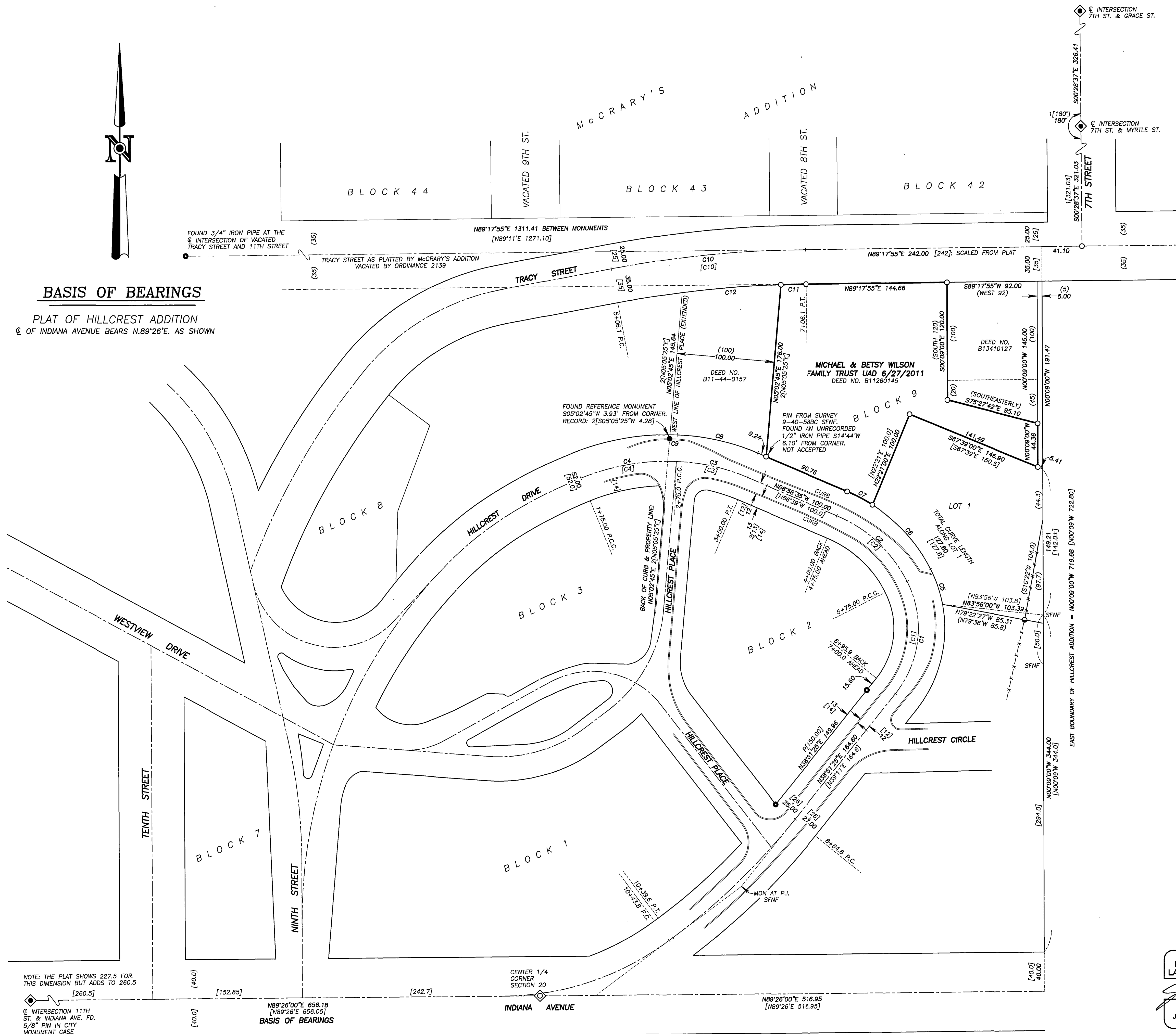




BASIS OF BEARINGS

PLAT OF HILLCREST ADDITION
© OF INDIANA AVENUE BEARS N.89°26'E. AS SHOWN



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BETSY WILSON WITH THE PURPOSE OF MARKING THE CORNERS OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED NO. B11260145. THE SUBJECT PROPERTY IS A PORTION OF BLOCK 9 OF HILLCREST ADDITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. HILLCREST ADDITION WAS SURVEYED AND PLATTED BY HENRY L. MELTON, CITY ENGINEER FOR BAKER CITY, DATED OCTOBER 5, 1938 AND FILED MAY 8, 1941. THE PLAT OF HILLCREST ADDITION ACTED TO REPLAT A PORTION OF MCCRARY'S ADDITION. PRIOR TO THE PLATING OF HILLCREST ADDITION, TRACY STREET WAS VACATED BY ORDINANCE NO. 2139. ON THE PLAT OF HILLCREST ADDITION, A NEW ALIGNMENT AND WIDTH FOR TRACY STREET WAS THEN DEDICATED. IN APRIL 1942, W.E.O. CRIGER, P.E., PERFORMED A PARTIAL SUBDIVISION OF BLOCK 9, CREATING LOT 1 WITHIN THAT BLOCK. HE ADDED HIS SURVEY AND LEGAL DESCRIPTION TO THE ORIGINAL PLAT, THEREBY AMENDING BLOCK 9 OF THE PLAT OF HILLCREST ADDITION. IN JULY OF 1948, PHLO ANDERSON, P.E., PERFORMED A SURVEY OF BLOCK 2, FILED AS BAKER CITY SURVEY NO. AD-18-24. I ALSO UTILIZED BAKER COUNTY SURVEY NO.'S 9-40-13BC, 9-40-58BC, 9-40-61BC, 9-40-64BC, 9-40-183, 9-40-320 AND 9-40-625, WHICH ALL PERTAINED TO THIS SURVEY.

