

Property Line Adjustment Survey

Of the MacNees Tract and part of the Sullivan Tract

Situated in the SE1/4 NE1/4 Section 17 and

the SW1/4 NW1/4 Section 16

T. 13 S. R. 37 E., W.M.

City of Unity

Baker County, Oregon

June 10, 2009

NARRATIVE

The purpose of this survey was to delineate and mark the MacNees Tract and part of the Sullivan Tract as described in Deed Book 173 Page 1490 as recorded in Baker County, Oregon, and to mark and delineate a lot line adjustment within the boundaries of the above described tracts.

The basis of bearing for this survey was the bearing as shown on the north line of Baker County Survey No. 13-37-21.

The 1/4 corner between sections 16 and 17, T. 13 S., R. 37 E., W.M. as set by George Henderson in 1881 was a cottonwood post with pits. Subsequent plats show an unrecorded 2" iron pipe as the corner. I did not find any evidence of the original post or the unrecorded 2" pipe but I did find an unrecorded 5/8" rebar with 5/8" rebar references at the 1/4 corner location. I accepted this 5/8" rebar as the best available evidence of the corner.

The section corner 8, 9, 16 and 17, T. 13 S., R. 37 E., W.M., presented another problem. The original corner was a cottonwood post with pits set by Henderson. A 1938 Oregon State Highway plat called an unrecorded stone but no post. All subsequent surveys called an unrecorded stone until 1997 when James E. Swenson, PLS found an unrecorded rebar (Baker County Survey 13-37-20). I did not find any evidence of an original post or unrecorded rebar but I did find the unrecorded stone, 15"x15"x4", with no markings (called in several surveys including 1938 Oregon Highway Strip Map 2B-23-19) and a fence corner with fences going E-W-N about 3 feet northerly of the stone. My distance ties show the stone has been moved about 3 feet southerly and was replaced by the fence corner sometime in 1975. The distance ties from the 1/4 corner to the fence corner and the improvements to the MacNees and Sullivan Tracts support the fence corner. I also gave consideration to other properties tied to this section corner and the fact that the stone has been moved. Therefore, to avoid disrupting the property boundaries tied to this section corner, I held the fence corner as the best available evidence of the original corner position.

All of the monuments set by Philo Anderson in Baker County Survey 13-37-1 have been lost. I used record deed calls and distances from the 1/4 corner of 16 and 17 to re-establish the corner positions for the MacNees and Sullivan Tracts on the north, east and south sides of the tracts. The deed calls Highway 26 as the west boundary of the tracts. I could not find any right of way pins on the highway so I used centerline striping for the highway location as well as the centerline data for the curve, which I laid out as shown on the 1938 highway drawing 2B-23-19. I used the record bearings of the tangents, curve data and the right of way width as shown on highway drawing 2B-23-19 in order to position the highway right of way lines.

The record deed bearings have been rotated 6 minutes west to match my basis of bearing.

This survey and lot line adjustment was at the request of Steven A. Ellis, Forest Supervisor, on behalf of the Wallowa-Whitman National Forest.

Description of Adjusted Parcels

Description of Adjusted Parcel No. 1 a part of the MacNees and Sullivan Tracts:

A tract located in the SE1/4NE1/4 of section 17 and the SW1/4NW1/4 of section 16 both in Township 13 South, Range 37 East, Willamette Meridian, City of Unity, Baker County, Oregon described as follows: Commencing at the 1/4 corner between sections 16 and 17 thence N00°06'00"W, along the section line, 619.70' to a 5/8" iron pin; thence S89°54'00"W 102.48' to a 5/8" iron pin and the Highway 26 right of way; thence along the easterly right of way of Highway 26 S09°46'00"E 123.24' to a 5/8" iron pin and the TRUE POINT OF BEGINNING; thence N84°09'10"E 126.00' to a 5/8" iron pin; thence along a curve clockwise for 111.35', whose radius is 71.58', to a 5/8" iron pin; thence S12°22'00"E 28.50' to a 5/8" iron pin; thence S77°30'30"W 191.42' to a 5/8" iron pin and the easterly right of way for Highway 26; thence along the easterly right of way of Highway 26 and along a curve ~~counterclockwise~~ clockwise 36.39', whose radius is 447.47', to a 5/8" iron pin; thence along the easterly right of way of Highway 26 N09°46'00"W 86.40' to a 5/8" iron pin and the true point of beginning. Parcel contains 0.46 acres.

