

RECORD OF SURVEY

LOTS 1 THROUGH 5, BLOCK 12, PLAT OF SUMPTER TOWNSITE FIRST ADDITION,
SITUATED IN SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 9 SOUTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF SUMPTER, COUNTY OF BAKER, STATE OF OREGON.

HORIZONTAL DATUM

NAD 83/2011 EPOCH 2010.0000 OREGON STATE PLANE COORDINATE SYSTEM NORTH
ZONE 3601 WITH UNITS IN INTERNATIONAL FEET.

A GNSS VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINTS 'A' AND 'B', IS
THE BASIS OF BEARINGS FOR THIS SURVEY, BEARING BEING S 83°20'21" E. WITH A
SCALE FACTOR OF 1.0002876348 GRID TO GROUND.

POINT NO.	NORTHING	EASTING	DESCRIPTION
'A'	401774.797	8800240.867	5/8" IR W/YPC
'B'	401698.243	8800896.412	5/8" IR W/YPC

SCALE: 1" = 50'



REFERENCE SURVEYS

BAKER COUNTY SURVEY RECORDS

- S1 = SN 09-37-0274
S2 = SN 09-37-0285
S3 = SN 09-37-0410

REFERENCE PLATS

BAKER COUNTY PLAT RECORDS

- P1 = SUMPTER HEIGHTS
P2 = SUMPTER TOWNSITES FIRST ADDITION

REFERENCE DEEDS

BAKER COUNTY DEED RECORDS

- D1 = DOCUMENT NO B21200336

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "SWLS INC", SET ON 14 MAY 2025
- IR = IRON ROD
- IP = IRON PIPE
- PR = PRORATED
- SN = SURVEY NUMBER, BAKER COUNTY SURVEY RECORDS
- W/YPC = WITH YELLOW PLASTIC CAP
- () = RECORD INFORMATION AS REFERENCED

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT LOTS 1 THROUGH 5, BLOCK 12, PLAT OF SUMPTER TOWNSITE FIRST ADDITION, SITUATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SUMPTER, COUNTY OF BAKER, STATE OF OREGON, THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER B21200336, BAKER COUNTY DEED RECORDS.

THE PROJECT BEGAN WITH A SEARCH FOR, AND SURVEY OF EXISTING MONUMENTS CONTROLLING THE SUBJECT PROPERTY AS SHOWN. UTILIZING SAID DEED AND EXISTING EVIDENCE FOUND ON THE GROUND, THE DEED LINES WERE DETERMINED AS FOLLOWS:

THE WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CLIMAX STREET (60' WIDE) WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND AT POINT A IN THE INTERSECTION OF AUBURN AND IBEX STREETS AND PLAT DISTANCE OF 410' EASTERLY ALONG THE CENTERLINE OF SAID AUBURN STREET TO A POINT THEN NORTHERLY TO THE MONUMENT AT THE NORTHWEST CORNER OF LOT 1 BLOCK1 OF SAID PLAT.

THE NORTH LINE WAS ESTABLISHED BY HOLDING PLAT DISTANCE OF 322' FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID PLAT PER SAID PLAT THEN A 90°00'00" ANGLE EASTERLY THEN OFF-SET 80.00' SOUTHERLY FOR THE NORTH LINE OF BLOCK 12, OF SAID PLAT.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE MONUMENT NEAR THE NORTHWEST CORNER OF LOT 26, BLOCK 16, OF SAID PLAT, THEN PLAT DISTANCE OF 20.00' FOR THE ALLEY TO A POINT THEN SOUTHERLY THROUGH THE MONUMENT FOUND NEAR THE SOUTHEAST CORNER OF LOT 13, BLOCK 12, OF SAID PLAT.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE MONUMENT NEAR THE SOUTHWEST CORNER OF LOT 5, BLOCK 12, AND A PRORATED DISTANCE ALONG SAID EAST LINE FROM THE MONUMENT AT THE NORTHEAST CORNER OF LOT 11, BLOCK 12 OF SAID PLAT TO THE NORTHEAST CORNER OF LOT 1, BLOCK 12 OF SAID PLAT, THEN MONUMENTS WERE CALCULATED AND SET AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

FILED June 11, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-37-414

STATEWIDE LAND SURVEYING INC.

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GRESHAM, OR 97030
503-665-7777
SURVEY@STATEWIDESURVEYING.COM

CLIENT: AMMI SHEEDER



REV:	SCALE: 1" = 50'	JOB NUMBER: 2025-087	REV:
REV:	DRAWN DATE: 5/28/2025	DRAWN: K.D.C.	REV:
REV:	REVIEW DATE:	REVIEWED: E.P.H.	REV:
REV:	SURVEY DATE: 5/14/2025	SHEET: 1 OF 1	REV: