

LAND PARTITION PLAT NO. P2017-002

NARRATIVE

A PARTITION OF A TRACT OF LAND SITUATED IN THE SE1/4NE1/4 SECTION 17, T.13S., R.37E., W.M., CITY OF UNITY, BAKER COUNTY, OREGON SURVEY COMPLETED DECEMBER 16, 2016

THIS PARTITION WAS PERFORMED AT THE REQUEST OF DARYL ELDRED ON BEHALF OF WHIPPLE SPRING, LLC, WITH THE PURPOSE OF DIVIDING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED NO. B12-52-0041 INTO TWO PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. THE PROPERTY WAS ORIGINALLY ACQUIRED BY THE U.S. FOREST SERVICE BY MEANS OF CONDEMNATION, AS EVIDENCED BY DEED NO.'S 75-05-066 AND 75-05-073. DEED NO. 75-05-066 CONTAINS A MAP TITLED "PLAT - FEE SIMPLE INTEREST - UNITY ADMINISTRATIVE SITE ADDITION", WHICH SHOWS, AMONG OTHER THINGS, THE BOUNDARIES OF THE PROPERTY, TOPOGRAPHY, OVERHEAD POWER LINES, POWER POLES AND FENCES.

FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM RECORD SURVEY NO.'S 13-37-1, 13-37-2, 13-37-5, 13-37-18, 13-37-25, 13-37-27, 13-37-28MP AND 13-37-29.

DURING THE COURSE OF THE SURVEY, I FOUND THAT THE LEGAL DESCRIPTION, AS WRITTEN, DOES NOT CONFORM WELL TO THE EXISTING CONDITIONS AND IMPROVEMENTS ON THE GROUND. I SUSPECT THAT VERY FEW FIELD TIES WERE MADE FOR THE CONSTRUCTION OF THE DESCRIPTION, AND IT IS QUITE POSSIBLE THAT THE BEARINGS AND DISTANCES WERE DERIVED USING PHOTOGRAMMETRY OR SOME OTHER INDIRECT MEANS.

I HELD THE EXISTING FENCE LINE ALONG THE WEST BOUNDARY, WHICH WAS THE BEST AVAILABLE EVIDENCE OF THE WEST PROPERTY LINE. I FOUND EVIDENCE IN THE FIELD SUGGESTING THIS FENCE HAD BEEN CONSTRUCTED BY THE U.S. FOREST SERVICE, WHO AUTHORED THE ORIGINAL LEGAL DESCRIPTION. FURTHERMORE, THE LOCATION OF THIS FENCE MATCHES THE LOCATION OF THE WEST PROPERTY LINE AS DEPICTED BY THE MAP IN DEED NO. 75-05-066, RELATIVE TO A NEARBY POWER POLE THAT STILL EXISTS. I ROTATED THE DEED RECORD BEARINGS FOR THE WEST AND NORTH LINES OF THE SUBJECT PROPERTY 00°31'45" CLOCKWISE TO CONFORM TO THE FENCE LINE.

TO DETERMINE THE LOCATION OF THE HIGHWAY RIGHT OF WAY, A SEARCH WAS MADE FOR MONUMENTS ALONG THE EASTERLY RIGHT OF WAY LINE FROM SURVEY NO.'S 13-37-1 AND 13-37-25. I FOUND NO TRACE OF THE PIPES FROM SURVEY NO. 13-37-1, BUT I DID FIND TWO PINS SET IN SURVEY NO. 13-37-25 THAT WERE INTENDED TO BE ON THE EAST RIGHT OF WAY TANGENT, HOWEVER THEY DO NOT FIT THE EXISTING HIGHWAY OR RIGHT OF WAY FENCES. I LOCATED THE EXISTING HIGHWAY CENTERLINE FOR OVER 1000 FEET ALONG THIS SAME TANGENT, AND FOUND THE ANGULAR DIFFERENCE TO BE 01°14'29". AS A RESULT, I DID NOT USE THESE PINS, BUT INSTEAD DETERMINED THE WEST RIGHT OF WAY LINE BY MEASURING 30 FEET PERPENDICULAR FROM SAID HIGHWAY CENTERLINE. I HELD THE DEED DISTANCE OF 1079 FEET MEASURED FROM THE NORTHEAST CORNER OF THE PROPERTY ALONG THE EXTENDED WEST RIGHT OF WAY TANGENT TO LOCATE THE ANGLE POINT ON THE EAST PROPERTY LINE.

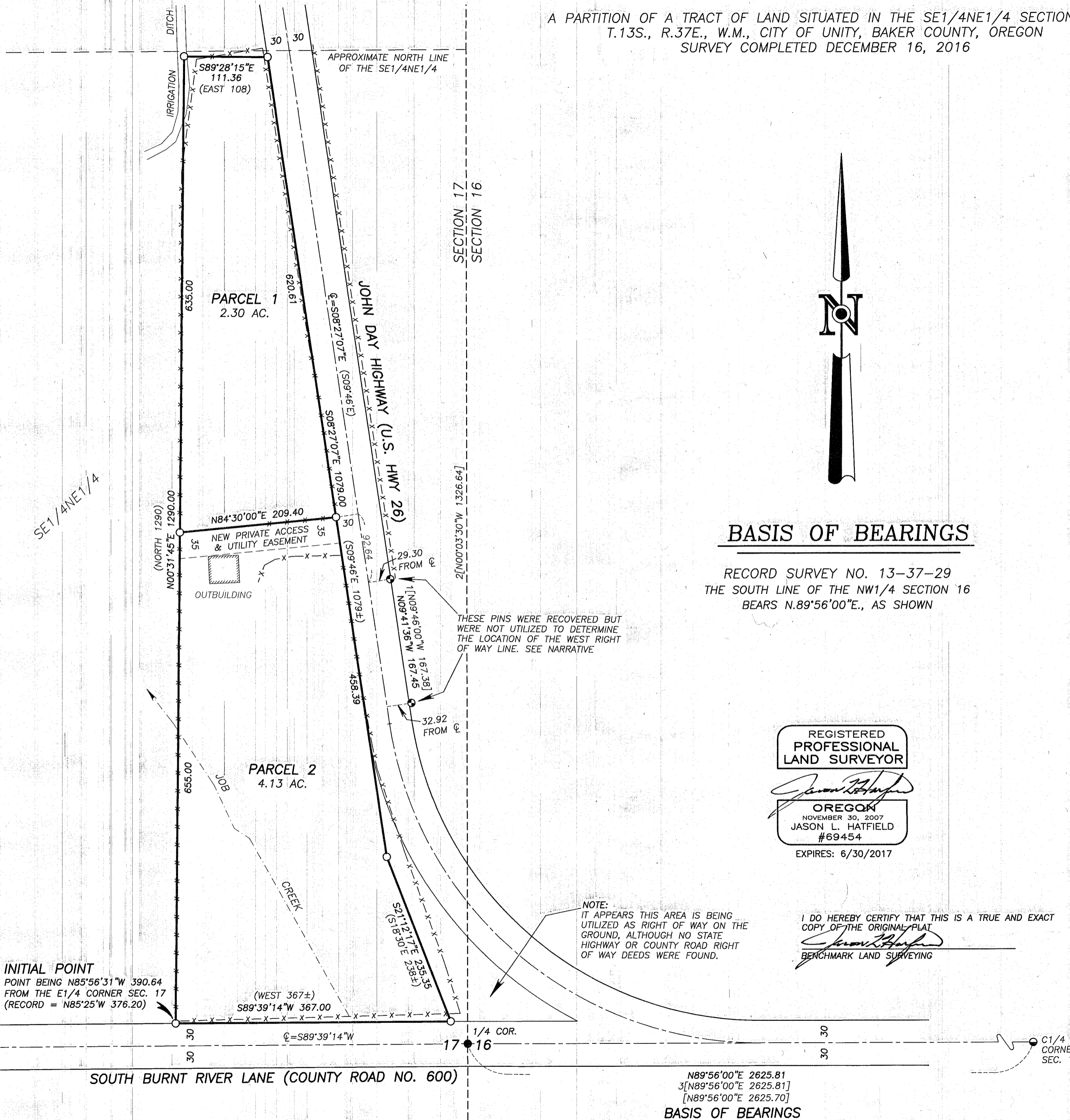
OREGON STATE HIGHWAY DIVISION DRAWING NO.'S 1R-2-680 AND 2B-23-19 SHOW THE WEST RIGHT OF WAY LINE OF THE HIGHWAY BEING PARALLEL TO THE CENTERLINE CURVE. HOWEVER, COUNTY SURVEY NO.'S 13-37-1 AND 13-37-2 DEPICT THE WEST RIGHT OF WAY LINE FOLLOWING THE TANGENT, EXTENDED SOUTHERLY TO THE COUNTY ROAD. ALTHOUGH I FOUND NO RIGHT OF WAY DEEDS THAT SUPPORT THIS, IT APPEARS THIS AREA IS BEING UTILIZED AS RIGHT OF WAY ON THE GROUND.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND, AND THE PROCEDURES OUTLINED HEREIN. THE PARCEL DIVISION LINE WAS LOCATED AT THE DIRECTION OF THE LANDOWNER.