I MADE FIELD MEASUREMENTS TO SEARCH FOR CONTROLLING MONUMENTS SHOWN ON THE PLAT OF HILLCREST ADDITION, WITH VERY FEW BEING RECOVERED. I FOUND ONLY TWO OF THE EIGHT CENTERLINE MONUMENTS ALONG INDIANA AVENUE. ONE WAS FOUND AT THE INTERSECTION OF INDIANA AND 11TH STREET AND ONE WAS FOUND AT THE CENTER QUARTER CORNER OF SECTION 20. THE RECORD BEARING OF N.89°26'E. WAS HELD BETWEEN THESE MONUMENTS AS THE BASIS OF BEARINGS FOR THIS SURVEY. AT THE CENTER QUARTER CORNER, I FOUND A BRIDGE SPIKE IN A CITY MONUMENT CASE. THE SPIKE HAD HEAVED SEVERAL INCHES OUT OF THE GROUND AND WAS UNSTABLE. SO I REPLACED IT WITH AN IRON PIN WITH ATTACHED CAP.

THE PLAT OF HILLCREST ADDITION SHOWS IRON PINS AT VARIOUS LOCATIONS ALONG THE CENTERLINES OF HILLCREST DRIVE AND HILLCREST PLACE. ALTHOUGH I SEARCHED FOR THESE, I FOUND NONE REMAINING POSSIBLY DUE TO STREET RESURFACING ACTIVITIES. TO DETERMINE THE LOCATION OF THE RIGHT OF WAY LINES, I TIED THE CONCRETE CURBS ON BOTH SIDES, SOME OF WHICH ARE SHOWN ON THE PLAT OF HILLCREST ADDITION. I ALSO FOUND AND HELD TWO OF THE MONUMENTS SET DURING THE 1948 PHLO ANDERSON SURVEY ALONG THE WEST LINE OF HILLCREST DRIVE. I APPLIED A 0°19'30" COUNTER CLOCKWISE ROTATION OF THE RECORD STREET ALIGNMENT OF HILLCREST DRIVE IN ORDER TO BEST FIT THE EXISTING CURBS, IMPROVEMENTS AND FOUND MONUMENTS. I DISCOVERED THAT ALTHOUGH THE PLAT SHOWS A DIMENSION OF 14 FEET BETWEEN THE CURB AND EASTERLY LINE OF BLOCK 2, IT ACTUALLY MEASURES 13 FEET IN MOST PLACES. I HELD THE RECORD DISTANCE OF 12 FEET BETWEEN CENTERLINE AND THE CURB WHENEVER POSSIBLE, WHICH RESULTED IN THE RIGHT OF WAY BEING 25 FEET ON THE WEST AND 27 FEET ON THE EAST.

