



### BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 12-37-12  
AS SHOWN

### NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHARLES AND LISA MACK. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF THE MACKS' PROPERTY AS DESCRIBED IN DEED NO. 808 05 0033. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON SURVEY NO.'S 12-37-12, 12-37-18, 12-37-78, 12-37-84 AND AN UNRECORDED BUREAU OF RECLAMATION (B.O.R.) MAP DATED NOVEMBER 15, 1966.

SURVEY NO. 12-37-78 IS A COPY OF A WORKSHEET BY WALT GILLESPIE, PLS., SHOWING NUMEROUS TRACTS HE APPARENTLY SURVEYED FOR MAKE ELTERING. THE MAP IS NOT DATED, BUT ACCORDING TO THE DEED RECORD, THE SURVEY WAS DONE SOMETIME PRIOR TO AUGUST 31, 1972. THE MAP CONTAINS NO LEGEND, NARRATIVE OR TITLE BLOCK.

SURVEY NO. 12-37-12, DATED MAY 1979, BY WALT GILLESPIE IS A RESURVEY AND SUBDIVISION OF TRACT NO.'S 17, 18 AND 19 FROM SURVEY NO. 12-37-78. THE MAP INDICATES THAT THE COUNTY ROAD HAS A RIGHT OF WAY WIDTH OF 132 FEET, WHICH I BELIEVE IS IN ERROR. THIS DIMENSION ACTUALLY PERTAINS TO A RIGHT OF WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA IN DEED INSTRUMENT NO. 67 14 066.

WILLIAM WELLS, PLS., REMONUMENTED THE SOUTHEAST CORNER OF SECTION 18, T.12S., R.37E., AS PER SURVEY NO.'S 12-37-18 AND 12-37-84. I FOUND THIS MONUMENT TO BE IN GOOD CONDITION AND I ACCEPT ITS POSITION.

I RECOVERED SEVERAL OF MR. GILLESPIE'S MONUMENTS, AND ALSO SEVERAL UNRECORDED MONUMENTS I BELIEVE TO HAVE BEEN SET BY LAYMEN. SURVEY NO.'S 12-37-12 AND 12-37-78 APPEAR TO BE IN CONFLICT. SURVEY NO. 12-37-78 NOTES THAT SEVERAL OF THE MONUMENTS ALONG RICE ROAD WERE SET AT OFFSET DISTANCES OF 20 FEET. SURVEY NO. 12-37-12 INDICATES THAT THESE MONUMENTS WERE NOT OFFSET, BUT WERE LOCATED ALONG THE CENTERLINE OF RICE ROAD.

