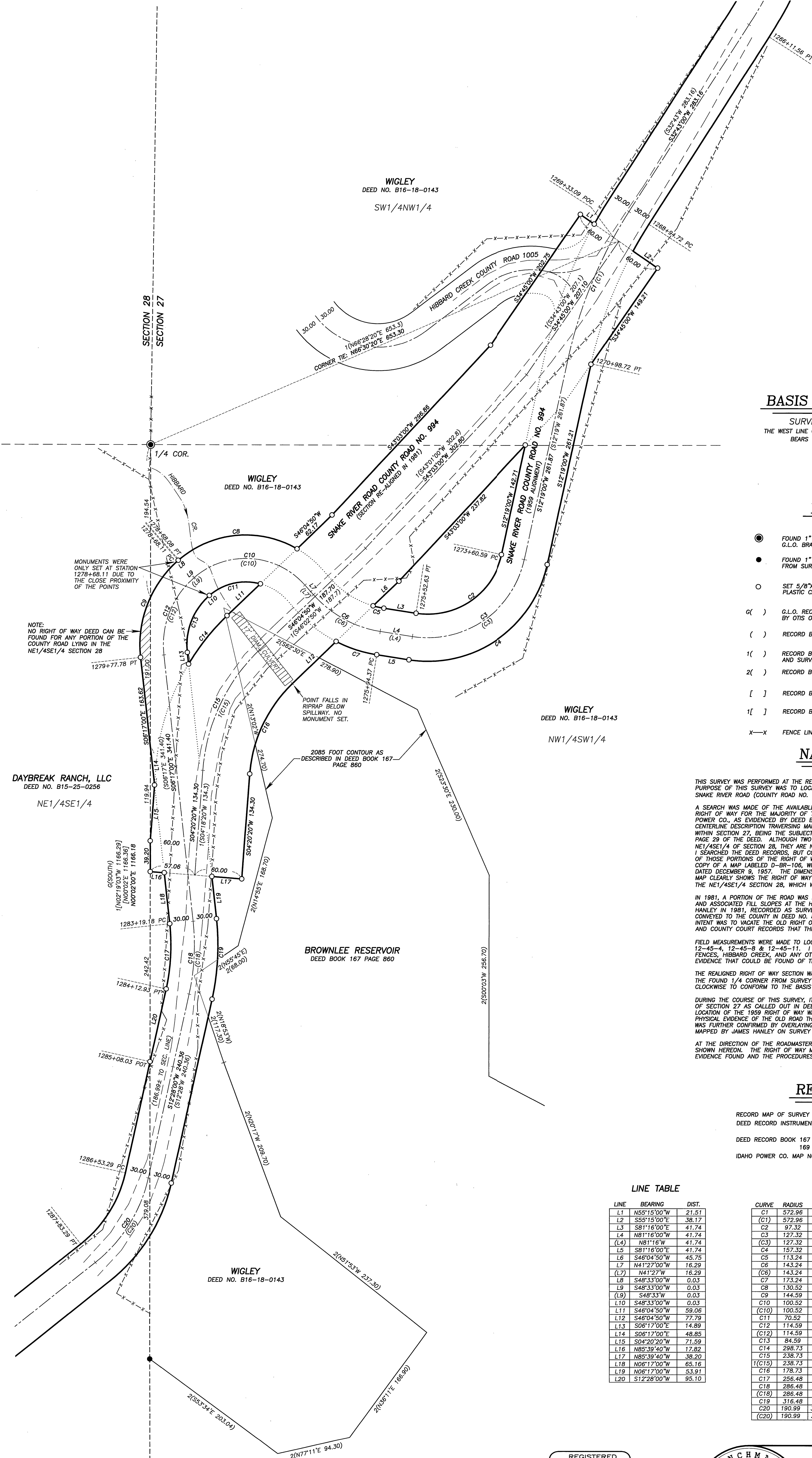




BASIS OF BEARINGS

SURVEY NO. 12-45-8
THE WEST LINE OF THE NW1/4SW1/4 SECTION 27
BEARS N.00°02'00\"E., AS SHOWN

LEGEND

- FOUND 1" IRON PIPE WITH ATTACHED 2 1/2" G.L.O. BRASS CAP DATED 1938
- FOUND 1" IRON PIN FOR MEANDER CORNER FROM SURVEY NO. 12-45-8
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- G() G.L.O. RECORD BEARING AND DISTANCE, DEPENDENT RESURVEY BY OTIS O. GOULD IN 1938
- () RECORD BEARING AND DISTANCE FROM DEED BOOK 169 PAGE 655
- 1() RECORD BEARING AND DISTANCE FROM DEED NO. 81-12-110 AND SURVEY NO. 12-45-4
- 2() RECORD BEARING AND DISTANCE FROM DEED BOOK 167 PAGE 860
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 12-45-8
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 12-45-11
- X-X FENCE LINE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JEFF SMITH, BAKER COUNTY ROAD MASTER. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT PORTIONS OF THE RIGHT OF WAY OF SNAKE RIVER ROAD (COUNTY ROAD NO. 994) SITUATED IN SECTIONS 27 AND 28 IN T.12S., R.45E.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. IN 1959, THE RIGHT OF WAY FOR THE MAJORITY OF THIS ROAD WAS CONVEYED TO BAKER COUNTY BY IDAHO POWER CO., AS EVIDENCED BY DEED BOOK 169 PAGE 655. THE DEED CONTAINS A DETAILED CENTERLINE DESCRIPTION TRAVERSING MANY SECTIONS IN SEVERAL TOWNSHIPS. THE PORTION LYING WITHIN SECTION 27, BEING THE SUBJECT OF THIS SURVEY, IS DESCRIBED AS "PARCEL NO. 8" ON PAGE 29 OF THE DEED. ALTHOUGH TWO PORTIONS OF THE RIGHT OF WAY CLEARLY LIE WITHIN THE NE1/4SE1/4 OF SECTION 28, THEY ARE NOT COVERED BY THE DESCRIPTION IN BOOK 169 PAGE 655. I SEARCHED THE DEED RECORDS, BUT COULD FIND NO OTHER DEEDS EVIDENCING THE CONVEYANCE OF THOSE PORTIONS OF THE RIGHT OF WAY. UPON REQUEST, IDAHO POWER PROVIDED ME WITH A COPY OF A MAP LABELED D-BR-106, WHICH IS A RIGHT OF WAY MAP OF THE SNAKE RIVER ROAD, DATED DECEMBER 9, 1957. THE DIMENSIONS SHOWN THEREON MATCH THOSE IN THE DEED. THE MAP CLEARLY SHOWS THE RIGHT OF WAY AND CENTERLINE DIMENSIONS OF THAT PORTION CROSSING THE NE1/4SE1/4 SECTION 28, WHICH WAS ABSENT FROM THE DEED.