THE 100 FOOT WIDE TRACT WEST OF THE SUBJECT PROPERTY IS AN EXCEPTION IN THE WILSON'S DEED. THIS TRACT WAS PARTIALLY SURVEYED BY JIM HANLEY, P.E., RECORDED AS SURVEY NO. 9-40-58BC, AS PER THE PLAT AND DEED. THE WEST LINE IS THE EXTENDED WEST LINE OF HILLCREST PLACE. ACCORDING TO THE PLAT, THE RIGHT OF WAY LINE OF HILLCREST PLACE ADJACENT TO BLOCK 3 IS COINCIDENT WITH THE EXISTING CURB LINE, WHICH I TIED IN THE FIELD. I FOUND THE REFERENCE MONUMENT SET BY SURVEY NO. 9-40-58BC TO BE ON THE EXTENDED WEST LINE OF HILLCREST PLACE. INTENDED, BUT AT A DISTANCE OF 3.93 FEET TO THE PROPERTY CORNER INSTEAD OF THE 4.28 FEET SHOWN ON SAID SURVEY. I SEARCHED FOR THE 1/2" PIN SET AT THE SOUTHEAST CORNER OF THE TRACT, BUT DID NOT FIND IT. INSTEAD, I FOUND A 1/2" IRON PIPE S.14°44'W, 6.10 FEET FROM THE CORNER. I DO NOT KNOW THE ORIGIN OR SIGNIFICANCE OF THIS PIPE, AND IT IS NOT ACCEPTED FOR THIS SURVEY.

I SEARCHED FOR CONTROLLING MONUMENTS ALONG THE EAST LINE OF HILLCREST ADDITION, WITH NONE BEING RECOVERED. WITH A LACK OF MONUMENTATION, I DETERMINED THE LOCATION OF SAID LINE BY MEASURING THE PLAT RECORD BEARINGS AND DISTANCES FROM THE CENTER QUARTER CORNER. LIKEWISE, I SEARCHED FOR BUT FOUND NO MONUMENTS AT ANY OF THE CORNERS OF LOT 1. TO DETERMINE THESE CORNERS, I UTILIZED THE DESCRIPTION OF LOT 1 FROM THE DEDICATION PAGE OF THE PLAT, MEASURING CLOCKWISE AND CLOSING AGAINST THE EAST LINE OF HILLCREST ADDITION, AS SHOWN HEREON.

I SEARCHED FOR CENTERLINE MONUMENTATION ALONG TRACY STREET AT THE INTERSECTIONS OF 4TH STREET, 5TH STREET, 6TH STREET AND 7TH STREET, WITH NONE RECOVERED. TO REESTABLISH THE CENTERLINE INTERSECTION OF TRACY STREET AND SEVENTH STREET, I HELD THE FOUND CENTERLINE MONUMENTATION NORTH OF TRACY STREET ALONG SEVENTH STREET AND EXTENDED THE BEARING SOUTHERLY A RECORD DISTANCE OF 321.03 FEET, AS PER SURVEY NO.'S 9-40-13BC AND 9-40-625. IT SHOULD BE NOTED THAT THE PLAT OF HILLCREST ADDITION SHOWS THE EAST LINE OF THE ADDITION BEING COMMON WITH THE WEST LINE OF SEVENTH STREET SOUTH OF TRACY STREET. FOR REASONS UNKNOWN, THE EAST LINE OF HILLCREST ADDITION AS PLATTED DOES NOT LINE UP WITH THE WEST LINE OF SEVENTH STREET NORTH OF TRACY. THERE APPEARS TO BE A 6 FOOT DISCREPANCY BETWEEN THESE TWO LINES.

NEW MONUMENTS WERE SET ACCORDING TO THE METHODS OUTLINED HEREIN, AND AT POSITIONS DETERMINED BY THE EVIDENCE FOUND, AND THE PLAT AND DEED RECORD DIMENSIONS, AS SHOWN HEREON.

