



**BASIS OF BEARINGS**

RECORD MAP OF SURVEY NO. 12-37-84  
AS SHOWN

**LEGEND**

- FOUND 1/2" IRON PIN WITH NO CAP PRESUMABLY SET BY WALT E. GILLESPIE IN RECORD SURVEY NO. 12-37-78
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "PLS 699" BEARS "BENCHMARK SURVEYING" FROM RECORD SURVEY NO. 12-37-84
- ⊙ FOUND 1" IRON PIN WITH PUNCH MARK SET IN 1966 BY BUREAU OF RECLAMATION (B.O.R.)
- FOUND 2 1/2" ALUMINUM PIPE AND CAP FROM SURVEY NO.'S 12-37-18 AND 12-37-84
- FOUND 5/8" IRON PIN WITH RED PLASTIC CAP FROM RECORD SURVEY NO. 12-37-76
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- ⊙ FOUND UNRECORDED MONUMENT AS NOTED
- ( ) RECORD BEARING AND DISTANCE FROM DEEDS AND FROM SURVEY NO. 12-37-78
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 12-37-84
- 1 [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 12-37-76 AND PARTITION PLAT NO. P2008-031
- X-X FENCE LINE

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LANDOWNERS ROB ZURFLUH AND CLAY AND CARMEN KRAMER. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF MR. ZURFLUH'S PROPERTY AS DESCRIBED IN DEED NO. B14310102 AND THE KRAMER'S PROPERTY AS DESCRIBED IN DEED NO. B09 03 0090.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE APPURTENANT MONUMENTS SHOWN ON SURVEY NO.'S 12-37-18, 12-37-64, 12-37-76, 12-37-78, 12-37-84, PARTITION PLAT NO. P2008-031 AND AN UNRECORDED BUREAU OF RECLAMATION (B.O.R.) MAP DATED NOVEMBER 15, 1966.

I PERFORMED SURVEY NO. 12-37-84 IN JANUARY OF 2012. DURING THE COURSE OF THAT SURVEY, I FOUND TWO UNRECORDED 5/8" IRON PINS WITH YELLOW PLASTIC CAPS MARKED "PLS 699", APPARENTLY SET BY LELAND MYERS, PLS. I CONTACTED MR. MEYERS AT THE TIME TO INQUIRE ABOUT THE PINS. HE VERIFIED THAT HE HAD SET THEM, BUT THAT HE HAD NOT FILED A MAP. WHEN I ASKED HIM IF HE WAS PLANNING TO FILE A MAP, HE INDICATED THAT IT WAS UNLIKELY THAT HE WOULD. RECENTLY, WHEN I WAS RETAINED BY MRS. KRAMER, SHE INFORMED ME THAT MR. MEYERS HAD BEGUN HIS SURVEY FOR HER AND HER HUSBAND BACK IN 2008, BUT NEVER COMPLETED IT. NOW OVER TWO YEARS LATER, I STILL FIND NO MAP FILED IN THE COUNTY SURVEYOR'S RECORDS DOCUMENTING HIS SURVEY. IN THE ABSENCE OF A RECORDED MAP, THE SIGNIFICANCE OF THESE MONUMENTS AND THE METHODS BY WHICH THEY WERE ESTABLISHED IS UNKNOWN. THEIR RELATIONSHIP IS NOT IN HARMONY WITH THE DEED RECORD OR WITH OTHER FOUND ACCEPTED MONUMENTS IN THE AREA. THEREFORE, I DO NOT ACCEPT THEM FOR THIS SURVEY, BUT I SHOW THEIR RELATIONSHIP SIMPLY TO DOCUMENT THEIR EXISTENCE.

WALT GILLESPIE, PLS., PERFORMED SEVERAL SURVEYS IN THE AREA, INCLUDING SURVEY NO.'S 12-37-7, 12-37-9 AND 12-37-78. AS NOTED ON SURVEY NO. 12-37-84, HIS SURVEYS APPEAR TO BE IN CONFLICT WITH ONE ANOTHER AS TO: (1) THE LOCATION AND WIDTH OF THE COUNTY ROAD RIGHT OF WAY AND (2) THE RELATIONSHIP OF THE MONUMENTS HE SET TO THE RIGHT OF WAY LINES AND PROPERTY CORNERS. I MADE EVERY EFFORT TO HONOR BOTH THE FOUND GILLESPIE MONUMENTS AND THE DEED AND SURVEY RECORD, AS SHOWN.

