

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SAM BURTON OF ROUTH CRABTREE OLSEN, P.C. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE NORTH BOUNDARY OF LOTS 3 AND 4 IN BLOCK 30 PACIFIC ADDITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. A FIELD SEARCH WAS MADE FOR CENTERLINE MONUMENTATION AT THE SURROUNDING STREET INTERSECTIONS, WITH ONLY ONE BEING FOUND AT THE INTERSECTION OF OAK STREET AND AUBURN AVENUE. I EXTENDED MY SEARCH NORTH AND SOUTH ALONG OAK STREET AND ASH STREET, EAST AND WEST ALONG VALLEY AVENUE AND WEST ALONG AUBURN AVENUE. MOST OF THE CENTERLINE MONUMENTS THAT ONCE EXISTED HAVE APPARENTLY BEEN OBLITERATED BY THE PLACEMENT OF SEWER MANHOLES.

I LOCATED THE CONTROLLING CENTERLINE INTERSECTION POSITIONS AS FOLLOWS:

ASH STREET AND AUBURN AVENUE

I IMPLEMENTED A DISTANCE-DISTANCE INTERSECT MEASURING FROM THE NEAREST FOUND CENTERLINE MONUMENTS EAST AND SOUTH UTILIZING THE RECORD DISTANCES FROM PARTITION PLAT NO. P1995-003. THIS PROVIDED A GOOD FIT WITH THE STREET IMPROVEMENTS AND THE FOUND PIN FROM SURVEY 9-40-289.

ASH STREET AND VALLEY AVENUE

I USED A BEARING-BEARING INTERSECT BETWEEN THE NEAREST FOUND CENTERLINE MONUMENTS NORTH, EAST AND WEST, AND THE ESTABLISHED POSITION PREVIOUSLY MENTIONED. THIS PROVIDED A GOOD FIT WITH STREET, SIDEWALK AND FENCE IMPROVEMENTS.

OAK AND VALLEY AVENUE

I PROJECTED THE BEARING-BEARING INTERSECT BETWEEN THE FOUND MONUMENTS ALONG OAK STREET NORTHERLY TO INTERSECT THE LINE BETWEEN FOUND MONUMENTS EAST AND WEST ALONG VALLEY AVENUE. THIS PROVIDED A GOOD FIT WITH STREET AND SIDEWALK IMPROVEMENTS.

THIS BLOCK IS SOMEWHAT OF AN ANOMALY IN THAT IT CONTAINS BOTH BLOCK 30 OF PACIFIC ADDITION AND BLOCK 4 OF JP ATWOOD'S FOURTH ADDITION. I FOUND THERE TO BE A TOTAL SHORTAGE ALONG THE SOUTH LINE AND NORTH LINE OF THESE BLOCKS BETWEEN ASH STREET AND OAK STREET OF 0.96 FEET AND 4.49 FEET, RESPECTIVELY, WHEN COMPARED TO THE RECORD PLAT DIMENSIONS. THIS IS DUE TO THE CONVERGENCE OF OAK STREET AND ASH STREET. BAKER CITY SURVEY NO. AD-17-11 PERFORMED BY PHILO ANDERSON IN 1926 AND COUNTY SURVEY NO. 9-40-289 BY JIM HANLEY BOTH SHOW THE WESTERLY TIER OF LOTS IN PACIFIC ADDITION BEING 27 FEET WIDE, WITH A BLOCK WIDTH OF 57 FEET. I FIND NO JUSTIFICATION FOR THE USE OF THIS DIMENSION IN THE RECORD OR OTHERWISE. THE PLAT RECORD FOR THESE BLOCKS IS 60 FEET WIDE, 30 FEET PER LOT.

TO ESTABLISH THE WEST LINE OF BLOCK 30, I IMPLEMENTED AN EAST-WEST PROPORTION BETWEEN OAK STREET AND ASH STREET, GIVING EQUAL WEIGHT TO BLOCK 4 OF JP ATWOOD'S ADDITION AND BLOCK 30 OF PACIFIC ADDITION. ALTHOUGH THE PRACTICE OF PROPORTIONATE MEASUREMENT IS TYPICALLY ONLY USED WITHIN THE BOUNDARIES OF A SINGLE SUBDIVISION, I BELIEVE THIS UNCOMMON SITUATION WARRANTS THE USE OF THIS METHOD, WHICH ALSO PROVIDES A REASONABLE FIT WITH THE IMPROVEMENTS IN BOTH SUBDIVISIONS.

I SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND, AND ACCORDING TO THE METHODS OUTLINED HEREIN.

