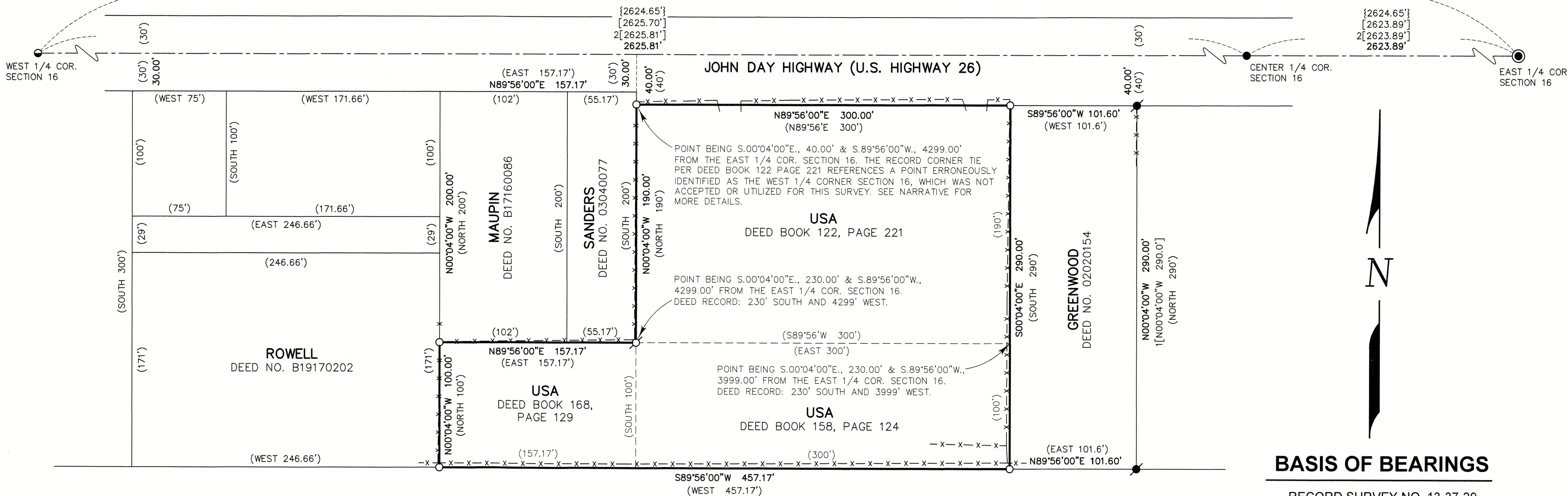


BASIS OF BEARINGS

{WEST 5249.3'}
[S89°56'00"W 5249.59']
2[S89°56'00"W 5249.70']
S89°56'00"W 5249.70'

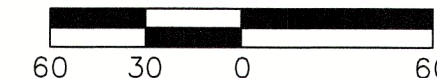


FLR, LLC
DEED NO. B22170049

BASIS OF BEARINGS

RECORD SURVEY NO. 13-37-29
THE EAST-WEST CENTER OF SECTION 16
BEARS S.89°56'00"W., 5249.70 FT.
AS SHOWN

SCALE: 1"=60'



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE WALLOWA-WHITMAN NATIONAL FOREST WITH THE PURPOSE OF LOCATING THE EXTERIOR BOUNDARIES OF THE UNITY RANGER STATION COMPOUND, SITUATED IN THE N1/2SW1/4 SECTION 16, T.13S., R.37E., W.M., IN THE CITY OF UNITY.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. TITLE TO THE SUBJECT PROPERTY WAS ACQUIRED BY THE UNITED STATES OF AMERICA, AS EVIDENCED BY THREE SEPARATE DEEDS RECORDED IN BOOK 122, PAGE 221; BOOK 158, PAGE 124; AND BOOK 168, PAGE 129; BAKER COUNTY DEED RECORDS.

I ALSO SEARCHED THE BAKER COUNTY SURVEYOR RECORDS AND FOUND SURVEY NO.'S 13-37-1, 13-37-5, 13-37-17, 13-37-27, 13-37-29, AND 13-37-30, WHICH ALL PERTAIN TO THIS SURVEY. ADDITIONALLY, I FOUND A SURVEY BY PHILO ANDERSON, P.E., PERFORMED MARCH 26-27, 1946, AND FILED IN DEED BOOK 143, PAGE 276. MR. ANDERSON EITHER FOUND OR REESTABLISHED THE CORNERS NECESSARY FOR THE SUBDIVISION OF SECTION 16, AND HE ALSO ESTABLISHED THE CENTER 1/4 CORNER. HIS SURVEY PROVIDES THE BASIS OF CONTROL FOR THE MAJORITY OF THE PROPERTY DESCRIPTIONS AND SUBSEQUENT SURVEYS IN UNITY.

