

O.S.H.D. HIGHWAY CURVE DATA

P.S. 50+66.8
200' SP.
S=16°00'
A=8.0'

P.S.C. 52+66.8
10° C.R.
Δ=09°22'
L=33.5', R=358.00'

P.C.S. 53+00.3
200' SP.
S=16°00'
A=8.0'

P.T. 54+00.3

O.S.H.D. P.I. 59+52.6

FND. 1/2" REBAR

FND. 3/8" BOLT

OLD HWY. 8+47.83 P.I.

FOUND 1/2" REBAR MARKING THE O.S.H.D. HWY. NO. 80 STATION 59+52.0 P.I. FOUND 3/8" BOLT REFERENCE TO THE R.H. ANDERSON OLD BAKER-CORNUCOPIA HIGHWAY LINE OF MONUMENTS DESCRIBED IN HIS 1927 MAP AS P.I. 8+47.83. HIS ORIGINAL MONUMENT IS 2 FEET BELOW SURFACE, N. 36°09'E, 9.93' R.H.A. MON. TO O.S.H.D. MON.

NARRATIVE

THIS SURVEY FOR VICTOR L. LUND WAS FOR THE PURPOSE OF FURNISHING BOUNDARY & TOPOGRAPHIC DETAILS OF PARCEL SHOWN HEREON. THIS SURVEY REQUIRED RETRACEMENT OF THE CITY SURVEY OF 1970 FOR SUBDIVISION OF SECTION 9, RETRACEMENT OF CEDAR ACRES ADDITION & OREGON STATE HIGHWAY NO. 80 MONUMENTATION ALONG CEDAR STREET, RECOVERY OF THE 1927 MONUMENTATION ESTABLISHED BY PHIL H. ANDERSON OF A PORTION OF THE OLD BAKER-CORNUCOPIA HIGHWAY, & OTHER MONUMENTATION ESTABLISHED BY PREVIOUS SURVEYS. INTERPRETATION OF PERTINENT DEED RECORDS TO DETERMINE INTENT IS BASED ON THE ABOVE SURVEY CONTROL. NOTATIONS PLACED ELSEWHERE ON THIS DRAWING PROVIDE THAT INFORMATION.

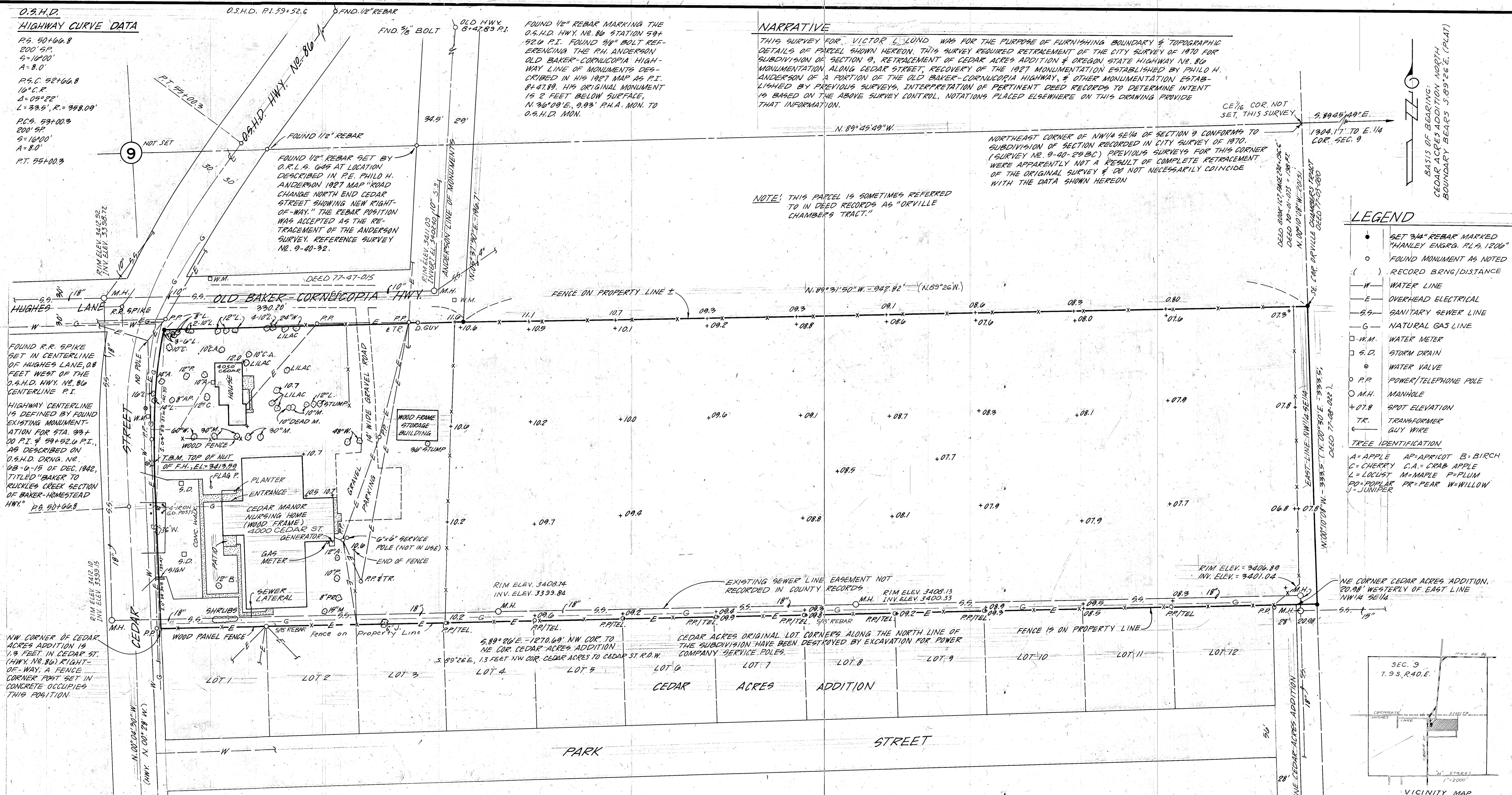
NOTE: THIS PARCEL IS SOMETIMES REFERRED TO IN DEED RECORDS AS "ORVILLE CHAMBERS TRACT."

