#### (S87'58'39"W) - S87'58'39"W S 0 U T H (2639.95) **2639.9**5 <u>T</u> (1319.97) <u>L</u> N AIRPÓR 35 62.36 35 37.00 *37.00 —* TRACT9.786 acres *ADJUSTED* (before TRACTadjustment) 7.675 acres 2.111 ACRES (after (TO ACCRUE TO B20 11 0027 adjustment) TRACT B) S87'58'39"W 522.29 LINE BEFORE ADJUSTMENT N87'58'39"E 580.00 2626.62 CATALPA NW1/16 TRACT B 69.763 acres (before adjustment) 71.874 acres (after adjustment) AIRPORTL NS O U T HPin falls on East N1.42'38"W (N1.42'38"W) side of fence corner (S1.41'50"E) **S1.41'51"E** 1**329.79** (1329.79) A D D I T I O N 642. 1320.56 N88°09'11"E C1/4C-W1/16TRACT BTRACT A (1320.57)(N88°09'11"E) *NARRATIVE* This survey was done at the request of Josh Howard, potential purchaser of Tract A. He wanted to adjust the East line of the tract such that a well servicing agricultural operations on Tract B would stay with Tract B, and to adjust the South line such that the pivot on Tract B can run perpendicular to the West line without interference. 522.29 S87\*58'39"W The section was subdivided in Survey 8-40-26 and I recover monuments as shown. Finding them harmonious with the survey, I accept these in place. The East line of the adjusted Tract A is run DETAIL SCALE: 1"=100' at a slight skew to maintain a proper 10 foot setback to an existing shed on Tract A. I find no other unusual conditions with this survey.

# LOT LINE ADJUSTMENT

## BASIS OF BEARING

The North line of the Northwest quarter of Section 35, Township 8 South, Range 40 East of the Willamette Meridian being South 87\*58'39" West, as per Survey Number 8-40-26

SCALE: 1"=300'

### LEGEND

Found 2" aluminum cap, marked as per Baker County Monumentation records, set by Survey Number 8—40—26

O Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER

Fenceline

Center of Pivot

₩ Irrigation Well

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Record measurement as per Survey 8-40-26

#### REFERENCE MATERIAL

Survey Number 8-40-6 Survey Number 8-40-14 Survey Number 8-40-26 Plat of Catalpa Park Addition

> <u>DEED REFERENCES</u> Book 172, Page 729 B22210141 B20110027



Renewal Date: June 30, 2023

FILED TUNNER 11, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 8-40-48

## *▲ BAGETT, GRIFFITH & BLACKMAN*

2006 Adams Avenue, LaGrande, Oregon Map of Survey

Situated in the Northwest quarter of Section 35, Township 8 South, Range 40 East of the Willamette Meridian

BAKER COUNTY, OREGON		
SURVEYED FOR	Josh Howard	
SURVEYED BY	J. S. H.	
Scale: $1" = 30$	O' Drawn by: J. S. H.	Jan. 2023