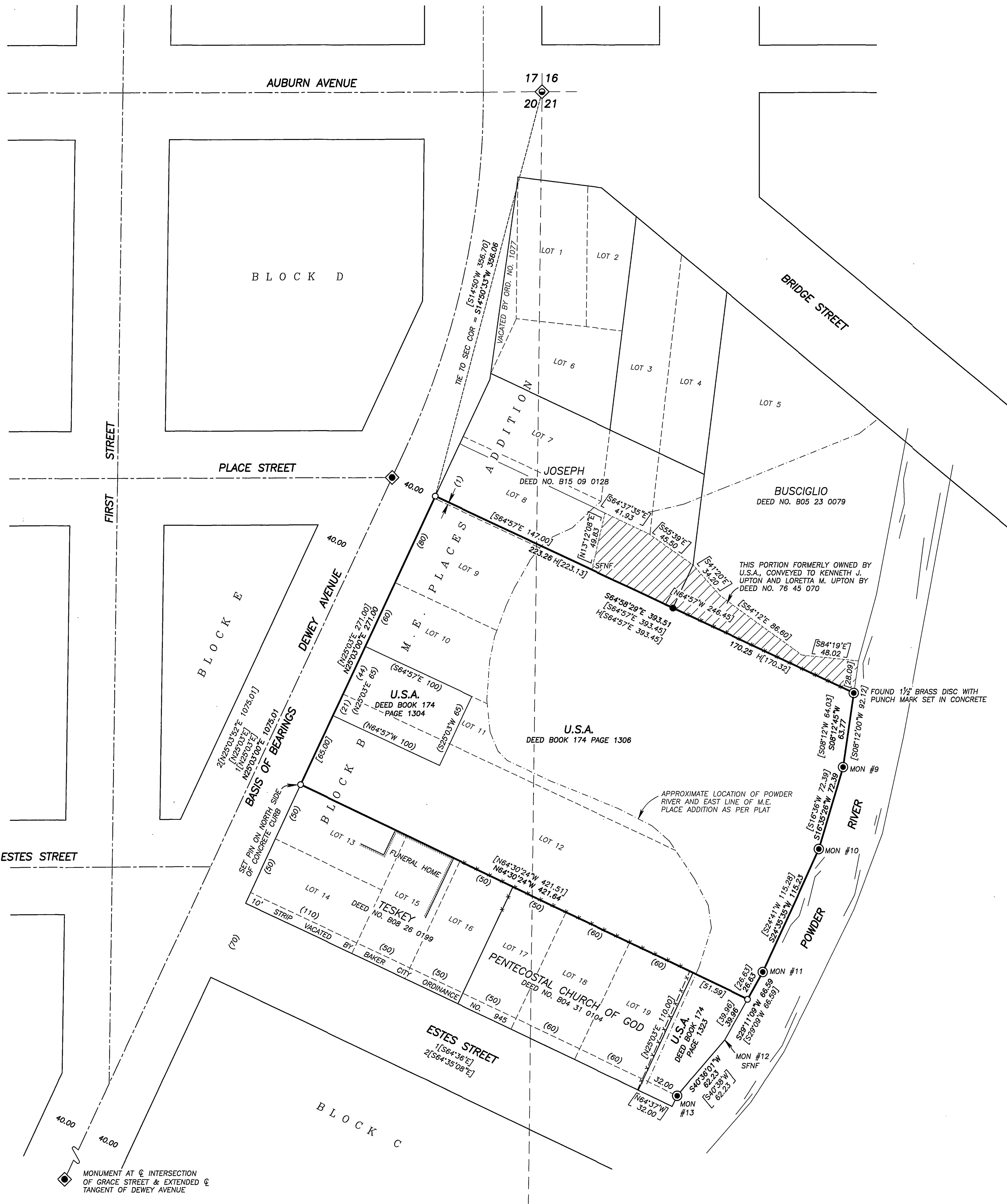




BASIS OF BEARINGS

MAP OF SURVEY NO. 9-40-186
PORTION OF DEWEY AVENUE BETWEEN FOUND
MONUMENTS BEARS N.25°03'00"E. AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MITCH OSBORN, MAINTENANCE TEAM LEADER FOR TOTAL SYSTEMS SERVICES, INC., ON BEHALF OF U.S. GENERAL SERVICES ADMINISTRATION (GSA), WITH THE PURPOSE OF MARKING THE CORNERS OF THAT CERTAIN TRACT OF LAND OCCUPIED BY THE FEDERAL BUILDING. THE SUBJECT PROPERTY IS A PORTION OF BLOCK B OF M.E. PLACES ADDITION TO BAKER CITY AND OTHER LAND SITUATED IN SECTIONS 20 AND 21.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE U.S. GOVERNMENT OBTAINED TITLE TO THE SUBJECT PROPERTY BY DEED BOOK 174, PAGES 1304 AND 1306, AND LATER CONVEYED A PORTION OF THE PROPERTY TO KENNETH L. UPTON AND LORETTA M. UPTON BY DEED RECORDED NOVEMBER 3, 1978 AS DEED NO. 76 45 070. A THIRD TRACT WAS ALSO ACQUIRED BY THE U.S. GOVERNMENT FOR THE FACILITY BY DEED BOOK 174 PAGE 1323, HOWEVER I WAS NOT REQUESTED TO SURVEY IT AT THIS TIME.