LEGEND

- FOUND UNRECORDED 5/8" IRON PIN - NO CAP
- FOUND 1/2" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "RPE 2808" FROM SURVEY NO. 9-40-58BC
- ◆ FOUND CENTERLINE MONUMENT, WHICH IS A 3/4" IRON PIPE SET BELOW GROUND IN A CAST IRON CITY MONUMENT CASE, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, FOUND 3/4" IRON PIPE SET BY PHLO ANDERSON IN 1948 - SEE BAKER CITY SURVEY NO. AD-18-24
- ◆ FOUND A BRIDGE SPIKE IN A CAST IRON CITY MONUMENT CASE. REPLACED BRIDGE SPIKE WITH A 5/8"x30" IRON PIN WITH 2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING" AND WITH APPROPRIATE CENTER 1/4 CORNER DESIGNATION.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM THE PLAT OF HILLCREST ADDITION
- 1[] RECORD DIMENSION FROM SURVEY NO. 9-40-13BC
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-58BC
- P[] RECORD DISTANCE FROM 1948 SURVEY BY PHLO ANDERSON - BAKER CITY SURVEY NO. AD-18-24
- X-X FENCE LINE
- SNF MONUMENT SEARCHED FOR, NOT FOUND

CURVE TABLES

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	106.10	65°50'00"	121.91	N05°56'25"E 115.32
C2	143.24	40°00'00"	100.00	N44°58'33"W 97.98
C3	204.63	21°00'00"	75.00	N77°28'35"W 74.58
C4	238.73	24°00'00"	100.00	S80°01'25"W 99.27
C5	133.10	16°23'52"	38.09	N18°46'39"W 37.96
C6	170.24	30°07'27"	89.51	N42°02'18"W 88.48
C7	170.24	9°52'33"	29.34	N62°02'18"W 29.31
C8	231.63	21°00'00"	84.90	N77°28'35"W 84.42
C9	265.73	1°37'24"	7.53	N88°47'17"W 7.53
C10	1146.43	10°00'00"	200.09	S84°17'55"W 199.84
C11	1111.43	1°19'29"	25.70	S88°38'11"W 25.70
C12	1111.43	5°13'53"	101.48	S85°21'30"W 101.45

CURVE	DEGREE OF CURVE	DELTA	LENGTH	TANGENT
C1	54°	65°50'	121.9	68.7
C2	40°	40°00'	100.0	52.1
C3	21°	21°00'	75.0	37.9
C4	24°	24°00'	100.0	50.8
C10	5'00"	10°00'	200.0	100.3

REFERENCES

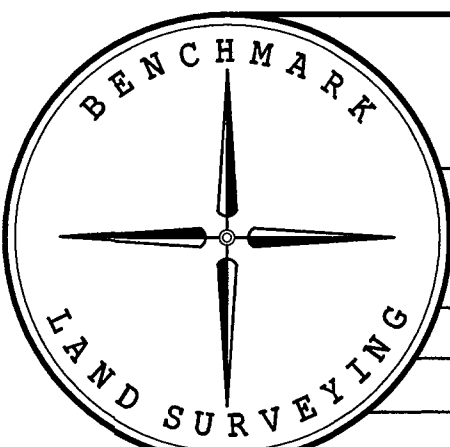
RECORD MAP OF SURVEY NO.'S 9-40-13BC, 9-40-58BC, 9-40-61BC, 9-40-64BC, 9-40-183, 9-40-320 AND 9-40-625

BAKER CITY SURVEY NO. AD-18-24

PLAT OF HILLCREST ADDITION
PLAT OF MCCRARY'S ADDITION

DEED RECORD INSTRUMENT NO.'S 9632029, B04370017, B06370123, B08440027, B11260145, B11440157, AND B13410127

BAKER CITY ORDINANCE NO.'S 2139 AND 2145



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
A TRACT OF LAND BEING A PORTION OF BLOCK 9 OF HILLCREST ADDITION, SITUATED IN THE NE1/4 & NW1/4 OF SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	MICHAEL & BETSY WILSON	
SURVEYED BY	JLH	6/1/2015
SCALE: 1"=50'	DRAWN BY: JLH	

FILED June 22, 2015
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-735