I SEARCHED FOR BUT DID NOT FIND SEVERAL OF THE BUREAU OF RECLAMATION MONUMENTS ALONG THE WEST LINE OF UNITY RESERVOIR, WHICH CONTROL THE LOCATIONS OF THE SUBJECT PROPERTIES. I REESTABLISHED THEIR POSITIONS BY HOLDING THE RECORD DEFLECTION ANGLES BETWEEN COURSES, PROPORTIONING THE DISTANCES AND ROTATING THE RECORD BEARINGS 00°19'07" COUNTERCLOCKWISE TO FIT THE NEAREST FOUND MONUMENTS FROM THE B.O.R. SURVEY AND SURVEY NO. 12-37-78.

I HELD THE DEED RECORD DISTANCE OF 83.50 FEET FROM THE FOUND B.O.R. MONUMENT ALONG THE RESERVOIR BOUNDARY TO ESTABLISH THE NORTHEAST CORNER OF THE ZURFLUH PROPERTY. I HAD PREVIOUSLY DETERMINED THE POSITION OF THE NORTHEAST CORNER OF THE ZURFLUH TRACT ON SURVEY NO. 12-37-84. I DETERMINED THE SOUTHWEST CORNER OF THE KRAMER TRACT BY MEASURING THE RECORD DISTANCE OF 1191.40 FEET ALONG THE SOUTH LINE, HOLDING THE FOUND 1/2" PIN NEAR THE COUNTY ROAD FOR ALIGNMENT. THIS PRODUCED AN OFFSET DISTANCE FROM THE GILLESPIE MONUMENT OF 13.82 FEET, AS SHOWN HEREON. LIKEWISE, THE FOUND PIN NEAR THE COUNTY ROAD BETWEEN THE ZURFLUH TRACT AND THE KRAMER TRACT WAS ACCEPTED AS BEING ON THE LINE. I LOCATED THE EXISTING CENTERLINE OF RICE ROAD TO DETERMINE THE COUNTY ROAD RIGHT OF WAY LINES, WHICH AGREES REASONABLY WELL WITH THE EXISTING RIGHT OF WAY FENCE ON THE WEST SIDE OF THE ROAD.

WE SET NEW MONUMENTS WHERE PROPERTY LINES INTERSECT THE COUNTY ROAD RIGHT OF WAY LINE AND ALONG THE CALCULATED B.O.R. LINE.

**REFERENCES**

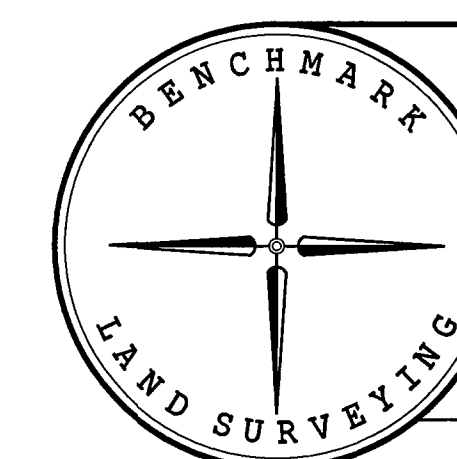
- RECORD MAP OF SURVEY NO.'S 12-37-11, 12-37-12, 12-37-18, 12-37-64, 12-37-76, 12-37-78 & 12-37-84
- RECORD LAND PARTITION PLAT NO. P2008-031
- UNRECORDED BUREAU OF RECLAMATION MAP DATED 11-15-66
- UNRECORDED REAL ESTATE CONTRACT NO.S 649 THRU 654
- PRELIMINARY TITLE REPORT ORDER NO. 0027228
- DEED RECORD BOOK 124 PAGE 406 AND BOOK 124 PAGE 419
- DEED RECORD INSTRUMENT NO.'S 878 30 083  
879 14 020  
883 26 036  
898 20 206  
808 05 033  
809 28 0336

**LINE TABLE**

LINE	BEARING	DIST.
L1	S29°29'41"E	134.04
(L1)	S29°29'41"E	134.04
L2	S29°08'42"E	207.22
(L2)	S27°51'E	207.22
L3	S07°49'30"W	108.46
L4	S07°49'30"W	107.73