PRIOR TO THIS SURVEY, MR. OSBORN PROVIDED ME A COPY OF A SITE SURVEY PERFORMED BY JAMES VOELZ, PLS., IN APRIL OF 1964. FOR WHATEVER REASON, THE MAP WAS NEVER RECORDED IN THE COUNTY SURVEYOR'S RECORDS, EVEN THOUGH MR. VOELZ COMPLETED AN ENTIRE BOUNDARY SURVEY OF THE PROPERTY, AND ESTABLISHED MONUMENTS AT ALL THE CORNERS. THE LEGAL DESCRIPTIONS USED TO CONVEY TITLE WERE CLEARLY BASED ON THE VOELZ SURVEY, AS THE DIMENSIONS AND CALLS FOR MONUMENTS MATCH HIS MAP.

M.E. PLACES ADDITION, DATED MARCH 23, 1872, WAS SURVEYED AND PLATTED BY C.M. FOSTER. THE PLAT SHOWS THE EAST BOUNDARY OF THE ADDITION FOLLOWING THE POWDER RIVER AS IT EXISTED AT THAT TIME. THE RIVER CHANNEL TODAY IS IN A MUCH DIFFERENT LOCATION THAN IT WAS IN 1872. ACCORDING TO A 1948 REPORT WRITTEN BY PHILO ANDERSON, PE, AT SOME POINT IN TIME THE RIVER CHANNEL WAS CUT THROUGH IN ITS PRESENT LOCATION AND ITS BANKS WERE RIPRAPPED WITH STONE. THE APPROXIMATE 1872 LOCATION OF THE RIVER IS GRAPHICALLY SHOWN HEREON FOR GENERAL INFORMATION ONLY.

A SEARCH OF THE COUNTY SURVEYOR'S RECORDS PRODUCED SURVEY NO.'S 9-40-185, 9-40-186, 9-40-187, 9-40-293, 9-40-550 AND 9-40-738, WHICH ALL PERTAINED TO THIS SURVEY.

I FOUND SEVERAL UNRECORDED SURVEYS DONE IN AND AROUND BLOCK B OF M.E. PLACES ADDITION. ONE OF THESE UNRECORDED SURVEYS WAS DONE BY JAMES HABLETON, PLS., IN 1978 FOR BENJAMIN FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION. AS PART OF HIS SURVEY, MR. HABLETON RETRACED AND SET A MONUMENT ON THE NORTH LINE OF THE SUBJECT PROPERTY. I ALSO FOUND SEVERAL REFERENCES TO A SURVEY DONE BY PHILO ANDERSON FOR FRANK PLANANSKY. I DID NOT OBTAIN A COPY OF PHILO'S MAP, BUT I DID FIND A LEGAL DESCRIPTION THAT HE PREPARED IN 1937 FOR FRANK PLANANSKY BASED ON HIS SURVEY. IN THIS DESCRIPTION, HE MAKES A CALL TO AN IRON PIPE IN THE NORTH SIDE OF A CONCRETE CURB, WHICH IS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS SHOWN ON SAID COUNTY SURVEYS AND THE UNRECORDED HABLETON AND VOELZ SURVEYS. I FOUND SEVERAL OF THE MONUMENTS SHOWN ON THE VOELZ SURVEY, WHICH ARE BRASS DISCS SET IN CONCRETE. I ALSO FOUND THE PIN SET BY JAMES HABLETON ON THE NORTH LINE. I ACCEPT THESE FOUND MONUMENTS.

I SEARCHED FOR BUT DID NOT FIND THE MONUMENTS SET BY VOELZ OR DESCRIBED BY PHILO ANDERSON'S DESCRIPTION AT THE SOUTHEAST, SOUTHWEST OR NORTHWEST CORNERS OF THE SUBJECT PROPERTY. I ALSO DID NOT FIND MONUMENT #12 FROM THE VOELZ SURVEY, WHICH CONTROLS THE LOCATION OF THE SOUTHEAST CORNER.