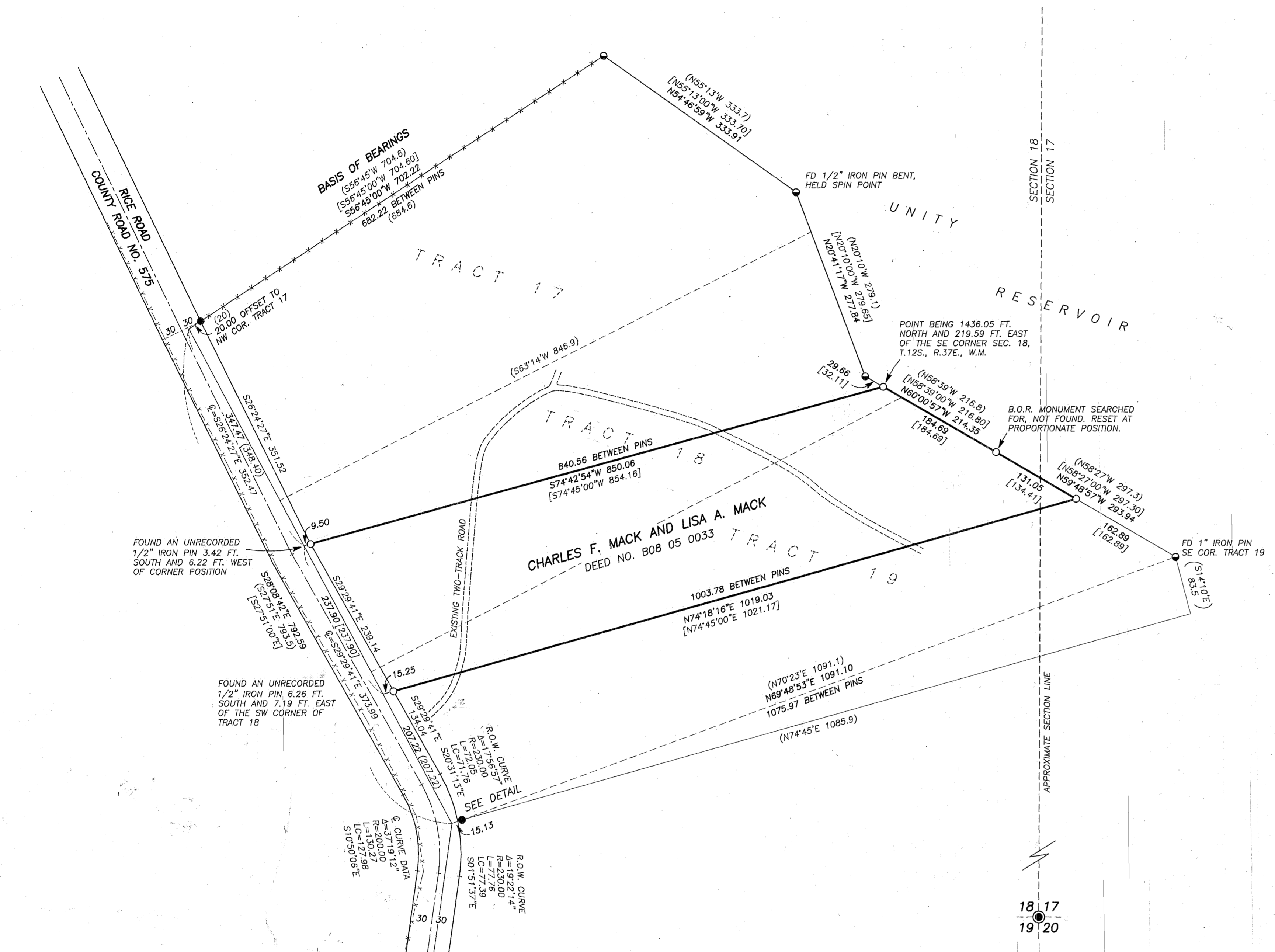
AT THE NW CORNER OF TRACT 17, I HELD THE FOUND 1/2" IRON PIN AT THE RECORD OFFSET DISTANCE OF 20 FEET FROM THE CORNER, AS PER SURVEY NO. 12-37-78.

I ALSO FOUND A 1/2" IRON PIN I BELIEVE TO HAVE BEEN SET BY GILLESPIE IN SURVEY NO. 12-37-78. I BELIEVE IT WAS INTENDED TO BE AN OFFSET TO THE SOUTHWEST CORNER OF TRACT 19. HOWEVER, SURVEY NO. 12-37-78 MAKES NO MENTION OF AN OFFSET DISTANCE. TO DETERMINE SAID DISTANCE, I HELD THE FOUND B.O.R. MONUMENT AT THE SE CORNER OF TRACT 19, AND USING THE FOUND 1/2" PIN FOR ALIGNMENT, MEASURED THE RECORD DISTANCE OF 1091.10 TO THE SW CORNER OF TRACT 19. THIS PRODUCED AN OFFSET DISTANCE FROM THE GILLESPIE MONUMENT OF 15.13 FEET, AS SHOWN HEREON.

