

**RECORD OF SURVEY**  
 within the NW1/4, SW1/4, Section 18,  
 Township 14 S., Range 45 E., W.M.,  
 Baker County, Oregon

**SURVEYOR'S NARRATIVE & CERTIFICATE**

THIS SURVEY WAS MADE AT THE REQUEST OF PAMELA & WILLIAM HITNER, FOR THE PURPOSE OF MARKING THE BOUNDARY OF THE PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT #B16-33-0073, DEED RECORDS OF BAKER COUNTY, OREGON.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM SURVEY INST. NUMBER 14-45-30, 14-45-05, & 14-45-29. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON SURVEY INST. #14-45-30

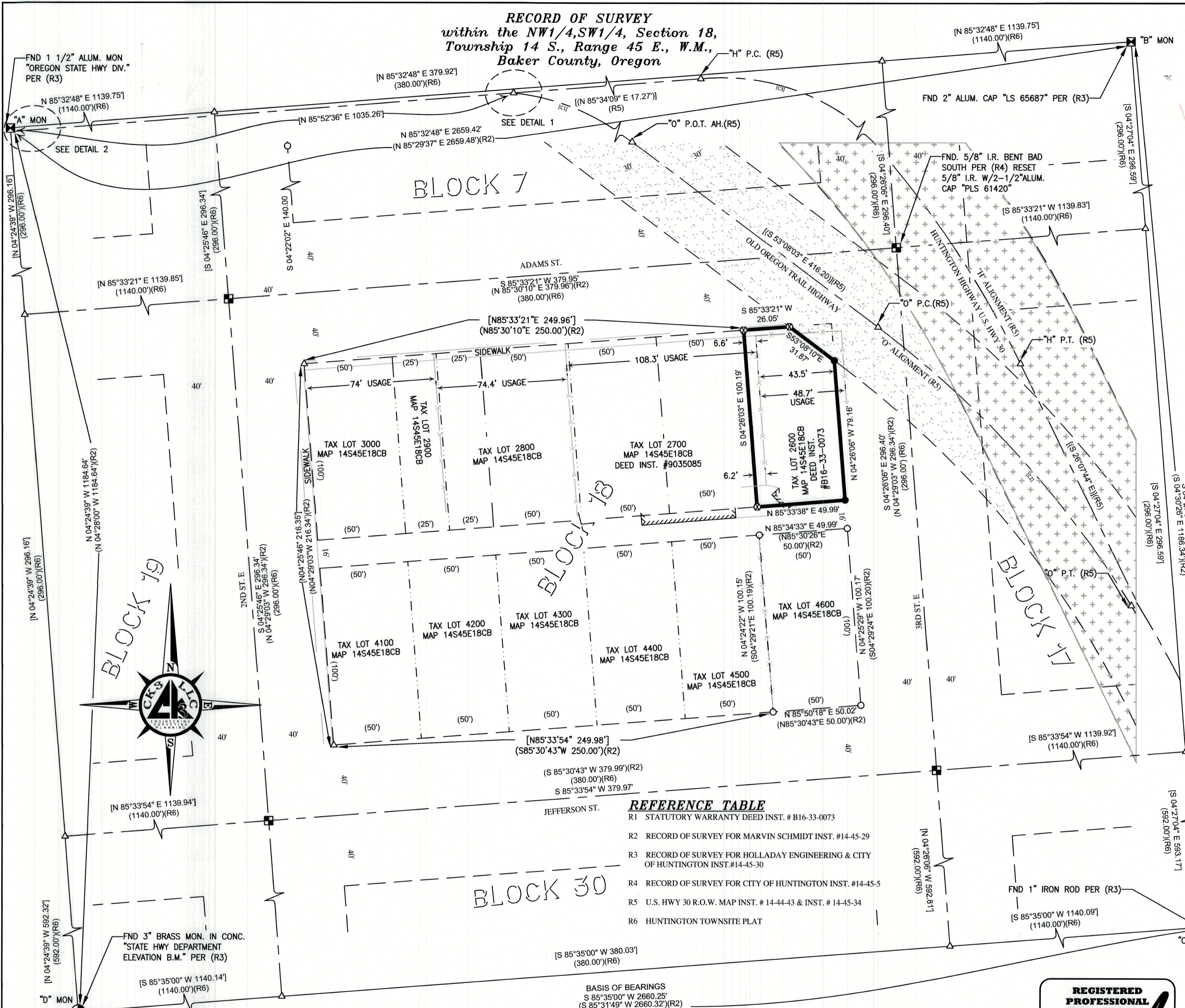
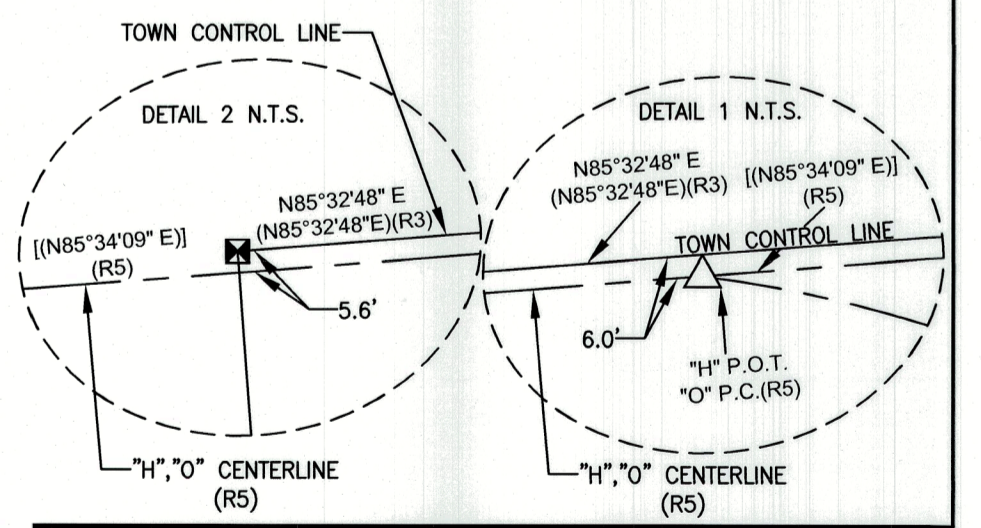
THE PROPERTY LINES WERE ESTABLISHED BY HOLDING THE FOUR MAIN CONTROL MONUMENTS KNOWN AS THE HUNTINGTON TOWN CONTROL, POINTS "A", "B", "C", AND "D". FROM THESE MONUMENTS A BLOCK BREAKDOWN INTERSECTION WAS CALCULATED AND THE LOT CORNERS WERE PROPORTIONED, TO VERIFY THIS METHOD SURVEY NO. 14-45-29 WAS REFERENCED AND THOSE MONUMENTS FIT VERY WELL, AS SHOWN, THE ODOT RIGHT OF WAY CAME FROM SURVEY (R5), BOTH THE ACTIVE RIGHT OF WAY COVERING THE CURRENT HIGHWAY IS SHOWN WITH A [ ] HATCH AND THE OLD BUT NOT ABANDONED IS SHOWN WITH [ ] HATCH.