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	230.00	17°56'57"	72.05	S20°31'13"E 71.76
(C1)	230.00	17°56'57"	72.05	S20°31'13"E 71.76
C2	230.00	00°08'53"	0.66	S11°27'48"E 0.66
C3	230.00	19°22'22"	77.10	S07°46'41"E 76.74

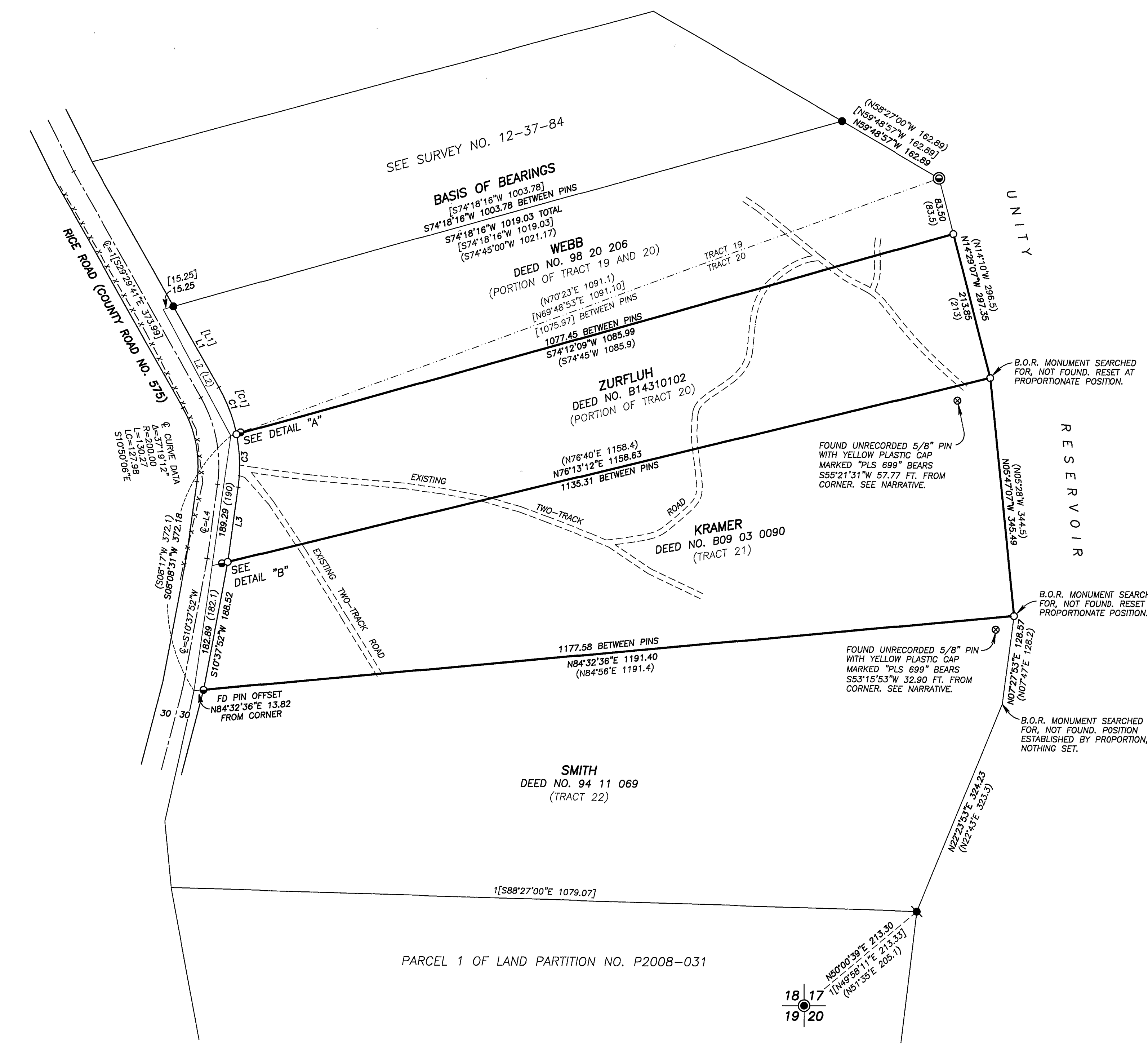


**BENCHMARK LAND SURVEYING**  
217 N. CANYON BLVD., JOHN DAY, OREGON  
2101 MAIN STREET, STE 223 BAKER CITY, OREGON  
541-575-1251 ~ 800-699-0516