IN 1981, A PORTION OF THE ROAD WAS REALIGNED TO ACCOMMODATE A NEW MULTI-PLATE CULVERT AND ASSOCIATED FILL SLOPES AT THE HIBBARD CREEK CROSSING. THIS WAS SURVEYED BY JAMES HANLEY IN 1981, RECORDED AS SURVEY NO. 12-45-4. THE NEW RIGHT OF WAY WAS THEN CONVEYED TO THE COUNTY IN DEED NO. 81-12-110. BOTH THE DEED AND MAP INDICATE THAT THE INTENT WAS TO VACATE THE OLD RIGHT OF WAY, BUT I FOUND NO EVIDENCE IN THE AVAILABLE DEED AND COUNTY COURT RECORDS THAT THIS WAS EVER DONE.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS SHOWN ON BAKER COUNTY SURVEY NO.'S 12-45-4, 12-45-8 & 12-45-11. ALSO LOCATED THE SHOULDERS OF THE COUNTY ROAD, FENCES, HIBBARD CREEK, AND ANY OTHER PERTINENT FEATURES, AS WELL AS ANY REMAINING EVIDENCE THAT COULD BE FOUND OF THE OLD ROAD PRISM PRIOR TO THE REALIGNMENT.

THE REALIGNED RIGHT OF WAY SECTION WAS DETERMINED BY HOLDING THE NORTHERLY SURVEY TIE TO THE FOUND 1/4 CORNER FROM SURVEY NO. 12-45-4, AND ROTATING SAID ALIGNMENT 0°02'00" CLOCKWISE TO CONFORM TO THE BASIS OF BEARINGS OF THIS SURVEY.

DURING THE COURSE OF THIS SURVEY, IT WAS DISCOVERED THAT A TIE TO THE WEST 1/4 CORNER OF SECTION 27 AS CALLED OUT IN DEED BOOK 169 PAGE 655 IS IN ERROR. THEREFORE, THE LOCATION OF THE 1959 RIGHT OF WAY WAS DETERMINED BY FITTING THE RECORD ALIGNMENT TO THE PHYSICAL EVIDENCE OF THE OLD ROAD THAT WAS FOUND AND TIED ON THE GROUND. THIS LOCATION WAS FURTHER CONFIRMED BY OVERLAYING THE ORIGINAL COUNTY ROAD ALIGNMENT AS LOCATED AND MAPPED BY JAMES HANLEY ON SURVEY NO. 12-45-4.

AT THE DIRECTION OF THE ROADMASTER, BOTH RIGHT OF WAY LOCATIONS WERE MONUMENTED, AS SHOWN HEREON. THE RIGHT OF WAY MONUMENTS WERE SET AT POSITIONS DETERMINED BY THE EVIDENCE FOUND AND THE PROCEDURES OUTLINED HEREIN.