BASED ON THE ABOVE CITY CONTROL, THE PROCESS AS DESCRIBED, AND AS RETRACED IN AREA SURVEYS OF RECORD THE WEST BOUNDARY OF THE SUBJECT PARCEL IS APPROXIMATELY 6.5' WEST OF AN EXISTING FENCE LINE. AFTER INTERVIEWING SEVERAL OWNERS/OCCUPANTS (JUNE, JANE & TONY (KENICK) OF TAX LOT 2700 REGARDING THE PROPERTY LINE AND FENCE LINE NO ADDITIONAL BOUNDARY EVIDENCE WAS PROVIDED REGARDING THE LOCATION OF THIS LINE, HOWEVER AN EASEMENT WAS CLAIMED OVER THE SOUTHWEST CORNER OF THE SUBJECT PARCEL TO ALLOW FOR AN EXISTING DRIVEWAY, IT WAS ALSO REPORTED THAT THE FENCE HAD BEEN IN PLACE FOR DECADES. I WAS PROVIDED A LETTER FROM A LARRY MARSHALL (PRIOR OWNER) THAT INDICATED HIS GRANDMOTHER KATHREN HARVEY HAD OWNED BOTH PARCELS, TAX LOT 2700 AND THE SUBJECT PARCEL AND SHE HAD KNOWINGLY BUILT THE CONCRETE DRIVEWAY OVER ONTO THE SUBJECT PARCEL IN THE LATE 60'S. I OBTAINED SEVERAL DEEDS DATING BACK TO THIS ERA OF COMMON OWNERSHIP TO SEE IF ANY THING WAS MENTIONED ABOUT THIS FENCE LINE, DRIVEWAY, PROPERTY LINE OR EASEMENT, I WAS UNABLE TO FIND ANY INFORMATION REGARDING THESE ITEMS, AS SHOWN ON THIS MAP THE BLOCK IS WITHIN 0.04' OF RECORD DATA AND ALL INTERIOR FENCE LINES OCCUPY VERY NEAR TO THEIR CORRECT DISTANCE AND CORRECT LINES, EXCEPT FOR TAX LOT 2700 THAT OCCUPIES APPROXIMATELY 8' MORE ON ITS EAST BOUNDARY, JUNE (KENICK) AGREED TO ALLOW A P.K. NAIL TO BE SET IN THE DRIVEWAY RATHER THAN THE TYPICAL 5/8" REBAR.

LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARY OF THE PARCEL SHOWN AS 2600. I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 3/3/2023, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

**LEGEND**

- PROPERTY LINE ( ) DATA OF RECORD
- - - TOWN CONTROL LINE [ ] CALCULATED DISTANCE
- - - TIE LINE
- - - RIGHT-OF-WAY (ROW)
- - - TAX LOT LINES
- - - CENTERLINE OF ROAD
- - - LOT LINES
- - - FENCE LINE
- - - BUILDING LINE
- [ ] OLD ALIGNMENT
- [ ] NEW ALIGNMENT
- FND. BRASS MONUMENT
- SET 5/8" X30" REBAR W/RPC "PLS 61420"
- ⊗ SET 2-1/2" LONG P.K. NAIL WITH A 1-1/2" WASHER "PLS 61420"
- FND. 5/8" IRON REBAR PLS 1817
- △ CALCULATED POINT
- ⊠ FND ALUM. MON
- 1" IRON ROD
- ⊠ SET 5/8" I.R. W/2-1/2" ALUM. CAP "PLS 61420"

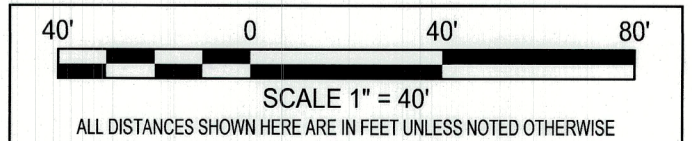


**REFERENCE TABLE**

R1	STATUTORY WARRANTY DEED INST. # B16-33-0073
R2	RECORD OF SURVEY FOR MARVIN SCHMIDT INST. #14-45-29
R3	RECORD OF SURVEY FOR HOLLADAY ENGINEERING & CITY OF HUNTINGTON INST.#14-45-30
R4	RECORD OF SURVEY FOR CITY OF HUNTINGTON INST.#14-45-5
R5	U.S. HWY 30 R.O.W. MAP INST. # 14-44-43 & INST. # 14-45-34
R6	HUNTINGTON TOWNSITE PLAT

**CURVE TABLE**

CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD
[C1]	238.73	41°25'00"	172.57	90.25	N73°43'21"W	168.84
[C2]	572.96	27°18'00"	273.00	139.14	N39°29'10"W	270.43
[C3]	572.96	68°18'00"	683.00	388.65	N60°16'51"W	643.28



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Lance Clark King*

**OREGON**  
 MAY 10, 2011  
**LANCE CLARK KING**  
 61420

RENEWS: 6/30/2023

SURVEY FOR:  
**PAMELA & WILLIAM HITNER**

**CK3, LLC**  
 ENGINEERING-SURVEYING & PLANNING

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CHECKED BY: LCK	FIELDBOOK No. 0-351	PAGE(S): 17-18
DRAWN BY: RAC	DWG FILE No.: B-1332	
APPROVED BY: LCK	FILENAME: VO 22023.dwg	JOB No.: VO-22023
DATE: 3/6/2023	DATE REVISED:	SHEET: 1 of 1

FILED Mar. 13, 2023  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 14-45-36