THE PORTION OF THE BOUNDARY OF UNITY RESERVOIR PERTAINING TO THIS SURVEY WAS ORIGINALLY DESCRIBED IN DEEDS TO UNITED STATES OF AMERICA RECORDED IN BOOK 124 PAGE 406 AND IN BOOK 124 PAGE 419. UPON REQUEST, THE BUREAU OF RECLAMATION PROVIDED A COPY OF AN UNRECORDED SURVEY MAP TITLED "RIGHT OF WAY LINE UNITY RESERVOIR", DATED NOVEMBER 15, 1966. THIS MAP INDICATES THAT PINS WERE EITHER FOUND OR REPLACED ALONG THE RESERVOIR BOUNDARY. I FOUND SEVERAL OF THESE MONUMENTS, AND I ACCEPT THE POSITIONS AS SHOWN HEREON. I SEARCHED FOR, BUT DID NOT FIND THE B.O.R. MONUMENT ALONG THE EAST LINE OF THE MACKS' PROPERTY. I REESTABLISHED THE MISSING B.O.R. MONUMENT BY PROPORTIONATE MEASURE BETWEEN FOUND MONUMENTS TO THE NORTH AND SOUTH ALONG THE RESERVOIR BOUNDARY.

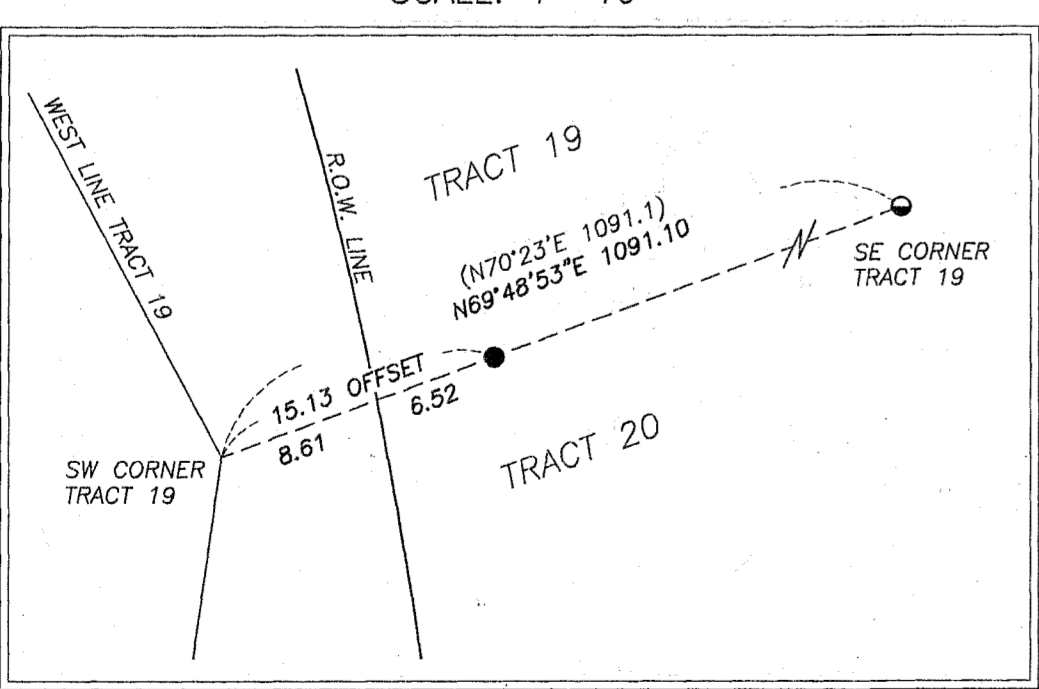
I RESEARCHED THE DEED RECORD TO DETERMINE JUNIOR-SENIOR RIGHTS. UTILIZING DEED NO.'S 78 30 093, 79 14 020 AND 83 26 036, I FOUND THAT THE MACKS' PROPERTY IS JUNIOR TO THE ADJOINING PROPERTY TO THE SOUTH, BUT IS SENIOR TO THE ADJOINING PROPERTY TO THE NORTH.

