

RECORD OF SURVEY

SE1/4 SW1/4 & SW1/4 SE1/4 of Section 8

Township 8 South, Range 46 East of the Willamette Meridian

City of Halfway, Baker County, Oregon

GRAPHIC SCALE



NW Corner of the
SE1/4 SW1/4 of Sec. 8

1 inch = 40 ft.

2.96

NE Corner of the
SE1/4 SW1/4 of Sec. 8

S89°46'42"W 271.07

BELL STREET

BELL STREET

SEE SHEET 2
FOR DETAILS

N89°52'02"E 1320.29 (N89°52'49"E 1320.13)₁
(N89°51'57"E 1320.24)₄

N89°52'02"E 132.42

214.00 [214.0]
S89°46'42"W 239.68

Remaining portion of Fir Street,
as platted by F.M. Officer Addition,
to remain as Fir Street.

N0°12'43"W 100.09
(N00°06'17"W 100.00)₁
(N0°07'19"W 100.00)₂

S0°10'12"E 99.98
(S00°06'17"E 100.00)₁
(S0°07'19"E 100.00)₂

Deed 03-33-0384

20.00

100.10

(N00°06'17"W 100.00)₁
(N0°07'19"W 100.00)₂

This portion of Parcel 2 to be dedicated
to the City as new Fir Street.

This portion of Fir Street, as platted by F.M. Officer Addition, to be Vacated.

BLOCK 10
OF
F.M. OFFICER ADDITION

N89°59'05"W 67.98
(N89°51'57"E 67.70)₂

N89°56'07"E 100.15
(N89°52'49"E 100.00)₁

Southerly extension of the East line of Deed 03-33-0384

183.72

S0°18'49"E 283.82

N0°06'19"W 338.82

This portion of Parcel 2 to be dedicated
to the City as new Fir Street.

283.82

S0°18'49"E 288.28

S0°15'51"E 288.28 [288.3]

Parcel 2 of Partition Plat 2003-018;
except the South 25 feet, and all that portion
East of the southerly extension of the East line
of Deed 03-33-0384.

The South 25 feet of Parcel 2
to be dedicated to the City as
an extension of Bisher Street.

N89°53'15"E 200.15

182.65

N89°53'15"E 200.14 M=R

125.14

The North 25 feet of Parcels 17 &
19 to be dedicated to the City as an
extension of Bisher Street.

75.00 M=R

125.13

N89°53'15"E 200.13

N89°46'42"E 241.94
214.00 [214.0]

N89°46'42"E 272.01 (272.07)₂
(N89°48'55"E 272.05)₃

BISHER STREET

N0°15'51"W 288.28 [288.3]

PINE STREET

N0°15'51"W 341.78

N
O
R
T
H



LEGEND

- Found a 5/8 inch iron rod with yellow plastic cap, per Partition Plat 2003-018.
- Found a 1/2 inch iron rod, per CS 8-46-90.
- Found a PK nail with washer, below chip seal, per CS 8-46-90.
- Found a 5/8 inch iron rod in 4 inch diameter steel case, accepted as the street intersection monuments for the City of Halfway.
- Found a 5/8 inch iron rod with light blue plastic cap, per Partition Plats 2025-004, unless otherwise noted.
- Found a 5/8 inch iron rod with 1 1/2 inch aluminum cap, per Replat 2025-005.
- Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd.: WALLOWA ASSOCIATES.
- Set a 2 1/2 inch MAG nail with 1 1/2 inch stainless steel washer mkd.: WALLOWA ASSOCIATES LS 91201.
- Calculated position, nothing found nor set.

Property Line

Street Centerline

[] Record information, per Plat of F.M. Officer Addition

()₁ Record information, per CS 8-46-90

()₂ Record information, per Partition Plat 2003-018

()₃ Record information,
per Replat SD2010-002

()₄ Record information,
per Partition Plat 2021-001

()₅ Record information,
per Replat 2025-005

M=R Measured equals Record,
per Partition Plat 2025-004

CS Baker County Survey

PP Partition Plat

WC Witness Corner

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 9, 2017
KRISTINA POWELL
91201

EXPIRES 12-31-26

Record of Survey
Pine Eagle School District #61

LOCATED WITHIN
Parcels 17, 18 & 19 of PP2025-004 & Parcel 2 of PP2003-018
SE1/4 SW1/4 Sec. 8, T8S, R46E;
Willamette Meridian, Baker County, Oregon

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE
1 INCH = 40 FEET
DRAWN BY
KP
DATE 6/2025

SHEET No.
1 of 2
CHECKED
RAS

DATE OF SURVEY
Beginning: 5/13/2025
Ending: 5/13/2025
PROJECT No.
WA F241-02/3529

FILED June 17, 2025

BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-183

Partition Plat 2004-004

BASIS OF BEARING, per PP2025-004
N0°07'31"W 583.85

Parcel 19 of
Partition Plat 2025-004;
except the North 25 feet.

