

BOUNDARY LINE ADJUSTMENT MAP OF SURVEY

IN BLOCK 'B' OF FISHER'S ADDITION TO BAKER CITY AND AN UNDIVIDED AREA EAST OF BLOCK 'B'
SITUATED IN THE
SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 16, T9S, R40E, WM. CITY OF BAKER CITY, BAKER COUNTY, OREGON
SURVEY COMPLETED JANUARY 2010

PROPERTY DESCRIPTIONS

ADJUSTED 'DeCARL PROPERTY'

METES AND BOUNDS DESCRIPTION

A parcel of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 16, T9S, R40E, WM. City of Baker City, Baker County, Oregon more particularly described as follows:

Commencing at the NW corner of Block 'B' Fisher's Addition;
thence S00°01'02"W, along the east right-of-way line of Resort Street, 200.19 feet to the point of beginning;
thence S89°49'23"E, 100.94 feet;
thence S00°01'02"W, 12.00 feet;
thence S89°49'23"E, 10.05 feet;
thence S00°59'07"E, 56.09 feet;
thence N89°51'42"W, 111.97 feet to the point of intersection of the south wall of an existing building constructed prior to 1950 and the east right-of-way line of Resort Street;
thence N00°01'02"E, along said east line, 68.15 feet to the point of beginning.

Said Adjusted 'DeCarl Property' contains 7,467 square feet more or less.

DEED DESCRIPTION

The parcel deeded in Deed No. B09 49 0090 except the east 117.00 feet.

ADJUSTED "CITY OF BAKER CITY PROPERTY"

METES AND BOUNDS DESCRIPTION

A parcel of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 16, T9S, R40E, WM. City of Baker City, Baker County, Oregon more particularly described as follows:

Commencing at the NW corner of Block 'B' Fisher's Addition;
thence S00°01'02"W, along the east right-of-way line of Resort Street, 200.19 feet;
thence S89°49'23"E, 100.94 feet to the point of beginning;
thence S00°01'02"W, 68.30 feet;
thence S89°58'09"E, 160.18 feet to west edge of alley;
thence S00°01'02"W, along said west edge of alley, 8.15 feet to the south end of alley;
thence S89°58'09"E, along south end of alley, 16.30 feet to east edge alley;
thence S00°01'02"W, 30.00 feet;
thence S89°58'09"E, 112.13 feet;
thence N00°01'02"E, 170.30 feet to the south right-of-way line of Washington Avenue;
thence S89°58'09"E, along said south right-of-way, 17.87 feet to the west bank of the Powder River;
thence S00°01'02"W, along the west bank of the Powder River, 99.76 feet;
thence S03°52'01"E, along the west bank of the Powder River, 67.96 feet;
thence S09°22'25"E, along the west bank of the Powder River, 113.54 feet;
thence S09°39'39"E, along the west bank of the Powder River, 112.95 feet;
thence S02°13'37"E, along the west bank of the Powder River, 69.83 feet;
thence S07°13'29"E, along the west bank of the Powder River, 50.40 feet;
thence S07°48'12"W, along the west bank of the Powder River, 52.74 feet;
thence S07°24'06"W, along the west bank of the Powder River, 20.77 feet to a point on the north right-of-way line of Valley Avenue;
thence S89°56'09"W, along said north right-of-way line, 53.80 feet;
thence N00°01'02"E, 100.00 feet;
thence S89°56'09"W, 45.00 feet;
thence S00°01'02"W, 100.00 feet to a point on said north right-of-way line;
thence S89°56'09"W, along said north right-of-way line, 40.00 feet;
thence N00°01'02"E, 100.00 feet;
thence S89°56'09"W, 56.00 feet to the east line of a public alley;
thence N00°01'02"E, along said east line, 156.97 feet to the north line of said alley;
thence N89°49'23"W, along said north line, 16.00 feet to the northwest corner of said alley;
thence continuing N89°49'23"W, 8.00 feet;
thence N00°59'07"W, 58.07 feet;
thence N89°51'42"W, 117.00 feet;
thence N00°59'07"W, 56.09 feet;
thence N89°49'23"W, 10.05 feet;
thence N00°01'02"E, 12.00 feet to the point of beginning;

Said Adjusted "City of Baker City Property" contains 93,006 square feet more or less.

DEED DESCRIPTION

The parcel deeded in Deed No. B01 03 0122 and the east 117 feet of parcel deeded in Deed No. B09 49 0090.

