

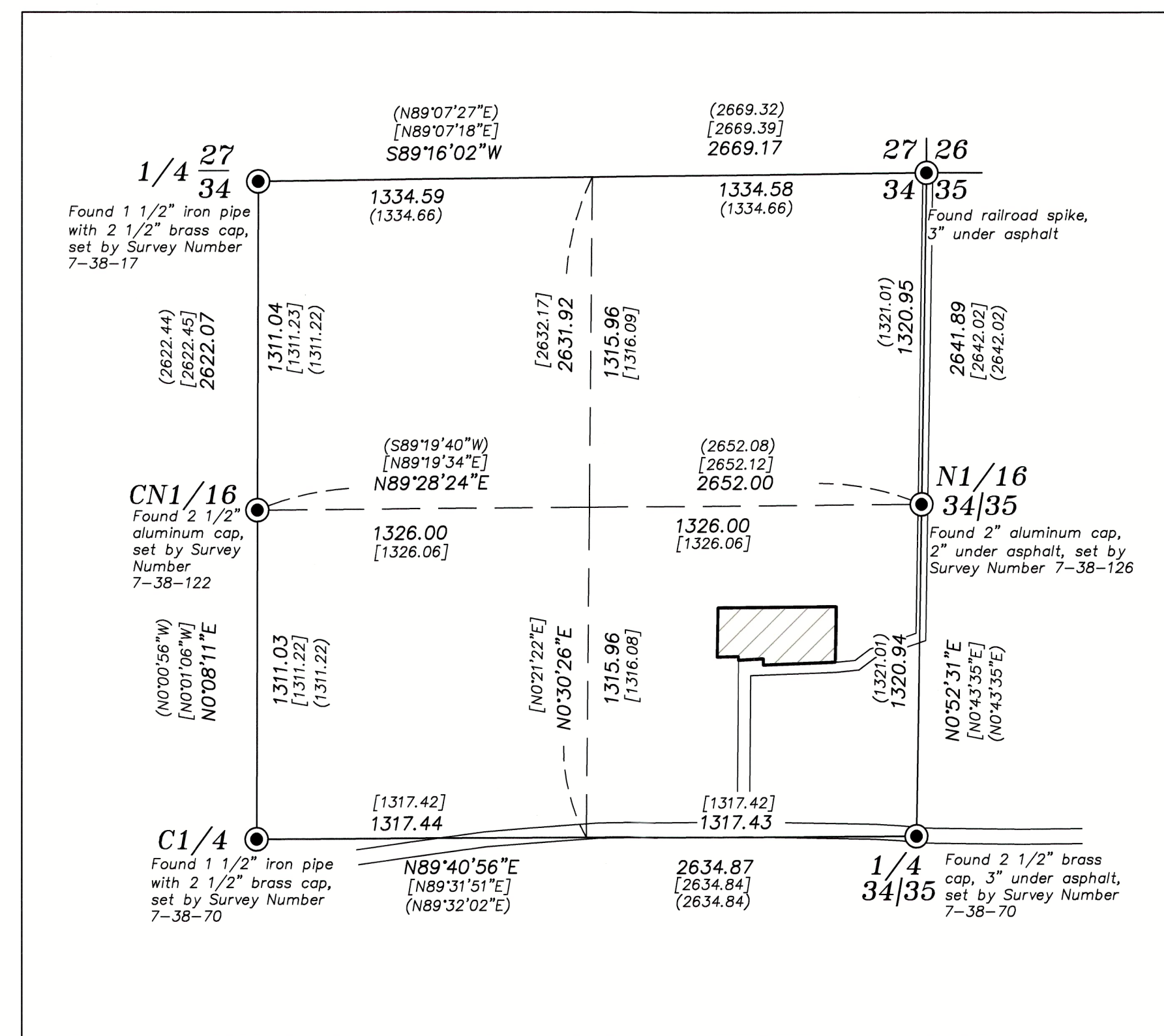
BASIS OF BEARING

Oregon Coordinate Reference System - Baker Zone

SCALE: 1"=60'