Parcel 18 of
Partition Plat 2025-004;
except the South 25 feet.

Parcel 17 of
Partition Plat 2025-004;
except the North 25 feet
and the South 25 feet.

True Point falls in
RR Tie fence post.
Set 1-foot witness
corner N89°52'41"E
of post.

Replat No. 2025-005

REFERENCE MATERIAL

Deed References: County Surveys:
Book 03 33 0384 CS 8-46-90

Other Material:
Plat of F.M. Officer Addition
Partition Plat 2003-018
Partition Plat 2004-003
Partition Plat 2021-001
Partition Plat 2025-004

Replat No. SD2010-002
Replat No. 2025-005

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SE1/4 SW1/4 & SW1/4 SE1/4 of Section 8
Township 8 South, Range 46 East of the Willamette Meridian
City of Halfway, Baker County, Oregon

NARRATIVE

Purpose:
This survey was performed at the request of Shawn Thatcher, representing Pine Eagle School District #61, for the purpose of re-surveying portions of Partition Plat 2025-004 and Parcel 2 of Partition Plat 2003-018 to establish the future rights-of-way for the extensions of Kellogg and Bisher Streets to be dedicated. Also, to survey that portion of Fir Street to be vacated, as well as that portion of Fir Street to be dedicated.

Procedure:
I find various controlling corners of both Partition Plats 2003-018 and 2025-004 destroyed by road and utility improvements. I use existing monumentation from both said Partitions to recalculate the destroyed corners, allowing me to calculate the said future rights-of-way of Kellogg and Bisher Streets.

I reestablish the East line of Block 10 of F.M. Officer Addition by holding the street intersection corners of Pine Street, and offsetting the centerline of Pine Street the record 30.00 feet.

I recalculate the Southeast corner of Parcel 2 of Partition Plat 2003-018 from the record monuments and distances as shown on Partition Plat 2025-004. I then reestablish the centerline of Bisher Street between the said Southeast corner and the intersection point of Pine and Bisher Streets, then offsetting this centerline 25.00 feet northerly to reestablish the South line of said Block 10.

I reestablish the West line of said Block 10 by offsetting the East line of Block 10 the record 214.00 feet to the West. I reestablish the North line of Block 10 as parallel to the South line of Block 10, and at the record 28.5 feet from the street intersection point of Pine and Bell Streets.

