



BASIS OF BEARINGS

RECORD PARTITION PLAT NO. 2008-034
Q OF H STREET BEARS N.89°07'00"E.
AS SHOWN

Q INTERSECTION OF H
STREET AND 11TH STREET:
FOUND A 3/4" IRON PIN
IN MON CASE

TOTAL
Q CURVE DATA
Δ=11°37'10"
R=5729.58
L=1161.94
LC=1159.95
N06°03'46"W

2[RECORD Q DATA]
Δ=11°37'10"
R=5729.58
L=1161.94
LC=1159.95
N06°03'27"W
1(R=5729.58)

BASIS OF BEARINGS
[N89°07'E 710]
2[N89°07'00"E 709.96]
N89°07'00"E 709.96

PARTITION PLAT NO. 2008-034

LEGEND

- ◆ FOUND A 5/8" IRON PIN IN A STEEL CITY MONUMENT CASE, UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206"
- FOUND 1/2" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "RPE 2808" FROM SURVEY NO. 9-40-50BC
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY AD-19-16
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-50BC
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-660MP AND LAND PARTITION PLAT NO. 2008-034
- 1() RECORD DIMENSION FROM ODOT DRAWING NO. 4B-7-3
- X—X FENCE LINE
- [9-40-XXX] REFERENCE SURVEY NO. FROM WHICH FOUND MONUMENT IS ASSOCIATED

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SCOTT SWANSON WITH THE PURPOSE OF MARKING THE CORNERS OF HIS PROPERTY AS DESCRIBED IN DEED NO. B0036 0071.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. IN DECEMBER 1888, B.W. LEVENS AND HIS WIFE S.A. LEVENS ORIGINALLY CONVEYED TO T.M. REED, A 660' X 660' TRACT OF LAND, SAVE AND EXCEPT A 60' WIDE STRIP OFF THE EAST SIDE. THE DEED WAS RECORDED IN BOOK N PAGE 490. EVENTUALLY THE TITLE TRANSFERRED TO OMAR BOWERS AND BIRDIE ANN BOWERS. IN 1933, THE BOWERS CONVEYED A PORTION OF THE PROPERTY TO THE STATE OF OREGON FOR HIGHWAY RIGHT OF WAY, AS EVIDENCED BY DEED BOOK 118 PAGE 101. IN THE 1950'S, THE REMAINDER OF THE PROPERTY EAST OF THE HIGHWAY WAS DIVIDED AND DEEDED OUT.

IT IS IMPORTANT TO NOTE THAT IN 1889, B.W. LEVENS PLATTED HIS PROPERTY NORTH AND WEST OF THE TRACT CONVEYED TO T.M. REED AS B.W. LEVENS' SECOND ADDITION, RESULTING IN THE REED TRACT BEING SENIOR TO B.W. LEVENS' SECOND ADDITION.

I FOUND THE FOLLOWING APPURTENANT BAKER COUNTY SURVEYS:
SURVEY NO.'S 9-40-50BC, 9-40-433, 9-40-483 AND 9-40-660MP. I ALSO UTILIZED A 1947 SURVEY BY PHILO ANDERSON, WHICH IS ON FILE WITH BAKER CITY AS SURVEY NO. AD-19-16.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM THE AFOREMENTIONED SURVEYS, AS WELL AS EXISTING FENCES AND BUILDINGS ALONG OR NEAR BOUNDARY LINES.

I FOUND TWO OF THE MONUMENTS FROM SURVEY NO. 9-40-50BC. THE MONUMENT ALONG NINTH STREET WAS FOUND 0.15 EAST OF LINE, BUT IS ACCEPTED FOR NORTHINGS. I ACCEPT ALL OTHER FOUND MONUMENTS, AS SHOWN.

DEED RECORD DISTANCES FROM THE SOUTH QUARTER CORNER WERE HELD TO PLACE THE LINES OF THE SUBJECT PROPERTY. THE NORTH AND SOUTH LINES ARE PARALLEL TO THE CENTERLINE OF "H" STREET. WE SET NEW MONUMENTS AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND THE DEED RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-50BC, 9-40-433,
9-40-483 & 9-40-660MP

DEED RECORD BOOK N PAGE 490
BOOK 118 PAGE 101
BOOK 145 PAGE 354
BOOK 145 PAGE 522
BOOK 154 PAGE 09
BOOK 154 PAGE 193
BOOK 158 PAGE 305
BOOK 159 PAGE 319

DEED RECORD INSTRUMENT NO.'S: B0036 0071,
B03 33 0419, B09 05 0141, B15 03 0114

BAKER CITY SURVEY NO. AD 19 16
PLAT OF B.W. LEVENS' SECOND ADDITION
LAND PARTITION PLAT NO. 2008-034
ODOT DRAWING NO. 4B-7B-3

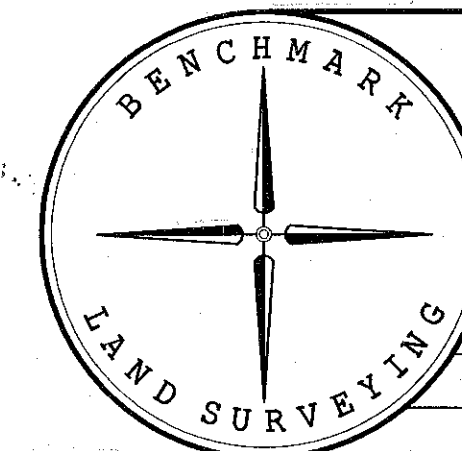
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	5729.58	10°10'51"	1018.07	N06°46'56"W 1016.73
C2	5729.58	1°26'19"	143.87	N00°58'21"W 143.86
2[C2]	5729.58	1°26'19"	143.87	N00°58'02"W 143.86

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#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 SITUATED IN THE SW1/4 SECTION 8, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON		
SURVEYED FOR	SCOTT SWANSON	
SURVEYED BY	JLH & MRT	10/1/2015
SCALE: 1"=60'	DRAWN BY: JLH	

FILED Oct. 13, 2015
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-740