REFERENCES

- RECORD MAP OF SURVEY NO.'S 12-45-4, 12-45-8 AND 12-45-11
- DEED RECORD INSTRUMENT NO.'S 81-12-110, B15-25-0256, AND B16-18-0143
- DEED RECORD BOOK 167 PAGE 860
- 169 PAGE 655
- IDAHO POWER CO. MAP NO. D-BR-106, DATED DECEMBER 9, 1957

LINE TABLE

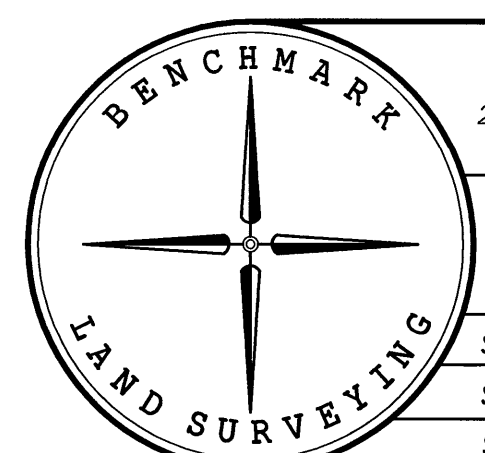
LINE	BEARING	DIST.
L1	N55°15'00"W	21.51
L2	S55°15'00"E	38.17
L3	S81°16'00"E	41.74
L4	N81°16'00"W	41.74
(L4)	N81°16'00"E	41.74
L5	S81°16'00"E	41.74
L6	S46°04'50"W	45.75
L7	N41°27'00"W	16.29
(L7)	N41°27'00"E	16.29
L8	S48°33'00"W	0.03
L9	S48°33'00"W	0.03
(L9)	S48°33'00"E	0.03
L10	S48°33'00"W	0.03
L11	S46°04'50"W	59.06
L12	S46°04'50"W	77.79
L13	S06°17'00"E	14.89
L14	S06°17'00"E	48.85
L15	S04°20'20"W	71.59
L16	N85°39'40"W	17.82
L17	N85°39'40"W	38.20
L18	N06°17'00"W	65.16
L19	N06°17'00"W	53.91
L20	S12°28'00"W	95.10

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	572.96	20°24'00"	204.00	S22°31'00"W 202.92
(C1)	572.96	20°24'	204.0	S22°31'W 202.92
C2	97.32	86°25'00"	146.78	S55°31'50"W 133.26
C3	127.32	86°25'00"	192.03	S55°31'50"W 174.34
(C3)	127.32	86°25'	192.04	S55°32'W 174.34
C4	157.32	86°25'00"	237.28	S55°31'50"W 215.42
C5	113.24	7°07'22"	14.08	N7°42'19"W 14.07
C6	143.24	39°49'00"	99.54	N61°21'30"W 97.55
(C6)	143.24	39°49'	99.54	N61°21'W 97.55
C7	173.24	18°08'11"	54.84	N72°11'55"W 54.61
C8	130.52	71°25'12"	162.69	S84°15'56"W 152.36
C9	144.59	54°50'00"	138.38	S21°08'00"W 133.16
C10	100.52	90°00'00"	157.90	N86°27'00"W 142.16
(C10)	100.52	90°00'	157.88	N86°27'W 142.16
C11	70.52	56°37'38"	69.70	S76°51'49"W 66.89
C12	114.59	54°50'00"	108.67	S21°08'00"W 105.53
(C12)	114.59	54°50'	108.67	S21°08'W 105.53
C13	84.59	54°50'00"	80.95	S21°08'00"W 77.90
C14	298.73	15°10'09"	79.09	S38°29'45"W 78.86
C15	238.73	41°44'30"	173.92	S25°12'35"W 170.10
(C15)	238.73	41°44'30'	173.93	S25°10'35"W 170.10
C16	178.73	41°44'30"	130.21	S25°12'35"W 127.35
C17	256.48	18°45'00"	83.93	S03°05'30"W 83.36
C18	286.48	18°45'00"	93.75	S03°05'30"W 93.33
(C18)	286.48	18°45'	93.75	S03°06'W 93.33
C19	316.48	18°45'00"	103.57	S03°05'30"W 103.11
C20	190.99	39°00'00"	130.00	S31°58'00"W 127.51
(C20)	190.99	39°00'	130.0	S31°58'W 127.51

FILED January 16, 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 12-45-14

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 222 BAKER CITY, OREGON
(541) 375-1251 - (541) 523-5852

RIGHT OF WAY SURVEY
A PORTION OF SNAKE RIVER ROAD (COUNTY ROAD NO. 994)
SITUATED IN THE W1/2 SECTION 27 AND THE SE1/4 SECTION 28,
T.12S., R.45E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR	BAKER COUNTY ROAD DEPARTMENT
SURVEYED BY	JLH, MCS & MRT
SCALE: 1"=60'	DRAWN BY: JLH
	1/6/2017