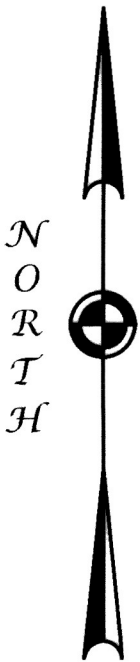
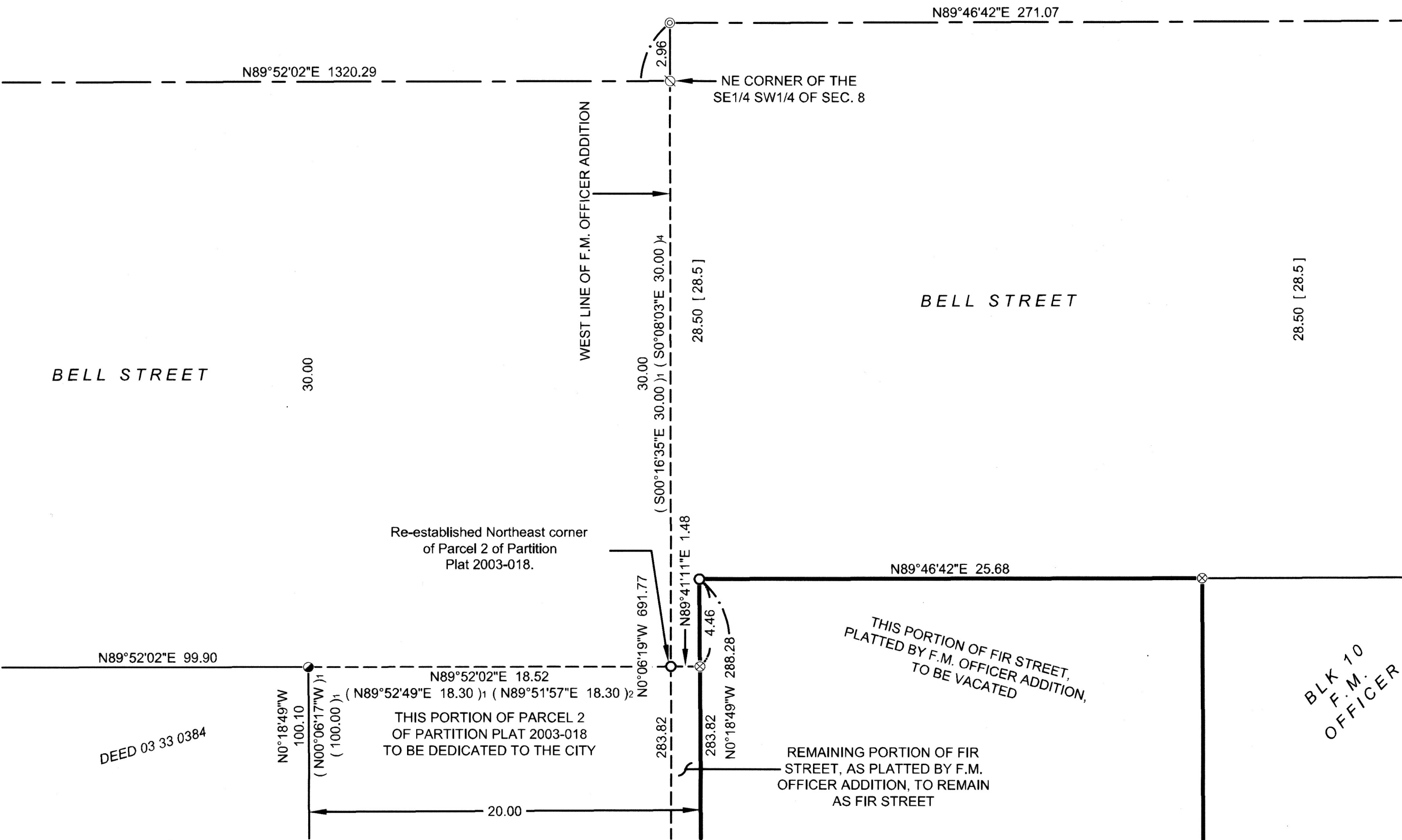
The Pine Eagle School is dedicating a portion of Parcel 2 of Partition Plat 2003-018 to the City of Halfway for the new location of Fir Street, while the City of Halfway is simultaneously vacating a portion of Fir Street along the West side of Block 10 of F.M. Officer Addition. I establish the Southwest corner of this dedication at a southerly extension of the East line of Deed 03 33 0384, to the intersection of the North right-of-way of the westerly extension of Bisher Street. The City requests a 20-foot wide strip for the new location of Fir Street. Therefore, I offset the East line of Deed 03 33 0384, and the southerly extension thereof, easterly 20.00 feet. This 20-foot wide strip includes a sliver of the originally platted Fir Street, as shown hereon.

The portion of Fir Street East of that said 20-foot wide strip is to be vacated.

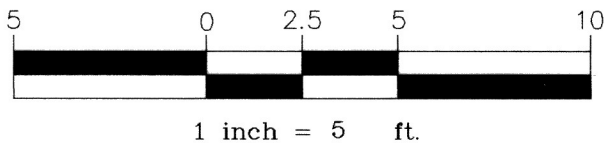
This survey was performed by using the Global Navigation Satellite System (GNSS). Dual frequency carrier-phase GNSS Trimble R-12 receivers were used to establish control and monument positioning. All monumented positions are within a closed GPS networks and with benefit of redundant measurements.

Basis of Bearing:
The Basis of Bearing is the West line of Parcel 2 of Partition Plat 2003-018 and the West line of Partition Plat 2025-004, per Partition Plat 2025-004.

Be advised this mapping, and digital copy of same, are protected by contract stipulations of product ownership and copyright laws.



GRAPHIC SCALE



LEGEND

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- ()¹ Record information, per CS 8-46-90
- ()² Record information, per Partition Plat 2003-018
- ()⁴ Record information, per Partition Plat 2021-001
- M=R Measured equals Record, per Partition Plat 2025-004
- CS Baker County Survey
- PP Partition Plat

Property Line

Street Centerline

REGISTERED
PROFESSIONAL
LAND SURVEYOR

KRISTINA POWELL

OREGON
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BAKER COUNTY SURVEYOR
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Record of Survey Pine Eagle School District #61		
LOCATED WITHIN Parcels 17, 18 & 19 of PP2025-004 & Parcel 2 of PP2003-018 SE1/4 SW1/4 Sec. 8, T8S, R46E; Willamette Meridian, Baker County, Oregon		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 INCH = 5 FEET	SHEET No. 2 of 2	DATE OF SURVEY Beginning: <u>5/13/2025</u> Ending: <u>5/13/2025</u>
DRAWN BY KP DATE <u>6/2025</u>	CHECKED RAS	PROJECT No. WA F241-02/3529