

SURVEY NARRATIVE

To accompany Survey No. 9-40-188, filed June 11, 1982,  
of Blocks 6, 7, & 8, Twiss Addition to Baker, Oregon

This survey was performed for Mr. Delmer Snyder for the purpose of marking on the ground the Snyder property in Blocks 6, 7, & 8, Twiss Addition.

The filed plat of Twiss Addition to Baker City, Oregon, is deficient in the following ways:

- 1) Alley widths are not designated on the plat. (State tax commission map uses 12 feet alley width. Unnamed blueprint in Land Title files show 16 feet alley width.)
- 2) Road width on East side of Twiss Addition not designated.
- 3) Deed Book "S" at Page 553 contains dedication and states "...as shown on the plat hereto attached.", however, there is no attached plat.

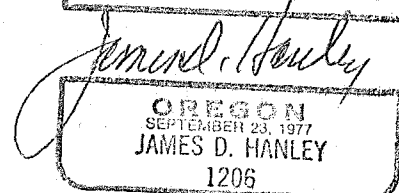
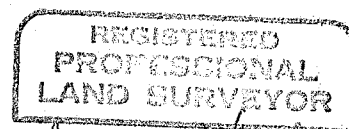
Map of survey by Philo Anderson, engineer, titled "Map Showing Tract Known as "Baker Golf and Country Club" and Adjacent Property" dated June 1, 1943, indicates alley widths are 15 feet, that Bluff Street, lying along the East boundary of the addition, is 35 feet wide, and that Washington Street contains no jogs or offsets in relation to adjoining Hot Springs Addition and Pacific Addition. He also shows Lots 6 and 7 of Blocks 1, 2, 3, & 4 contain footage in addition to the 50 feet designated on the original plat.

The iron pipe monuments set by Mr. Anderson on the East line of Block 4 were found during the search for original monumentation for the "City Survey of 1970", since destroyed by I-84 freeway construction. The coordinates for these monuments are used for the reestablishment of the centerline of Washington Street between the existing city monument at Pear Street and the East line of the addition.

The Twiss Addition dedication, Book "S" at Page 553, states the East-West distance is 60 rods, beginning at the Northeast corner of the Southeast quarter of Section 16. However, the deed to H. J. Twiss, Book "O" at Page 371, in May, 1889, for the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 16 excepted the "...10 acres heretofore sold to Margaret Findlayson." The Perkins to Findlayson deed of August, 1882, Book "C" at Page 436, uses subdivision lines and describes the parcel sold as being the W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 16. Therefore, the West line of Twiss Addition is the East line of the said W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , and the North line of the addition is 985.37 feet in length as determined by the subdivision of Section 16.

The South line of Twiss Addition conforms to the distance of record, 38.54 rods South of the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Blocks 5, 6, 7, & 8 are slightly longer, both directions, than platted, and the lot sizes are proportioned equally for this excess.

This survey conforms to the P. H. Anderson survey in those matters concerning missing street and alley widths, location of Washington Street, and accepts the monuments shown on his map as being in their original positions.



Baker, Oregon

9-40-188