

BASIS OF BEARINGS
PLAT OF SCENIC ESTATES
AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LANDOWNERS STEVE AND KATHY SMARTT AND JEFF AND EDIE PALMER. THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARIES OF LOTS 6, 7 AND 8 OF SCENIC ESTATES.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE BOUNDARY OF UNITY RESERVOIR PERTAINING TO THIS SURVEY WAS ORIGINALLY DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA RECORDED IN BOOK 123 PAGES 627-629. A BUREAU OF RECLAMATION SURVEY MAP TITLED "RIGHT OF WAY LINE UNITY RESERVOIR", DATED NOVEMBER 15, 1966 DOCUMENTS THE MONUMENTS SET BY THE BUREAU. THE PLAT OF SCENIC ESTATES WAS SURVEYED BY WILLIAM WEAVER, PLS, RECORDED JULY 1, 1982 AS DEED NO. 82 26 104. THE PLAT REFERENCES A PRIOR SURVEY BY WALT GILLESPIE, PLS, HOWEVER I FOUND NO MAP IN THE COUNTY SURVEYOR'S RECORDS. MR. AND MRS. SMARTT ACQUIRED TITLE TO LOT 7 BY DEED NO. B14 24 0132 AND LOT 8 BY DEED NO. B17 31 0338. MR. AND MRS. PALMER ACQUIRED TITLE TO LOT 6 BY DEED NO. B12 40 0054.

FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON THE PLAT OF SCENIC ESTATES AND THE BUREAU OF RECLAMATION (B.O.R.) MAP. I FOUND FOUR PINS THAT WERE BENT, AS NOTED HEREON. I HELD THE SPIN POINT FOR EACH PIN AS THE TRUE POINT. I ACCEPTED ALMOST ALL THE PINS I FOUND WITH THE EXCEPTION OF THE PIN AT THE INTERSECTION OF THE LINE BETWEEN LOTS 6 AND 7 WITH THE CULDESAC EASEMENT. THIS PIN WAS HELD FOR LINE BUT WAS 0.17 FEET FROM THE TRUE POINT OF INTERSECTION.

SEVERAL PINS WERE SEARCHED FOR, BUT NOT FOUND POSSIBLY DUE TO ROAD CONSTRUCTION ACTIVITIES. THE WESTERLY-MOST CORNER OF LOT 8 WAS DETERMINED BY PROPORTIONATE MEASURE BETWEEN THE NEAREST FOUND MONUMENTS, AS SHOWN. THE ANGLE POINT ALONG THE SOUTHEASTERLY LINE OF LOT 7 WAS DETERMINED BY HOLDING THE RECORD DEFLECTION ANGLE AT THAT POINT, ROTATING THE RECORD BEARINGS 0°01'38" COUNTERCLOCKWISE, AND PROPORTIONING THE DISTANCES BETWEEN THE NEAREST FOUND MONUMENTS. THE SOUTHERLY CORNER BETWEEN LOTS 6 AND 7 WAS DETERMINED BY INTERSECTING THE PROJECTED CENTERLINE OF FUJI LANE WITH THE RESERVOIR BOUNDARY.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND THE METHODS HEREIN DESCRIBED. AT THE LANDOWNER'S REQUEST, I ALSO POSTED THE PROPERTY LINES WITH STEEL U POSTS AND FLAGGING. THE ONLY EXCEPTION WAS ALONG FUJI DRIVE, WHERE I POSTED THE LIMITS OF THE PRIVATE EASEMENT.

REFERENCES

- PLAT OF SCENIC ESTATES (DEED 82-26-104)
- DEED RECORD INSTRUMENT NO.'S B12 40 0054, B14 24 0132 AND B17 31 0338
- DEED RECORD BOOK 123 PAGES 627-629

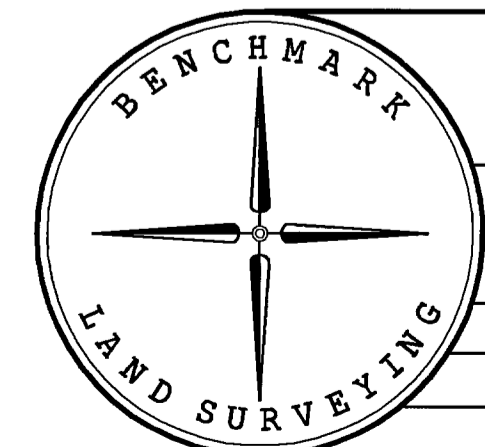
LEGEND

- FOUND 3/4" IRON PIN SET BY THE BUREAU OF RECLAMATION (B.O.R.)
- FOUND 1/2" IRON PIN WITH NO CAP FROM THE PLAT OF SCENIC ESTATES (SOME WERE SHOWN AS 5/8" IRON PINS ON THE PLAT)
- FOUND UNRECORDED 1/2" IRON PIN WITH NO CAP SET BY WALT GILLESPIE, PLS, ACCORDING TO THE PLAT OF SCENIC ESTATES SUBDIVISION
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- [] RECORD BEARING AND DISTANCE FROM BUREAU OF RECLAMATION MAP TITLED "RIGHT OF WAY LINE UNITY RESERVOIR" DATED NOVEMBER 15, 1966, AND DEED BOOK 124 PAGES 627-629
- () RECORD BEARING AND DISTANCE FROM THE PLAT OF SCENIC ESTATES
- x-x FENCE LINE
- == EXISTING ROAD
- SFNF MONUMENT SEARCHED FOR NOT FOUND

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2019

FILED July 6, 2018
BAKER COUNTY SURVEYOR
SURVEY NO. 12-39-110



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
LOTS 6, 7 AND 8 SCENIC ESTATES SUBDIVISION
SITUATED IN THE SW1/4 SECTION 20, T.12S., R.37E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	STEVE SMARTT AND JEFF PALMER	
SURVEYED BY	JLH	6/30/2018
SCALE: 1"=100'	DRAWN BY: JLH	