NORTHEAST CORNER OF NW 1/4 SE 1/4 OF SECTION 9 CONFORMS TO SUBDIVISION OF SECTION 9 RECORDED IN CITY SURVEY OF 1970. (SURVEY NO. 9-80-2550) PREVIOUS SURVEYS FOR THIS CORNER WERE APPARENTLY NOT A RESULT OF COMPLETE RETRACEMENT OF THE ORIGINAL SURVEY & DO NOT NECESSARILY COINCIDE WITH THE DATA SHOWN HEREON.

LEGEND

- SET 3/4" REBAR MARKED "HANLEY ENGRS. P.L.S. 1200"
 - FOUND MONUMENT AS NOTED
 - () RECORD BRNG/DISTANCE
 - W WATER LINE
 - E OVERHEAD ELECTRICAL
 - S.S. SANITARY SEWER LINE
 - N.G. NATURAL GAS LINE
 - W.M. WATER METER
 - S.D. STORM DRAIN
 - WATER VALVE
 - P.P. POWER/TELEPHONE POLE
 - MANHOLE
 - +07.8 SPOT ELEVATION
 - TR. TRANSFORMER
 - GLY WIRE
- TREE IDENTIFICATION**
- A=APPLE AP=APRICOT B=BIRCH
 - C=CHERRY C.A.=CRAB APPLE
 - L=LOCUST M=MAPLE F=FLUM
 - PO=POPLAR PK=PEAR W=WILLOW
 - J=JUNIPER

BASIS OF BEARING: CEDAR ACRES ADDITION NORTH BOUNDARY BEARS S. 69°26' E. (PLAT)



FOUND R.R. SPIKE SET IN CENTERLINE OF HUGHES LANE, 0.8 FEET WEST OF THE O.S.H.D. HWY. NO. 80 CENTERLINE P.I. HIGHWAY CENTERLINE IS DEFINED BY FOUND EXISTING MONUMENTATION FOR STA. 99+00 P.I. & 99+52.0 P.I., AS DESCRIBED ON O.S.H.D. DRNG. NO. 08-6-15 OF DEC. 1942, TITLED "BAKER TO RUCKLES CREEK SECTION OF BAKER-HOMESTEAD HWY." P.S. 50+66.8

RIM ELEV. 3408.14
INV. ELEV. 3399.84

RIM ELEV. 3408.13
INV. ELEV. 3400.33

EXISTING SEWER LINE EASEMENT NOT RECORDED IN COUNTY RECORDS

CEDAR ACRES ORIGINAL LOT CORNERS ALONG THE NORTH LINE OF THE SUBDIVISION HAVE BEEN DESTROYED BY EXCAVATION FOR POWER COMPANY SERVICE POLES.