RATHER THAN IMPLEMENT PROPORTIONATE MEASUREMENT, I HELD DEED RECORD DISTANCES TO HONOR THE SENIOR RIGHTS AS FOLLOWS: I HELD THE DEED RECORD DISTANCE OF 162.89 FEET FROM THE FOUND B.O.R. MONUMENT ALONG THE RESERVOIR BOUNDARY TO ESTABLISH THE SOUTHEAST CORNER OF THE MACKS' PROPERTY. I HELD THE DEED RECORD DISTANCE OF 1091.10 TO THE SW CORNER OF TRACT 19. I HELD THE DEED RECORD DISTANCE OF 207.22 FEET FROM THE SW CORNER OF TRACT 19 TO DETERMINE THE SOUTHWEST CORNER OF THE MACKS' PROPERTY. I HELD THE DEED RECORD DISTANCE OF 184.69 FEET FROM THE REESTABLISHED B.O.R. MONUMENT ALONG THE EAST LINE OF THE MACKS' PROPERTY TO DETERMINE THE POSITION OF THE NORTHEAST CORNER, AND I HELD THE DEED RECORD DISTANCE OF 237.90 FEET ALONG THE WEST LINE TO DETERMINE THE NORTHWEST CORNER, ALL AS SHOWN HEREON.



### DETAIL

SCALE: 1"=10'

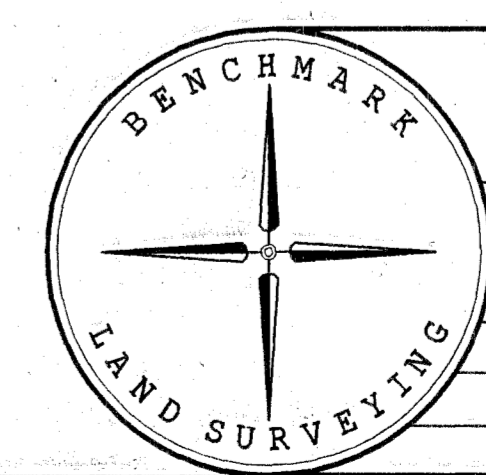


### LEGEND

- FOUND 1/2" IRON PIN WITH NO CAP SET BY WALT E. GILLESPIE AS PER RECORD SURVEY NO. 12-37-78
- FOUND 3/4" IRON PIN WITH NO CAP (UNLESS OTHERWISE NOTED) - SET BY BUREAU OF RECLAMATION (B.O.R.)
- FOUND 2" ALUMINUM PIPE AND CAP FROM SURVEY NO.'S 12-37-18 AND 12-37-84
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- ( ) RECORD BEARING AND DISTANCE FROM DEEDS AND FROM SURVEY NO. 12-37-78
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 12-37-12
- X-X FENCE LINE

### REFERENCES

- RECORD MAP OF SURVEY NO.'S 12-37-11, 12-37-12, 12-37-18, 12-37-64, 12-37-76 AND 12-37-78
- UNRECORDED BUREAU OF RECLAMATION MAP DATED 11-15-66
- UNRECORDED REAL ESTATE CONTRACT NO.S 649 THRU 654
- PRELIMINARY TITLE REPORT ORDER NO. 0027228
- DEED RECORD BOOK 124 PAGE 406 AND BOOK 124 PAGE 419
- DEED RECORD INSTRUMENT NO.'S B78 30 093, B79 14 020, B83 26 036, B98 20 206, B08 05 0033, B09 28 0336



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-575-1251 - 800-699-0516		
MAP OF SURVEY A TRACT OF LAND SITUATED IN THE SW1/4 SECTION 17 AND THE SE1/4 SECTION 18, T.12S., R.37E., W.M., BAKER COUNTY, OREGON		
SURVEYED FOR	CHARLES AND LISA MACK	
SURVEYED BY	JLH & SMH	1/10/2012
SCALE: 1"=100'	DRAWN BY:	JLH