

Hanley survey
(Tasty Bake property)

BASIS OF BEARING

The centerline of Court Avenue between 5th and 7th Streets being S 89°59'23" E, as per Baker County survey number 9-40-114 BC

LEGEND

- Found 5/8" iron pin in monument box
- Found unrecorded 5/8" iron pin with plastic cap
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record bearing and distance
- Original deed line
- Existing fenceline
- - - Centerline
- ▲ Found monument as described

NARRATIVE

This survey was ordered by Bill Whittemore on behalf of Baker Builders Supply. The parcel surveyed for Baker Builders Supply as well as the parcel immediately to the West were both owned by Basche-Sage Hardware Company. Basche-Sage sold the Easterly parcel to Whitt Associates and was recorded on February 22, 1979. The parcel to the West was sold at a bankruptcy and the deed was recorded April 16, 1982. This deed is written as a remainder. In the course of my survey, I found that two buildings encroached along the original West line. Mr. Phillips, now owner of the parcel to the West, and Whitt Associates agreed on the location of the new West line as shown on this plat. The new descriptions that were drawn and recorded will refer to this map of survey.

therefore establish the South line of the parcel by traveling 420 feet Southerly along the alley line from the original point of beginning as established by the 1946 survey. The North line was established by running parallel and 40 feet South of the established centerline of Court Avenue. I note that in the 1946 survey Mr. Melton travels South 422.42 feet rather than the record title distance of 420 feet. I find that the fence along the South line of Baker Builders Supply was built to the 422.42 foot line. I find no justification for this distance, I therefore establish the South line 420 feet South of the original point of beginning as established by Melton.

A portion of the Builders Supply parcel was surveyed May 5-7, 1946, by H.L. Melton for Oregon Lumber Company, as conveyed by A.S. Shockley. This survey established the point of beginning of this parcel and was recovered as shown on this plat. I also recovered the iron pin on the West line, 213.6 feet South of the Northwest corner. I find that the point of beginning of the 1946 survey is offset from the established centerline of Court Avenue a distance of 34.37 feet. Court Avenue is an 80 foot wide street by City Ordinance 1662 and 1663. I

The recorded interior angle establishes the direction of the South line of the parcel, and it terminates at the intersection of the East line of the railroad.

I mentioned before that the West line of the Baker Builders Supply property has been adjusted to relieve the encroachments of the two buildings. I set the pins as shown and the owners of both parcels inspected the positions and agreed to the positions. New deeds were drawn up to remove any clouds on the title of ownership.

I find no other unusual conditions on this survey.

REFERENCE MATERIAL

Plat of Kinnison Place
Survey by H.L. Melton dated May 7, 1946
Survey by James D. Hanley dated May 23, 1968
Baker County survey number 9-40-85 BC
Baker County survey number 9-40-114 BC

Deed records

Volume D Page 548
Volume R Page 200
Volume 31 Page 602
Volume 76 Page 452
Volume 114 Page 376
Volume 119 Page 217
Volume 173 Page 443
Volume 173 Page 457
Volume 183 Page 923
Deed number 79-08-042
Deed number 81-39-066
Deed number 82-44-643
Deed number 83-12-019
Deed number 85-45-050
Deed number 86-52-107

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

BAGETT - GRIFFITH & ASSOCIATES
La Grande, Oregon

Map of Survey
Parcel in the Southwest 1/4 of the Southeast
1/4 of Section 17, Township 9 South,
Range 40 East of the Willamette Meridian.

BAKER COUNTY, OREGON		
SURVEYED FOR	Baker Builders Supply	
SURVEYED BY	G.T.B.	7-87
Scale: 1" = 50'	Drawn by:	R.G.R. 7-87

FILED 7-31-87

BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-252