THE LEGAL DESCRIPTION IN DEED BOOK 122, PAGE 221 CONTAINS A TIE TO A 2" X 24" IRON PIN PURPORTEDLY MARKING THE WEST 1/4 CORNER OF SECTION 16. DURING THE COURSE OF MR. ANDERSON'S 1946 SURVEY, HE FOUND WHAT WAS PRESUMABLY THE SAME MONUMENT, EXCEPT HE CALLS IT A 2" IRON PIPE. AFTER CAREFUL EVALUATION, HE REJECTED IT AS REPRESENTING THE WEST 1/4 CORNER. HE NOTES THAT THE PIPE WAS LOCATED IN THE "BORROW PIT" AND WAS FOUND TO BE 13.4 FEET EAST AND 18 FEET SOUTH OF THE TRUE 1/4 CORNER LOCATION, WHICH HE DETERMINED TO BE IN THE CENTER OF THE COUNTY ROAD. THIS IS CONSISTENT WITH COUNTY SURVEYOR RECORD BOOK 1, PAGE 55, WHICH DEPICTS AND DESCRIBES THE COUNTY ROAD BEING CENTERED ON THE WEST 1/4 CORNER OF SECTION 16 WHEN IT WAS ESTABLISHED IN 1894. ANDERSON'S 1/4 CORNER POSITION HAS SINCE BEEN PERPETUATED WITH A 5/8" REBAR, AND HAS BEEN ACCEPTED AND RELIED UPON BY EVERY SUBSEQUENT SURVEY OF RECORD IN THE AREA. I ALSO ACCEPT IT.

THEREFORE, I DID NOT UTILIZE THE CORNER TIE GIVEN IN DEED BOOK 122, PAGE 221 FOR THE PLACEMENT OF THE TRACT. INSTEAD, I UTILIZED THE CORNER TIES TO THE EAST 1/4 CORNER GIVEN IN THE DEED DESCRIPTIONS FOR THE ABUTTING PROPERTIES, WHICH ARE ALL IN HARMONY WITH ONE ANOTHER.

I MADE FIELD MEASUREMENTS TO RECOVER THE APPURTENANT CONTROLLING MONUMENTS FROM THE AFOREMENTIONED SURVEYS, WHICH I ACCEPT.

I SET NEW MONUMENTS AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND, AS SHOWN.

LEGEND

- FOUND 5/8" IRON PIN WITH NO CAP FLUSH WITH ASPHALT SURFACE - SEE RECORD OF LAND CORNER MONUMENTATION FILED AS SURVEY NO. 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 YELLOW PLASTIC CAP (MARKINGS ILLEGIBLE) FROM SURVEY NO. 13-37-17
- FOUND 5/8" IRON PIN WITH ATTACHED 2" ALUMINUM CAP FROM SURVEY RECORDED AS SURVEY NO. 13-37-29 AND CORNER MONUMENTATION RECORD FILED AS SURVEY NO. 13-37-30
- SET 5/8" X 24" IRON PIN WITH 2" ALUMINUM CAP MARKED "PLS 69454"
- SET PK NAIL WITH 1 1/2" ALUMINUM WASHER MARKED "PLS 69454" IN AN EXISTING CONCRETE PAD
- () DEED RECORD BEARING AND DISTANCE
- { } RECORD BEARING AND DISTANCE FROM 1946 SURVEY BY PHILO H. ANDERSON, P.E., RECORDED IN DEED BOOK 143, PAGE 276
- [] RECORD BEARING AND DISTANCE FROM BAKER COUNTY SURVEY NO. 13-37-5
- 1[] RECORD BEARING AND DISTANCE FROM BAKER COUNTY SURVEY NO. 13-37-17
- 2[] RECORD BEARING AND DISTANCE FROM BAKER COUNTY SURVEY NO. 13-37-29
- X-X- EXISTING FENCE

REFERENCES

BAKER COUNTY SURVEYOR RECORDS:
SURVEY NO.'S 13-37-1, 13-37-5, 13-37-17, 13-37-27, 13-37-29, AND 13-37-30
SURVEYOR BOOK 1, PAGE 55

BAKER COUNTY DEED RECORDS:
DEED BOOK 122, PAGE 221
DEED BOOK 143, PAGE 276
DEED BOOK 155, PAGE 352
DEED BOOK 156, PAGE 79
DEED BOOK 158, PAGE 124
DEED BOOK 168, PAGE 129

DEED NO.'S 02020154, 03040077, 13150012, B17160086, B19170202, B22170049, AND B23140170

FILED April 16, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 13-37-38



UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION 6 - NORTHEAST OREGON LAND ZONE
1550 DEWEY AVENUE, SUITE A - BAKER CITY, OREGON 97814 - (541) 523-1283

MAP OF SURVEY
UNITY RANGER STATION COMPOUND
SITUATED IN THE N1/2SW1/4 SECTION 16, T.13S., R.37E., W.M.,
CITY OF UNITY, BAKER COUNTY, OREGON

SURVEYED FOR	WALLOWA-WHITMAN NATIONAL FOREST	
SURVEYED BY	JLH	SURVEY COMPLETED: 4/1/2025
SCALE: 1"= 60'	DRAWN BY: JLH	