

# MAP OF SURVEY

A PARCEL OF LAND IN THE NE1/4NW1/4 OF SECTION 21, T9S, R40E, WM AND LOT 3 OF VISTA HEIGHTS ADDITION, BAKER CITY, BAKER COUNTY, OREGON WITH A LOT LINE ADJUSTMENT

## NARRATIVE

The purpose of this survey was to locate and monument a metes and bounds parcel of land adjacent to Spring Garden Avenue in the NE, NW, of Section 21, T9S, R40E, WM and Lot 3 of Vista Heights Addition with a lot line adjustment between Lots 3 and 4, in the City of Baker City, Baker County, Oregon, for Charles A. and Rosalie Stooks.

This area has been well known amongst surveyors as having serious problems to survey in the vicinity. Most of the land between Spring Garden and Auburn Avenues and along the south side of Spring Garden are not in any subdivision. The land in this area has been sold as metes and bounds parcels through the years that do not necessarily demonstrate an overall closure that would be accomplished with a subdivision.

In my research, I found, as others have, approximately fifteen feet extra distance between Clark and Oak Streets. Ten feet of this error was found to be a transcription error as shown on the plat for Vista Heights Addition. For some reason that I have not been able to find any explanation, there is a fourteen foot offset in the 100 foot wide strip along the south side of Spring Garden Avenue. This offset has not been recognized in any of the deeds of more recent years. The transcription error which is mentioned above occurs in the overall length of the strip being 450 feet on the north side and 460 feet on the south. Evidence shows that the 460 feet is the more correct measurement, but the 450 has been used on the tax maps.

Vista Heights Addition is an undeveloped subdivision and, for practical purposes, can never be developed. Blocks 45 thru 60 of Pacific Addition seems to have the same problems. The platted land being on a very steep hillside with the platted streets on a grid, make it virtually impossible to build the streets to acceptable standards. I have not found any evidence that any surveys for any purpose have been done in Vista Heights and there is no known survey control for the subdivision.

By the plats of Vista Heights and Pacific Additions, Clark and Oak Streets are parallel, but I find the streets as monumented to have a deviation of 50 minutes. I tried to see if this deviation was local, but I was not able to make any determination. It seems that a major survey of that portion of Baker City would be necessary to determine why this area is out of wack.

During surveys by Jim Hanley in 1955 and 1987, he made Blocks 31 and 44 of Pacific Addition the platted width of 57 feet parallel to Oak Street. I used this same width and, for the lack of other control, I projected the centerline of Oak Street as found between the monuments at Place Street and Spring Garden Avenue for the bearing of Oak Street up the hill. I used this same bearing for parcel and lot dividing lines which matched a fence line on the west side of the property surveyed.

I found the fences dividing the various properties along the south side of Spring Garden from Clark Street east for 500 feet to be very close to the deed calls from the NE corner of the Baker City Water Works Property which is not monumented, but is situated 18 feet South and N86°09'E, 100 feet from the monument in Spring Garden and Clark Street according to the Vista Heights Addition plat. To proportion the extra distance found to all the parcels would cause each dividing property line to move gradually more off the fence lines and interfere with established property rights. Since the deed descriptions for all these parcels begin at the same point, the call distance was used to establish the north west parcel corner for this survey. The deed descriptions did not recognize that Clark Street is 50.07 feet where it intersects Spring Garden due to the angle, but this is a relatively negligible difference too worry about.

I did not make a determination of the true dimensions of Block 1, Vista Heights Addition because the amount of survey which would be required to establish the exteriors of the Addition would be excessive for this survey. As mentioned before, this addition is not developable as platted, therefore it is very difficult to justify the work necessary to make the true dimension determinations. I used the Pacific Addition platted distance of 460 feet from the monument at Place and Oak to find the alley through Block 45 and Block 1 of Vista Heights. Then I used the Vista Heights platted distance of 205 feet along the east side of Clark Street south from Spring Garden to determine the other approximate end of the alley through Block 1. The bearing for the alley was calculated from these two points. I did not use the distance between these points to proportion the lot dimensions due to the various unknowns. I used the record distances of 50 feet for Lots 1 and 2. The adjacent landowners said they wanted to do a lot line adjustment between Lots 3 and 4 so that line would correspond to the property line as determined on Spring Garden Avenue.

The east boundary of the parcel as described in Deed No. 74 15 020 begins at the NE corner of Lot 2, Block 1 of Vista Heights Addition. The parcel in this deed is a 10-foot wide strip, more or less. I believe it was the intent that this parcel would join the 88-foot wide parcel described in Deed No. 68 40 027 which would make the strip about 15 feet wide. Otherwise there would be a narrow strip of land between the two parcels deeded to the Stooks.