FENCE IS ON PROPERTY LINE

NW CORNER OF CEDAR ACRES ADDITION IS 1.3 FEET IN CEDAR ST. (HWY. NO. 80) RIGHT-OF-WAY; A FENCE IN CORNER POST SET IN CONCRETE OCCUPIES THIS POSITION.

DESCRIPTION

A PARCEL IN THE NW 1/4 SE 1/4 OF SECTION 9, T. 9 S., R. 40 E., WM., DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF CEDAR ACRES ADDITION TO THE CITY OF BAKER CITY, OREGON, 1.3 FEET EAST OF THE NORTHWEST CORNER OF THE SAID ADDITION AND ON THE EASTERLY RIGHT-OF-WAY LINE OF CEDAR STREET AS DESCRIBED ON OREGON STATE HIGHWAY DRAWING NO. 08-6-15 TITLED "BAKER TO RUCKLES CREEK SECTION OF BAKER-HOMESTEAD HIGHWAY";

THENCE S. 89°26'E., ALONG THE NORTH LINE OF THE SAID CEDAR ACRES ADDITION A DISTANCE OF 1200.39 FEET TO THE NORTHEAST CORNER OF SAID ADDITION;

THENCE CONTINUING S. 89°26'E., 20.98' ALONG THE EXTENDED SAID NORTH LINE TO INTERSECT THE EAST LINE OF THE SAID NW 1/4 SE 1/4;

THENCE N. 00°10'08"W., ALONG THE SAID EAST LINE A DISTANCE OF 333.5 FEET (FORMERLY DESCRIBED N. 00°30'E., 333.5 FEET) TO THE SOUTHEAST CORNER OF THE ORVILLE CHAMBERS TRACT;

THENCE N. 89°31'50"W., 1273.02 FEET (FORMERLY DESCRIBED N. 89°26'W.) TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CEDAR STREET AS SHOWN ON SAID DRAWING NO. 08-6-15;

THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE FOLLOWING A SEGMENT OF A 200 FOOT SPIRAL CURVE (THE CHORD OF WHICH BEARS S. 04°55'37"W., 192.59 FEET) TO A POINT 30 FEET EASTERLY AND AT RIGHT ANGLE TO O.S.H.D. ENGINEER'S CENTERLINE STATION P.S. 50+66.8;

THENCE S. 0°04'30"E., 133.47 FEET TO THE POINT OF BEGINNING.

FOUND O.S.H.D. MON. CONC. PEDESTAL 20.3 FEET RT. OF P.I. STA. 99+00.3 FOUND CENTERLINE STATION IS MARKED BY PK. NAIL 0.2 FEET BELOW ASPHALT ROAD SURFACE.

SURVEYOR'S CERTIFICATION

I CERTIFY TO VICTOR L. LUND AND HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT I HAVE SURVEYED, ON THE GROUND, THE PROPERTY LEGALLY DESCRIBED HEREON; THAT SAID LEGAL DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE; THAT THIS PLAT OF SURVEY IS TRUE AND CORRECT IN ALL RESPECTS; THAT THE SIZE, DIMENSIONS AND LOCATION OF ALL OF THE BOUNDARIES OF THE PROPERTY, BUILDINGS AND OTHER IMPROVEMENTS, RECORDED AND VISIBLE UNRECORDED EASEMENTS, STREETS, CONNECTIONS, AND MUNICIPAL SET-BACK LINES WHICH AFFECT THE PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON; AND THAT THERE ARE NOT ENCROACHMENTS, OVERLAPS, GAPS, EASEMENTS, STREET, ROADS, RIGHTS-OF-WAY, SET-BACK LINES OR IMPROVEMENTS WHICH AFFECT THE PROPERTY, WHICH ARE NOT SHOWN HEREON.

DATED THIS 18 DAY OF DECEMBER, 1992

REGISTERED PROFESSIONAL LAND SURVEYOR
James D. Hanley
OREGON
JAMES D. HANLEY
1206

FILED 12-30-92
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-361

A.L.T.A./A.C.S.M. LAND TITLE AND TOPOGRAPHIC SURVEY

FOR
VICTOR L. LUND
OCT. 1990 - JAN. 1991
SCALE: 1"=50'
HANLEY ENGINEERING
BAKER CITY, OREGON.