**MAP OF SURVEY**  
LAND SITUATED IN THE SW 1/4 SECTION 17 AND THE SE 1/4 SECTION 18, T.12S., R.37E., W.M., BAKER COUNTY, OREGON

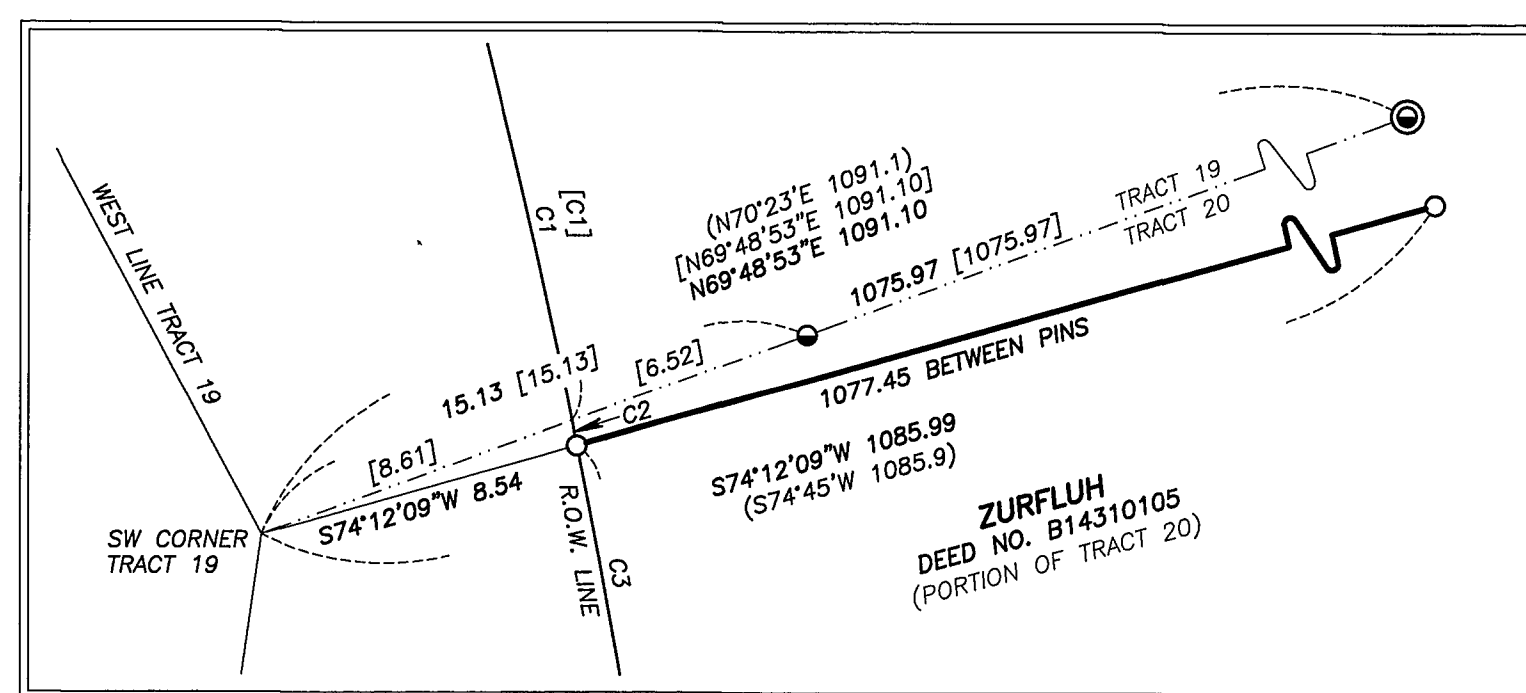
SURVEYED FOR	ROB ZURFLUH & CLAY KRAMER
SURVEYED BY	JLH & MRT
DATE	9/4/15
SCALE: 1"=100'	DRAWN BY: JLH

FILED September 15, 2015  
BAKER COUNTY SURVEYOR  
SURVEY NO. 12-37-93



**DETAIL "A"**

SCALE: 1"=5'



**DETAIL "B"**

SCALE: 1"=10'

