

# BASIS OF BEARING

Bearing of the Woodwell Baseline being N8°16'00"E

SCALE: 1"=80'

## REFERENCE MATERIAL

Survey Number 9-37-28  
Survey Number 9-37-219  
Survey Number 9-37-181  
Survey Number 9-37-268  
Survey Number 9-37-274  
Survey Number 9-37-285  
Plat of Sumpter Height's McEwen's Addition  
Plat of First Addition to Sumpter  
Plat of Mosby Heights Addition to Sumpter

### DEED REFERENCES

70 39 024  
B21 19 0340  
B22 13 0243  
B23 31 0211

## LEGEND

- ▲ Found 5/8" iron pin with yellow plastic cap marked DLT ASSOC LS 1352, set by Survey Number 9-37-219
- ◆ Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGR. PLS 1817, set by Survey Number 9-37-274
- Found 5/8" iron pin with yellow plastic cap marked LS 699, set by Survey Number 9-37-268
- Found 5/8" iron pin with yellow plastic cap marked LS 699, set by Survey Number 9-37-285
- Found unrecorded 5/8" iron pin with yellow plastic cap marked HANLEY ENGR. PLS 1817
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- Platted Lot Lines
- ( ) Record measurement as per Plat of First Addition to Sumpter
- [ ] Record measurement as per Plat of Sumpter Heights McEwen's Addition
- ) ( Record measurement as per Plat of Mosby Heights Addition
- - Record measurement as per Survey Number 9-37-219
- / / Record measurement as per Survey Number 9-37-268
- { } Record measurement as per Survey Number 9-37-274
- ~ ~ Record measurement as per Survey Number 9-37-285
- \* \* Record measurement as per B23 31 0211

## NARRATIVE

This survey was done at the request of Jeff Garber, owner of the land within. Mr. Garber wanted exteriors of the property monumented prior to a sale. All blocks in this area of Sumpter are based on nominal dimensions from the Woodwell Baseline. I recover monuments as shown and find them to be relatively harmonious with nominal dimensions. There is a difference in block length between the original plats of Sumpter Heights McEwen's Addition and those of the First Addition to Sumpter, which accounts for the 2.9 foot jog in the intersection of Granite Street and Climax Street. It also accounts for a 0.9 foot difference in Northing between the North line of First Addition to Sumpter (following the vacation of North Street) and the North line of Sumpter Heights McEwen's Addition. As is typical in many portions of Sumpter, undeveloped roads and alleys have not been formally vacated. I pin the alley that runs through the middle of the block.

The portion of this property that sits within vacated plat of Mosby Heights Addition was adjusted by a deed recorded in B23 31 0211. I hold record dimensions of the plat based on the pin at the NW corner of Lot 8 of McEwen's Addition. The 0.90 ft discrepancy between the South line of Mosby Heights and the North line of the First Addition to Sumpter does not appear to be accounted for in the legal description in B23 31 0211. I hold the North line of the First Addition of Sumpter as previously established. Though the legal description calls to No. 5 rebars being set at the corners of this tract of land, I only find a monument at the Northeast corner of this lot. Though this bears a Hanley Engineering cap, in speaking with the client, the work for this lot line adjustment was evidently done by unlicensed practitioner Chris Myers. And even though only one pin appears to have been set, no record of survey was found to be filed with the County Surveyor.

The portion of the property that falls within the SW1/4 of Section 28 was acquired by B22 13 0243. There appears to be a scrivener error in the Section, as it is noted as being the SW1/4SW1/4 of Section 29. As there is no portion of First Addition to Sumpter that falls within this quarter-quarter section, and the grantor owns the property immediately to the East, I conclude this to be a scrivener error (intended to read as Section 28) and monument accordingly. A correction deed should be filed to correct this error in the deed records.

I find no other unusual conditions with this survey.



FILED January 8, 2025  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-37-410

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|
| BAGETT, GRIFFITH & BLACKMAN<br>2006 Adams Avenue, LaGrande, Oregon<br>Map of Survey<br>Situating in Block 1, First Addition<br>and vacated Mosby Heights Addition to Sumpter<br>SE1/4SE1/4 Sec 29, SW1/4SW1/4 Sec 28<br>Township 9 South, Range 37 East W.M.<br>BAKER COUNTY, OREGON |                    |           |
| SURVEYED FOR                                                                                                                                                                                                                                                                         | Jeff Garber        |           |
| SURVEYED BY                                                                                                                                                                                                                                                                          | J. S. H.           |           |
| Scale: 1" = 80'                                                                                                                                                                                                                                                                      | Drawn by: J. S. H. | Jan. 2025 |