LEGEND

- Found monument as noted, accepted as aliquot corner
- Found 5/8" iron pin with yellow plastic cap marked BENCHMARK SURVEYING, set by Survey Number 7-38-126
- Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGR. PLS 1206, set by Partition Plat P1996-001
- Set 5/8"x30"(or as otherwise noted) iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- Fenceline
- Record measurement as per Survey Number 7-39-70
- Record measurement as per Survey Number 7-39-126
- Record measurement as per Partition Plat P1996-001
- Record measurement as per Plat of Cole's Addition
- Record deed call

NE 1/4 SECTION 34
SCALE: 1"=500'

NARRATIVE

This survey was done at the request of Janelle Stephens, owner of the acquiring tract of this lot line adjustment. Mrs. Stephens wanted to adjust the common line with the adjoining property as shown hereon. Deeds within this area are based largely on the placement of vacated Cole's Addition. Survey 7-38-126, done by Jason Hatfield, did a retracement of Cole's Addition to place Block 1. As there is no remaining monumentation from Cole's Addition, his methodology held the aliquot lines along the North and East side of Cole's Addition and placed blocks at record distance. I find this method to be very harmonious with the East/West running fencelines and relatively harmonious with the North/South fenceline (falling between 3 and 5 feet to the East).

Rock Creek Town Road was originally petitioned by Jacob Scholl, as a 40 foot right of way. Petition qualifies that the intent of the legal description is to place the road as it was presently traveled. Where the road runs West from the Section line, I hold the record angle and distance by Survey 7-38-126. As it runs along the Stephens and Whiting properties, I hold the centerline of the constructed road.

To place the lines prior to adjustment of the Stephens tract, I hold the 151 foot width along the North line, and run the West line parallel with the East. There is a slight discrepancy between the current legal description of the Stephens tract, and that given in Book 96, Page 340 (referred to as the Stanley Tract in deeds) as the West line in Book 96, Page 340 is called as being 130 feet from the West line of Clayton Street (1 ft. difference). There is also no call to the centerline of Pine Street for the North line in said deed. Despite the Whiting deed making a call to the Stanley Tract, I use the more recent legal descriptions to place the Stephens tract. As both the North and West lines of the Stephens tract are being adjusted by this lot line adjustment, it ultimately makes this discrepancy moot.

To place the Whiting tract, I hold the record distance along the North line of vacated Lots of Block 3 of Cole's Addition, as per deed, the record deed distance. From the NW corner, I run a line South, parallel with the centerline of Clayton Street to place the West line. At the Southwest corner, I hold monuments set by Partition P1996-001. For the notch in the right of way at the Southwest corner, I hold record deed distances.

Fencelines are off as shown. A driveway servicing the property to the West of Whiting crosses the Southwest corner as shown. The pin at the Southeast corner of Stephens was cut to 20" to avoid potential interference with an underground communication line. I find no other unusual conditions with this survey.



REFERENCE MATERIAL

- Survey Number 7-38-17
- Survey Number 7-38-22
- Survey Number 7-38-70
- Survey Number 7-38-72
- Survey Number 7-38-124
- Survey Number 7-38-126
- Survey Number 7-38-127
- Survey Number 7-38-145
- Partition Plat P1993-004
- Partition Plat P1996-001
- Plat of Cole's Addition to Rock Creek
- DEED REFERENCES
- Book 60, Page 380
- Book 96, Page 340
- Book 170, page 400
- 88 24 015
- 88 34 007
- 98 26 109
- B24 10 0231

BAGETT, GRIFFITH & BLACKMAN		
2006 Adams Avenue, LaGrande, Oregon		
Map of Survey		
Situated in the Northeast quarter of Section 34, Township 7 South, Range 38 East of the Willamette Meridian		
BAKER COUNTY, OREGON		
SURVEYED FOR	Janelle Stephens	
SURVEYED BY	J. S. H.	
Scale: 1" = 60'	Drawn by: J. S. H.	Oct. 2024