THE LOCATION OF THE NORTH LINE OF THE SE1/4NE1/4 IS BASED ON THE RECORD DISTANCE OF 2653.28 FEET BETWEEN THE E1/4 CORNER AND THE NE CORNER OF SECTION 17, AS SHOWN ON SURVEY NO. 13-37-20.

LEGEND

- FOUND 5/8" IRON PIN WITH SMASHED YELLOW PLASTIC CAP SEE SURVEY NO.'S 13-37-18 AND 13-37-27
- FOUND 5/8" IRON PIN WITH SMASHED YELLOW PLASTIC CAP 8" BELOW ASPHALT SURFACE FROM SURVEY NO. 13-37-5
- FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP MARKED "CJ STOUT PLS 2632" FROM SURVEY NO. 13-37-25
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 13-37-5
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 13-37-25
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 13-37-20
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 13-37-29
- x-x FENCE LINE



BASIS OF BEARINGS

RECORD SURVEY NO. 13-37-29
THE SOUTH LINE OF THE NW1/4 SECTION 16
BEARS N.89°56'00"E., AS SHOWN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2017

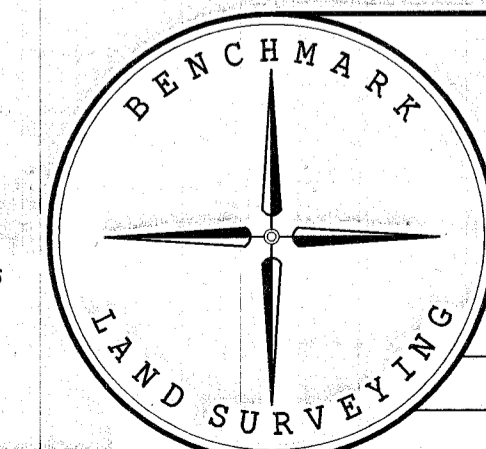
I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT
Jason L. Hatfield
BENCHMARK LAND SURVEYING

NOTE:
IT APPEARS THIS AREA IS BEING
UTILIZED AS RIGHT OF WAY ON THE
GROUND, ALTHOUGH NO STATE
HIGHWAY OR COUNTY ROAD RIGHT
OF WAY DEEDS WERE FOUND.

INITIAL POINT
POINT BEING N85°56'31"W 390.64
FROM THE E1/4 CORNER SEC. 17
(RECORD = N85°25'W 376.20)

SOUTH BURNT RIVER LANE (COUNTY ROAD NO. 600)

N89°56'00"E 2625.81
3[N89°56'00"E 2625.81]
[N89°56'00"E 2625.70]
BASIS OF BEARINGS



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 222 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION
SITUATED IN THE SE1/4NE1/4 SECTION 17, T.13S., R.37E., W.M.,
CITY OF UNITY, BAKER COUNTY, OREGON

SURVEYED FOR	WHIPPLE SPRING, LLC	
SURVEYED BY	JLH & MRT	12/16/2016
SCALE: 1"=100'	DRAWN BY: JLH	SHEET 1 OF 2

FILED March 22, 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 13-37-31