The Basis for Bearings is N86°09'00"E for Spring Garden Avenue between the monuments found at Clark and Ash Streets.

## CERTIFICATION

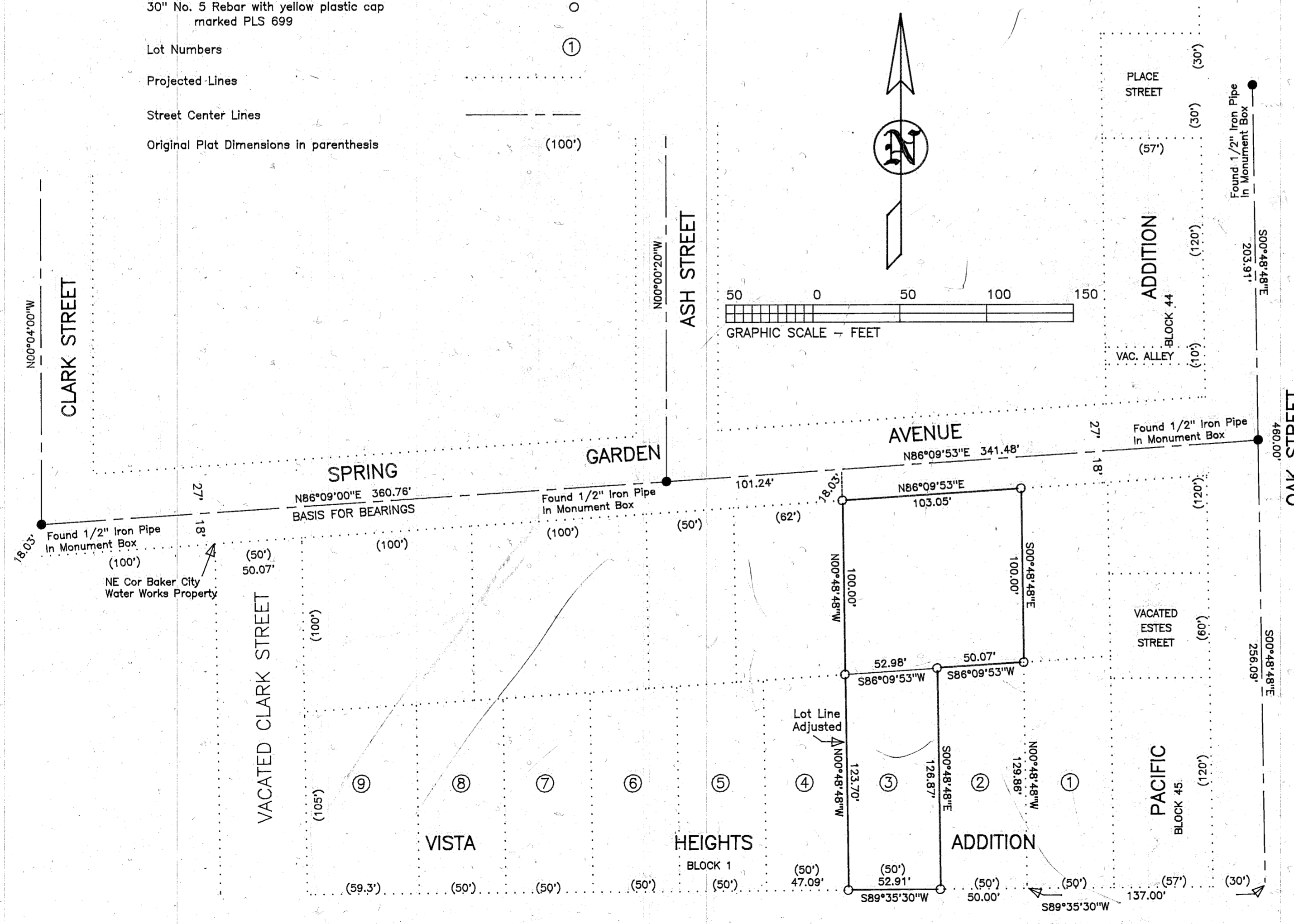
I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on April 24, 1997, by setting the monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 9, 1965  
 LELAND LEE MYERS  
 699

Renewal Date 1/1/99

## LEGEND

- Found Monuments as noted ●
- 30" No. 5 Rebar with yellow plastic cap marked PLS 699 ○
- Lot Numbers ①
- Projected Lines - - - - -
- Street Center Lines ————
- Original Plat Dimensions in parenthesis (100')



FILED JUNE 23, 1997  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-40-465