

MAP OF SURVEY AND LOT LINE ADJUSTMENT SW1/4SW1/4 SECTION 16 T9S, R40E, WM.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MARK ON THE GROUND THE CORNERS OF THE PARCEL DESCRIBED IN DEED #93-51-085 AND TO ALSO MARK THE PARCEL DESCRIBED IN DEED #85-21-041 AS ADJUSTED BY A LOT LINE ADJUSTMENT AGREEMENT BETWEEN THE CITY OF BAKER CITY AND BAKER GARAGE, INCORPORATED. LOT LINE ADJUSTMENT DEEDS WILL BE PREPARED TO TRANSFER THE PROPERTY. ADDITIONALLY A MONUMENT WAS REESTABLISHED AT THE INTERSECTION OF WASHINGTON AND GROVE (NORTH).

EXISTING MONUMENTATION WAS FOUND AND ACCEPTED ON RESORT AT VALLEY AND BROADWAY WEST, VALLEY AT EAST, GROVE AT BROADWAY AND THE PROPERTY PIN AT THE NE CORNER OF BLOCK 12, J.P. ATWOODS ADDITION. THE CENTER OF WASHINGTON (EAST) AND RESORT WAS CALCULATED USING MEASUREMENTS FROM SURVEY 9-40-385. THE CENTER OF GROVE AND WASHINGTON WAS REESTABLISHED USING MEASUREMENTS FROM SURVEY 9-40-74BC.

A FORMERLY UNRECORDED SURVEY BY PHILO ANDERSON COMPLETED IN 1956 WAS RECORDED PRIOR TO THIS SURVEY. THE 1956 SURVEY SHOWS THE PROPERTIES ALONG RESORT STREET. MOST OF THE DEEDS IN THE AREA USE DATA FROM THIS SURVEY. THE UNADJUSTED COMMON LINE BETWEEN THE CITY OF BAKER CITY PARCEL AND THE BAKER GARAGE, INC. PROPERTY IS SET AT 140.30 FEET SOUTH OF THE WASHINGTON AVENUE RIGHT-OF-WAY BASED ON THE PHILO SURVEY.

THE UNADJUSTED EAST LINE OF THE BAKER GARAGE PARCEL IS DESCRIBED AS "beginning at a point where the westerly bank of the Powder River as it existed Febr. 1, 1905, disclosed by deed recorded Febr. 7, 1905, Book 58, page 566, Deeds and the South right of way line of Washington Avenue intersect, Thence South 140 feet along said westerly bank", CONFLICTING EVIDENCE WAS FOUND REGARDING THE LOCATION OF THE WEST BANK IN 1905 AND IT WAS DETERMINED THAT THE BEST EVIDENCE OF IT'S LOCATION COMES FROM THE DEED ITSELF. IT CALLS FOR THE WESTERLY RIVER BANK BEING LOCATED PARALLEL TO AND 130 FEET EAST OF THE EAST SIDE OF THE ALLEY AS DESCRIBED IN THE DEED.

REFERENCE MATERIAL

DEEDS	SURVEYS
93-51-085	9-40-74
85-21-041	9-40-202
91-38-023	9-40-232
B0103 0122	9-40-366
B0122 0101	9-40-385
	9-40-508

FISHERS ADD PLAT
BALDOCK-RUNYON PLAT
BOWEN'S ADD PLAT
1956 PHILO ANDERSON SURVEY

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary Van Patten
OREGON
JULY 28, 1985
GARY VAN PATTEN
2162

FILED July 14, 2003
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-570

RENEWS DATE 7-01-04

