



SCALE: 1"=60'

Detail Scale: 1"=20'

**BASIS OF BEARING**

Record Bearing between Resort Street Intersection monuments at "D" Street and "H" Street as per County Survey 9-40-167

**LEGEND**

- Area to be transferred from Dean to Chrisman
- Found Brass Cap, set 2" below ground
- △ Set brass screw with brass washer marked "OPLS 991"
- Set 5/8" Iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- Found 5/8" Iron pin in monument box marked as shown in Survey 9-40-167ABC
- Found Unrecorded Iron Pin
- Centerline
- - - Vacated "F" Street
- Guard Chain
- - - Original Lot Line by Deed 81 16 066-070, Records of Baker County
- ( ) Record Measurements as per Survey No 9-40-167ABC

**REFERENCE MATERIAL**

**SURVEYS**  
 Survey Number 9-40-167ABC  
 Survey Number 9-40-197  
 Unrecorded Survey by Vernon Z. Jacobson, Baker City Engineer, dated November, 1974

**DEED REFERENCES**  
 81 16 066-070  
 96 42 018  
 78 31 095  
 79 43 162

**NARRATIVE**

This survey was done for Doug Chrisman. The purpose of this survey was to replace the monuments for the boundaries of the tract at 3085 Resort Street, Baker City, OR 97814 and to do a lot line adjustment to the westerly lines such that they set 10.0 feet from the existing building. The survey was done in conjunction with an ALTA survey of the same property. A diligent search for the monuments from survey 9-40-167ABC found that they had been buried 2-3 feet below the existing surface. Some monuments showed evidence of removal or disturbance. Development in the area was most likely the cause for the burying and disturbance of the original monuments. Since the recovered monuments that were not disturbed were found in position, all monuments not affected by the lot line adjustment were reset flush with the existing ground. The east boundary of the tract was intended to abut the west right-of-way line of Resort Street. The survey which originally established the exterior boundaries based the Resort Street right-of-way on the monuments found at the intersection of Resort Street and "D" and "H" Streets. A retracement of these monuments found the distances to be good and thus the line between these two monuments was held for the reestablishment of the monuments in this survey. The origin of the monument found at the intersection of "F" Street and Resort was uncertain. It was not tied in the original survey of the property (9-40-167ABC) dated July 14, 1980, but was tied in a latter survey, 9-40-197, dated October 1982. In an unrecorded survey, done in 1974 by City Engineer Vernon Z. Jacobson, the intersection monuments for Mix's Addition were set, which includes the aforementioned monuments at Resort Street and "D" and "H", but does NOT include the monument at Resort and "F" Street. In addition, I believe that the original intent was not to create an angle point in the Resort Street right-of-way. I therefore do not accept the monument and call it out of position as shown on the plat. After establishing the boundary, I adjust the lines such that they are parallel to the original lines and a minimum distance of 10.0 feet from the existing building. I find no other unusual conditions with this survey.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Gregory T. Blackman*  
 GREGORY T. BLACKMAN  
 991  
 Renewal Date: Dec. 31, 2007

<b>BAGETT, GRIFFITH &amp; BLACKMAN</b> 2006 Adams Avenue, LaGrande, Oregon		
Map of Survey Lot Line Adjustment Situate in the NE 1/4 of the NE 1/4 of Section 17, and the NW 1/4 of the NW 1/4 of Section 16, Township 9 South, Range 40 East of the Willamette Meridian, Baker County, Oregon		
SURVEYED FOR	Doug Chrisman	
SURVEYED BY	Gregory T. Blackman	3/5-2/01/08
Scale: 1" = 60'	Drawn by: J. S. H.	3/20-2/28/08

FILED March 5, 2008  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-40-644