PORTION OF DeCARL PARCEL BEING ADJUSTED

METES AND BOUNDS DESCRIPTION

A parcel of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 16, T9S, R40E, WM. City of Baker City, Baker County, Oregon more particularly described as follows:

Commencing at the NW corner of Block 'B' Fisher's Addition;
thence S00°01'02"W, along the east right-of-way line of Resort Street, 200.19 feet;
thence S89°49'23"E, 100.94 feet;
thence S00°01'02"W, 12.00 feet;
thence S89°49'23"E, 10.05 feet to the point of beginning;
thence continuing S89°49'23"E, 117.00 feet;
thence S00°59'07"E, 56.09 feet;
thence N89°51'42"W, 117.00 feet;
thence N00°59'07"W, 56.09 feet to the point of beginning.

Said Portion of DeCarl Parcel being adjusted contains 6,556 square feet more or less.

DEED DESCRIPTION

The east 117 feet of parcel deeded in Deed No. B09 49 0090.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my supervision as directed by the property owners and is in conformance with the requirements of OREGON REVISED STATUTES.

Gary Van Patten
Gary Van Patten, P.L.S. 2162

2-10-2010
Date

SURVEY NARRATIVE:

This survey was undertaken at the request of the Baker City Community Development Department and the property owners to adjust the boundary line common to both property owners as shown on the map. The easterly boundary line of the property deeded in Deed No. B09-49-0090 referred to here as "DeCarl Property" (the deed has a metes and bounds description that generally includes a portion of Fisher's Addition Lot 13 and 14) is adjusted westerly as shown on this boundary line adjustment map, reducing the area of said property. The area of the property deeded in Deed No. B01-03-0122 referred to here as "City of Baker City Property" is increased with this boundary line adjustment. Lot line adjustment deeds will be prepared and recorded.

In addition, the property deeded in Deeds 91-03-052, and B01-03-0122, City of Baker City owner, and B09-49-0090, DeCarl owner, were monumented. Most of the monumentation was already in place from Baker County Survey Numbers 9-40-193, 9-40-386, 9-40-508, and 9-40-634. Except as noted, monumentation was recovered and accepted from those surveys. The west bank of the Powder River was accepted as the easterly boundary of the "City of Baker Property" as shown on the map and explained in the narrative attached to survey 9-40-634. The intersection of the south wall of the existing DeCarl building and the east right-of-way line of Resort Street was held as the southwest corner of the DeCarl property.

APPROVALS

Approved this 10TH day of Feb., 2010

Thomas J. Huley
Baker County Surveyor

Approved this 10 day of Feb., 2010

John M. ...
Baker City Planning Director

Approved this ___ day of ___, 2010

Joshua G. DeCarl
Joshua G. DeCarl, Trustee

Approved this 10 day of Feb., 2010

Debra L. Fisher
Debra L. Fisher, Trustee

Approved this 10 day of Feb., 2010

Steve M. Bogart
Steve M. Bogart, Baker City Manager

EASEMENTS OF RECORD

Easements of record include a power line easement recorded August 24, 1945, in Book 137, Deeds 367, and a private easement recorded October 24, 1956, in Book S Lease & Agreement records, page 700, for a common driveway over the northerly 7 feet of the westerly 101 feet of property deeded in Deed B09-49-0090 being a portion of the "DeCarl Property". This boundary line adjustment/map of survey does not modify any easements.

LEGEND

- SET NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED 'CITY OF BAKER PLS 2162'.
- ⊙ FOUND, NO. 5 REBAR WITH PLASTIC CAP MARKED 'CIBC PLS 2162'.
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED, 'APA DR2537 WA35140'.
- ✕ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED 'HANLEY ENGINEERING PLS 1206'.
- ✕ FOUND MONUMENT AS SHOWN ON DRAWING.
- ⊂ BAKER COUNTY SURVEY 9-40-634 RECORD AND ACCEPTED DISTANCE OR BEARING.
- ⊃ BAKER COUNTY SURVEY NO. 9-40-569 BEARING OR DISTANCE.
- ⊗ CORNER POSITION OCCUPIED BY FENCE POST, UNABLE TO SET NEW MONUMENT.

BASIS OF BEARING

The Valley Avenue Right of Way Centerline between Resort Street and East Street bears N89°56'09"E as shown on the Baker County Survey No. 9-40-634.