I CALCULATED THE CORNER POSITION AT MONUMENT #12 BY DISTANCE-DISTANCE INTERSECTION. I THEN REESTABLISHED THE SOUTHWEST PROPERTY CORNER AT THE RECORD LOCATION BETWEEN THE FOUND MONUMENT #11 AND THE CALCULATED POSITION FOR MONUMENT #12. TO REESTABLISH THE SOUTHWEST CORNER, I RAN VOELZ'S RECORD BEARING OF N.64°30'24"W. FROM THE SOUTHEAST CORNER TO INTERSECT THE EAST RIGHT OF WAY LINE OF DEWEY AVENUE. THIS PLACES THE LINE ALONG THE NORTH FACE OF THE FUNERAL HOME BUILDING ON THE ADJACENT PROPERTY, WHICH AGREES WITH THE VOELZ MAP. THE CORNER ITSELF FALLS ON THE NORTH SIDE OF AN EXISTING CONCRETE CURB, AGREEING WITH THE CALL IN THE 1937 LEGAL DESCRIPTION BY PHILO ANDERSON. THE NORTHWEST CORNER WAS THEN REESTABLISHED AT THE RECORD DISTANCE FROM THE SOUTHWEST CORNER.

REFERENCES

RECORD MAP OF SURVEY NO.'S: 9-40-185, 9-40-186, 9-40-187, 9-40-493, 9-40-550 & 9-40-738

DEED RECORD INSTRUMENT NO.'S: 76 45 070, B05 23 0079, B04 31 104, B08 26 0199, B15 09 0128

DEED RECORD BOOK 174 PAGE 1260
BOOK 174 PAGE 1303
BOOK 174 PAGE 1304
BOOK 174 PAGE 1306
BOOK 174 PAGE 1323

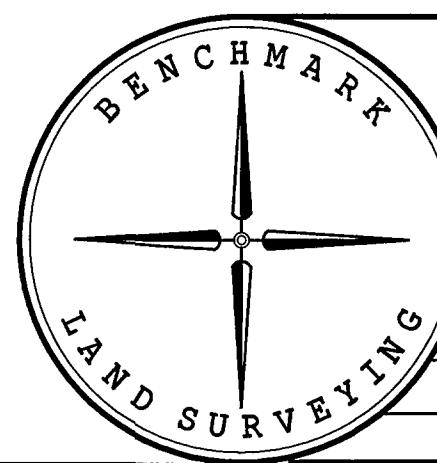
UNRECORDED MAP BY JAMES HABLETON, PLS., DATED 1978
UNRECORDED MAP BY JAMES VOELZ, PLS., DATED 1964
PLAT OF M.E. PLACES ADDITION TO BAKER CITY
BAKER CITY ORDINANCE NO.'S 945 AND 1077

LEGEND

- FOUND 2" BRASS DISC MARKED "+" SET IN CONCRETE, FROM UNRECORDED SURVEY BY JAMES G. VOELZ, PLS., DATED APRIL 1964 (UNLESS OTHERWISE NOTED)
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "LS 645" FROM UNRECORDED SURVEY BY JAMES HABLETON, PLS., DATED MAY 17, 1978.
- ◆ FOUND A 5/8" IRON PIN WITH ATTACHED 1/2" ALUMINUM O.D.O.T. CAP SET BELOW GROUND IN A 4" DIAMETER PIPE CASING WITH LID FROM SURVEY NO. 9-40-738
- ◆ FOUND A 5/8" IRON PIN WITH NO CAP SET BELOW THE ASPHALT SURFACE IN A CAST IRON CITY MONUMENT CASE FROM SURVEY NO. 9-40-293
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () DEED/PLAT RECORD BEARING AND DISTANCE
- [] BEARING AND DISTANCE FROM DEED RECORD BOOK 174, PAGES 1306 AND 1323, AND FROM UNRECORDED SURVEY BY JAMES G. VOELZ, PLS., DATED APRIL 1964
- 1[] RECORD DIMENSION FROM SURVEY NO. 9-40-186
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-550 AND 9-40-738
- H[] BEARING AND DISTANCE FROM UNRECORDED SURVEY BY JAMES HABLETON, PLS., DATED 1978.
- X—X FENCE LINE
- SFNF MONUMENT SEARCHED FOR, NOT FOUND

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JASON L. HATFIELD
NOVEMBER 30, 2007
#69454
EXPIRES: 6/30/2017



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 PORTION OF BLOCK B OF M.E. PLACES ADDITION AND OTHER LAND
SITUATED IN THE NE1/4 SECTION 20 AND IN THE NW1/4 SECTION 21,
T.35S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	U.S. GENERAL SERVICES ADMINISTRATION
SURVEYED BY	JLH
SCALE: 1"= 50'	DRAWN BY: JLH
	8/6/2015

FILED Aug 13, 2015
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-739