF VANDECAR COUNTY ROAD AT A POINT 500 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MANNING CREEK COUNTY ROAD AND THE EASTERLY RIGHT OF WAY LINE OF VANDECAR COUNTY ROAD. DUE TO AN ANGLE POINT IN THE NORTHERLY RIGHT OF WAY LINE OF MANNING CREEK ROAD, THE TRUE INTERSECTION DESCRIBED ABOVE FALLS SOME 87 FEET FURTHER ALONG THE RIGHT OF WAY THAN THE PROJECTED RIGHT OF WAY INTERSECTION. THE TRUE INTERSECTION DOES NOT MATCH ANY OF THE IMPROVEMENTS ON THE GROUND AND I DO NOT BELIEVE IT WAS EVER INTENDED TO BE USED TO DETERMINE THE NORTHWEST CORNER OF THE NYSSA CO-OP TRACT. I THEREFORE ESTABLISH THE NORTHWEST CORNER OF THE NYSSA CO-OP TRACT ON THE EASTERLY RIGHT OF WAY OF VANDECAR COUNTY ROAD AT A POINT 500 FEET NORTHEASTERLY OF THE PROJECTED RIGHT OF WAY INTERSECTION.

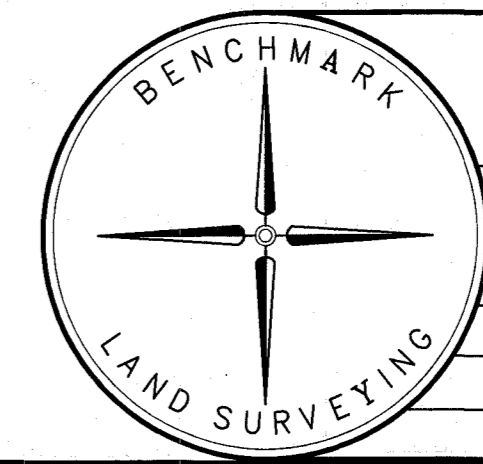
LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED BAKER COUNTY SURVEYOR BRASS CAP - SEE NARRATIVE
- FOUND 5/8" IRON PIN W/ NO CAP FROM OSHD MAP NO. 8B-29-1
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED HANLEY ENGR PLS 1817
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE DEED # 90 19 080
- 1() DEED RECORD BEARING AND DISTANCE DEED # 809 35 0089
- 2() DEED RECORD BEARING AND DISTANCE DEED # B15 46 0498
- 1[] RECORD BEARING AND DISTANCE OSHD MAP NO. 8B-29-1
- 2[] RECORD BEARING AND DISTANCE BAKER COUNTY SURVEY NO. 11-43-4
- 3[] RECORD BEARING AND DISTANCE BAKER COUNTY SURVEY NO. 11-43-7
- 4[] RECORD BEARING AND DISTANCE BAKER COUNTY SURVEY NO. 11-43-10
- 5[] RECORD BEARING AND DISTANCE BAKER COUNTY SURVEY NO. 11-43-17
- FOUND MONUMENT FROM RECORDED SURVEY NO. 11-43-□
- - - FENCE LINE
- - - ADJUSTED PROPERTY LINE PER DEED NO. B15 46 0498
- SFNF MONUMENT SEARCHED FOR NOT FOUND
- ▨ TRACT CONVEYED BY BAKER COUNTY DEED NO. B15 46 0498

REFERENCES

RECORD COUNTY SURVEY NO.'S 11-43-4, 11-43-5, 11-43-7, 11-43-10, & 11-43-17
 OREGON STATE HIGHWAY DEPARTMENT MAP NO. 8B-29-1
 DEED RECORD INSTRUMENT NO.'S 79 51 093, 86 18 069, 88 29 061, 90 19 080, 809 35 0089 & B15 46 0498

FILED January 22, 2016
 BAKER COUNTY SURVEYOR
 SURVEY NO. 11-43-17



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-679-1251 ~ 800-699-0516		
MAP OF SURVEY A PROPERTY LINE ADJUSTMENT SITUATED IN THE SW 1/4 SECTION 21 T.11S., R.43E., W.M., BAKER COUNTY, OREGON		
SURVEYED FOR	SCOTT TOLL & GLORIA CARLILE	
SURVEYED BY	MCS & JIH	12/26/2016
Scale: 1"=100'	Drawn by: MCS	