REFERENCE SURVEYS

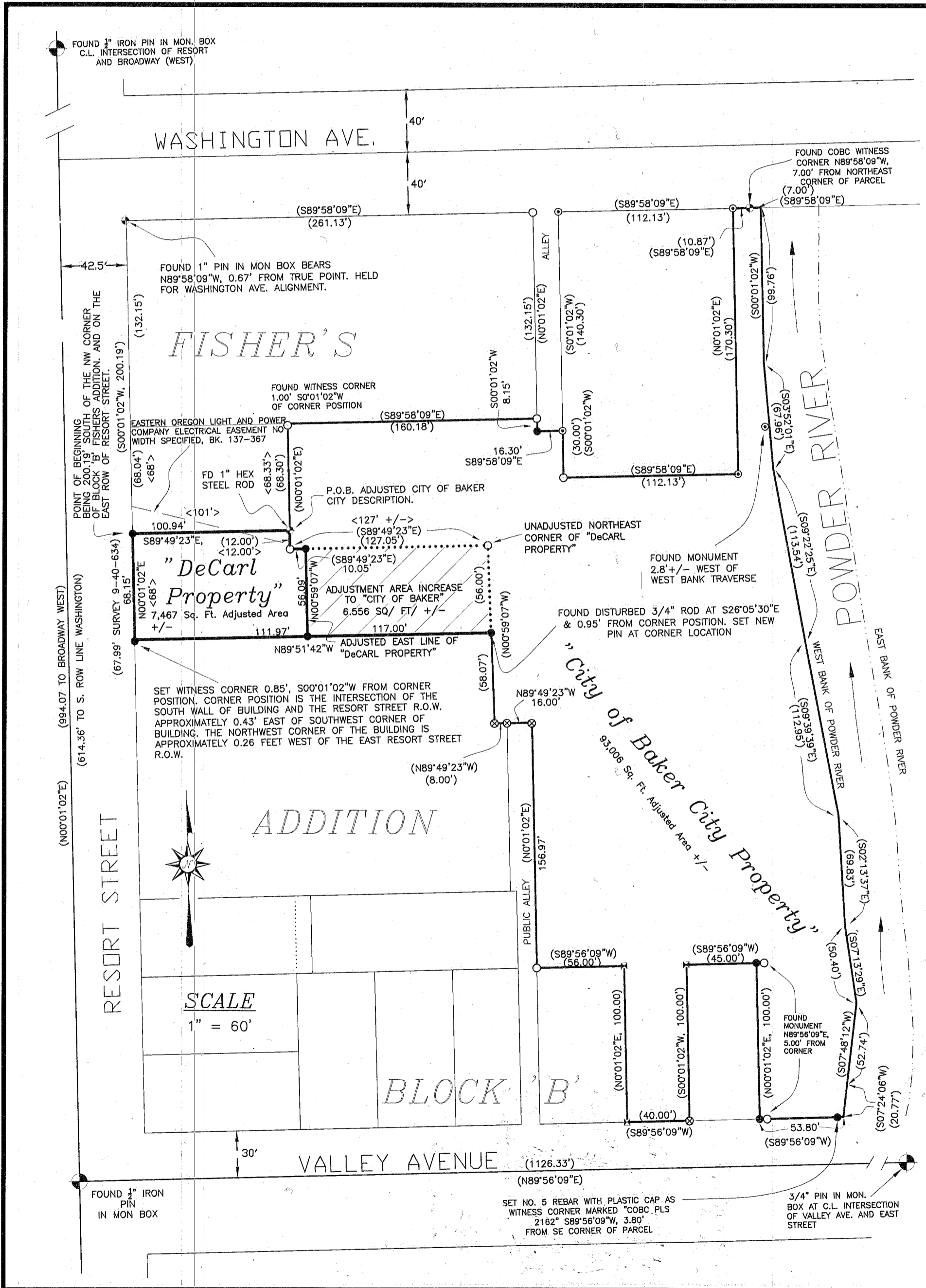
9-40-193
9-40-386
9-40-508
9-40-569
9-40-570
9-40-634

GARY VAN PATTEN, PLS 2162
CITY OF BAKER CITY SURVEYOR
1655 1ST. ST.
BAKER CITY, OR 97814
541-524-2041

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary Van Patten
OREGON
JULY 26, 1985
GARY VAN PATTEN
2162

RENEWS DATE: JULY 1, 2010



CITY OF BAKER CITY	
PUBLIC WORKS DEPARTMENT	
BOUNDARY LINE ADJUSTMENT MAP OF SURVEY	
DWN: Jan, 2010	SHEET
DWN BY: LPM & LEC	1 OF 1

FILED Feb. 10, 2010
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-677