REFERENCES

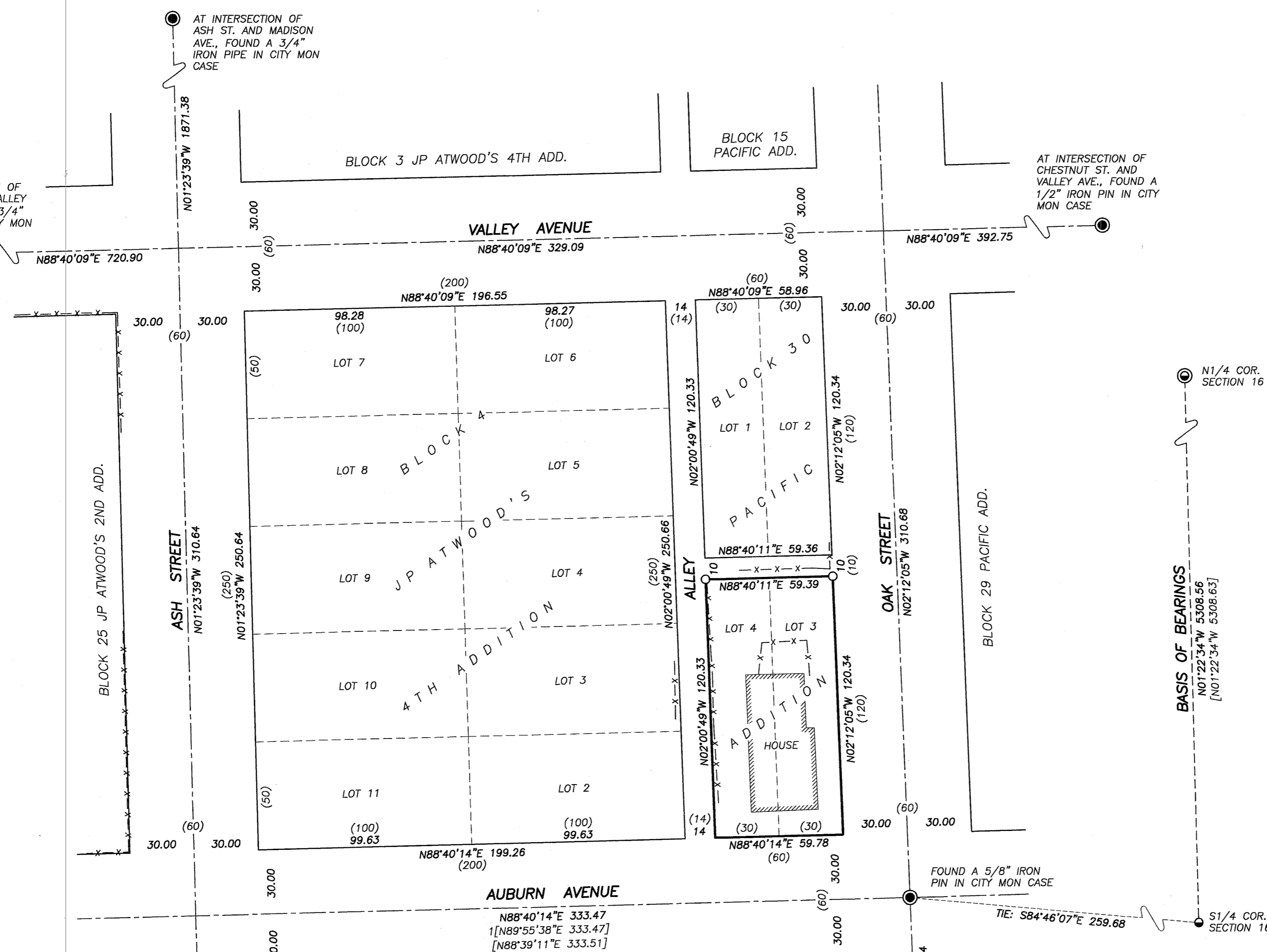
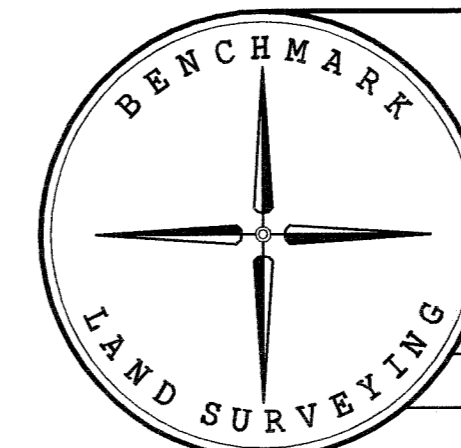
- RECORD MAP OF SURVEY NO.'S 9-40-21BA, 9-40-25BC, 9-40-289, 9-40-409 AND 9-40-414
- BAKER CITY SURVEY NO. AD-17-10
- DEED RECORD INSTRUMENT NO.'S B06 05 0258, 92 52 027, 98 50 054, B06 45 0139 AND B0204 0054
- ELKHORN TITLE COMPANY FILE NO. 19593
- PLAT OF JP ATWOOD'S ADDITION
- PLAT OF RESUBDIVISION OF BLOCK 25 OF JP ATWOOD'S 2ND ADD.
- PLAT OF PACIFIC ADDITION
- RECORD PARTITION PLAT NO.'S P1995-003 AND P1995-013

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 9-40-25BC
THE NORTH-SOUTH CENTERLINE OF SECTION 16 BEARS N01°22'34"W
BETWEEN FOUND MONUMENTS AT THE N1/4 COR. AND S1/4 COR.
AS SHOWN

BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

MAP OF SURVEY		
LOTS 3 AND 4 IN BLOCK 30 PACIFIC ADDITION		
SITUATED IN THE SE1/4SW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON		
SURVEYED FOR	ROUTH CRABTREE OLSEN, P.C.	
SURVEYED BY	JLH	10/15/2012
SCALE: 1"=40'	DRAWN BY: JLH	



LEGEND

- ⊙ FOUND 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BAKER COUNTY SURVEYOR BRASS CAP - POSITION ORIGINALLY MONUMENTED IN SURVEY NO. 9-40-25BC - REMONUMENTED IN 1999
- FOUND CITY CENTERLINE MONUMENT AS NOTED
- FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 9-40-289
- FOUND 3/4" IRON PIPE OF RECORD
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () PLAT RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-289
- 1[] RECORD BEARING AND DISTANCE FROM PARTITION PLAT NO. P1995-003
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-25BC
- X-X FENCE LINE

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2013

AT INTERSECTION OF SPRING GARDEN AVE. AND ASH ST., FOUND A 3/4" IRON PIPE IN CITY MON CASE

AT INTERSECTION OF PLACE AVE. AND OAK ST., FOUND A 3/4" IRON PIPE IN CITY MON CASE

AT INTERSECTION OF SPRING GARDEN AVE. AND OAK ST., FOUND A 3/4" IRON PIPE IN CITY MON CASE