Description of Adjusted Parcel No. 2 a part of the MacNees and Sullivan Tracts:

A tract located in the SW1/4NW1/4 of section 16 in Township 13 South, Range 37 East, Willamette Meridian, City of Unity, Baker County, Oregon described as follows: Commencing at the 1/4 corner between sections 16 and 17 thence N00°06'00"W, along the section line, 619.70' to a 5/8" iron pin; thence N89°54'00"E 168.10' to a 5/8" iron pin and the TRUE POINT OF BEGINNING; thence S12°22'00"E 187.70' to a 5/8" iron pin; thence S77°30'30"W 83.34' to a 5/8" iron pin; thence N12°22'00"W 28.50' to a 5/8" iron pin; thence along a curve counterclockwise for 60.74', whose radius is 71.58', to a 5/8" iron pin; thence N30°19'44"E 73.55' to a 5/8" iron pin; thence N33°48'22"E 70.91' to a 5/8" iron pin and the true point of beginning. Parcel contains 0.30 acres.

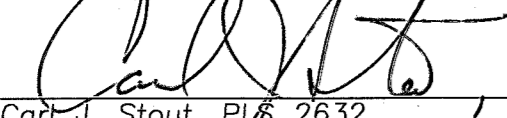
Description of Adjusted Parcel No. 3 a part of the MacNees Tract:

A tract located in the SE1/4NE1/4 of section 17 and the SW1/4NW1/4 of section 16 both in Township 13 South, Range 37 East, Willamette Meridian, City of Unity, Baker County, Oregon described as follows: Commencing at the 1/4 corner between sections 16 and 17 thence N00°06'00"W, along the section line, 619.70' to a 5/8" iron pin and the TRUE POINT OF BEGINNING; thence S89°54'00"W 102.48' to a 5/8" iron pin and the easterly right of way of Highway 26; thence S09°46'00"E 123.24' along the easterly right of way of Highway 26 to a 5/8" iron pin; thence N84°09'10"E 126.00' to a 5/8" iron pin; thence along a curve clockwise for 50.61', whose radius is 71.58', to a 5/8" iron pin; thence N30°19'44"E 73.55' to a 5/8" iron pin; thence N33°48'22"E 70.91' to a 5/8" iron pin; thence S89°54'00"W 168.10' to a 5/8" iron pin and the true point of beginning. Parcel contains 0.59 acres.

The above described parcels were created as a result of the approval by Baker County Department of Planning and Community Development of PLA-09-011, PLA-09-012 and PLA-09-013.

Surveyor's Certificate

I, Carl J. Stout, Registered Professional Land Surveyor, in the State of Oregon hereby certify that this map, notes, and records hereon or referenced are a correct representation of a survey performed during the months of May and June 2009 for the U.S. Forest Service in accordance with the Statutes of the State of Oregon.

 LS 2632
Carl J. Stout, PLS 2632
U.S. Forest Service
231 Patterson Bridge Road
John Day, Oregon 97845

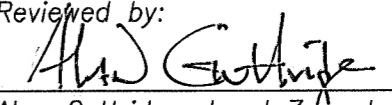
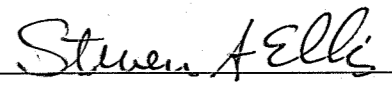
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 1993
CARL J. STOUT
2632

Renewal Date 6/30/2010

Baker County Survey #13-37-25

Sheet 2 of 2

Reviewed by:  Alan Guttridge, Land Zoning Lead	8/10/2009 Date
I certify that this survey was performed at the request of the Wallowa-Whitman National Forest Supervisor.	
 Steven A. Ellis, Forest Supervisor	8/11/2009 Date

FILED Dec. 10, 2009
BAKER COUNTY SURVEYOR
SURVEY NO. 13-37-25