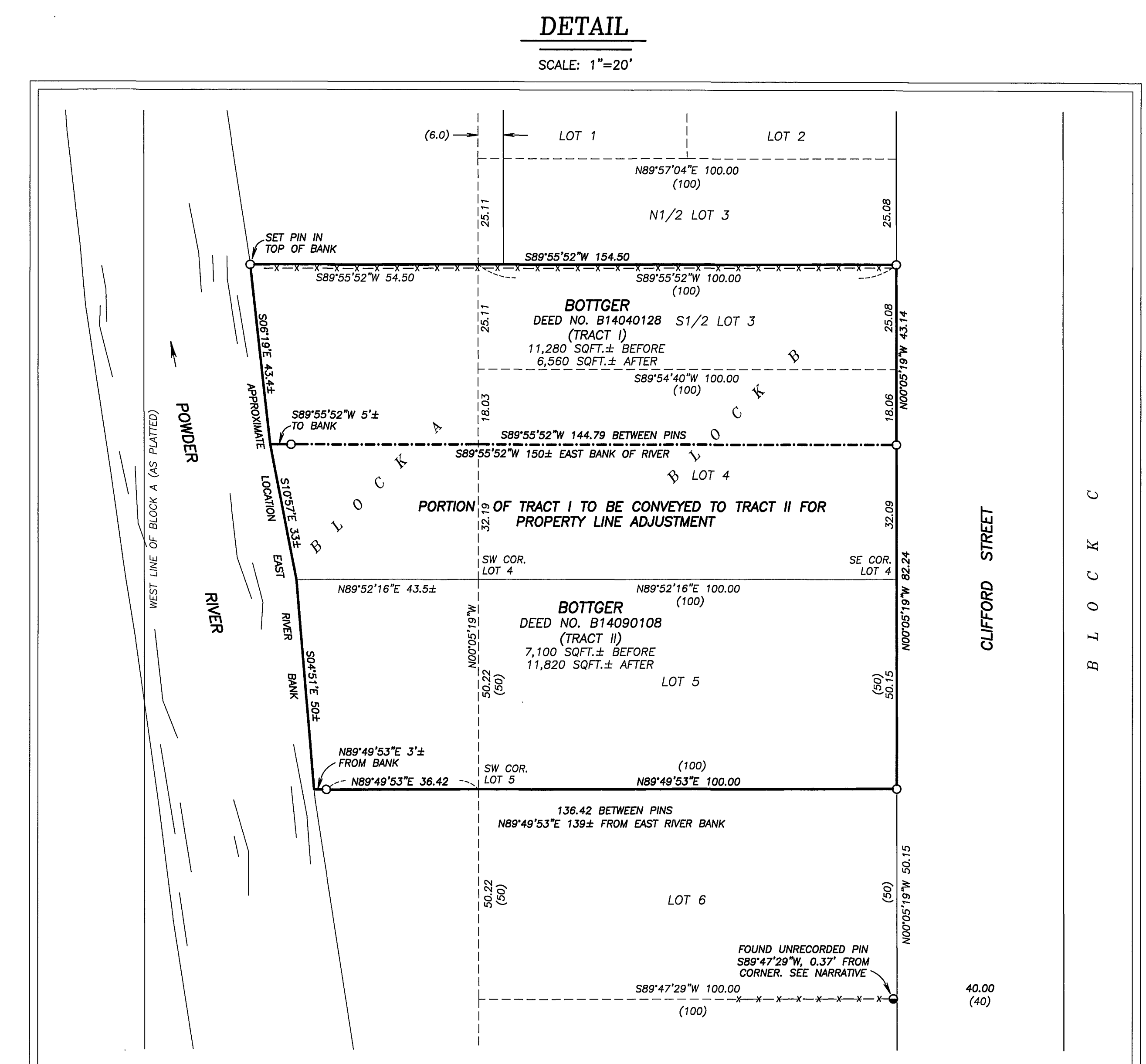
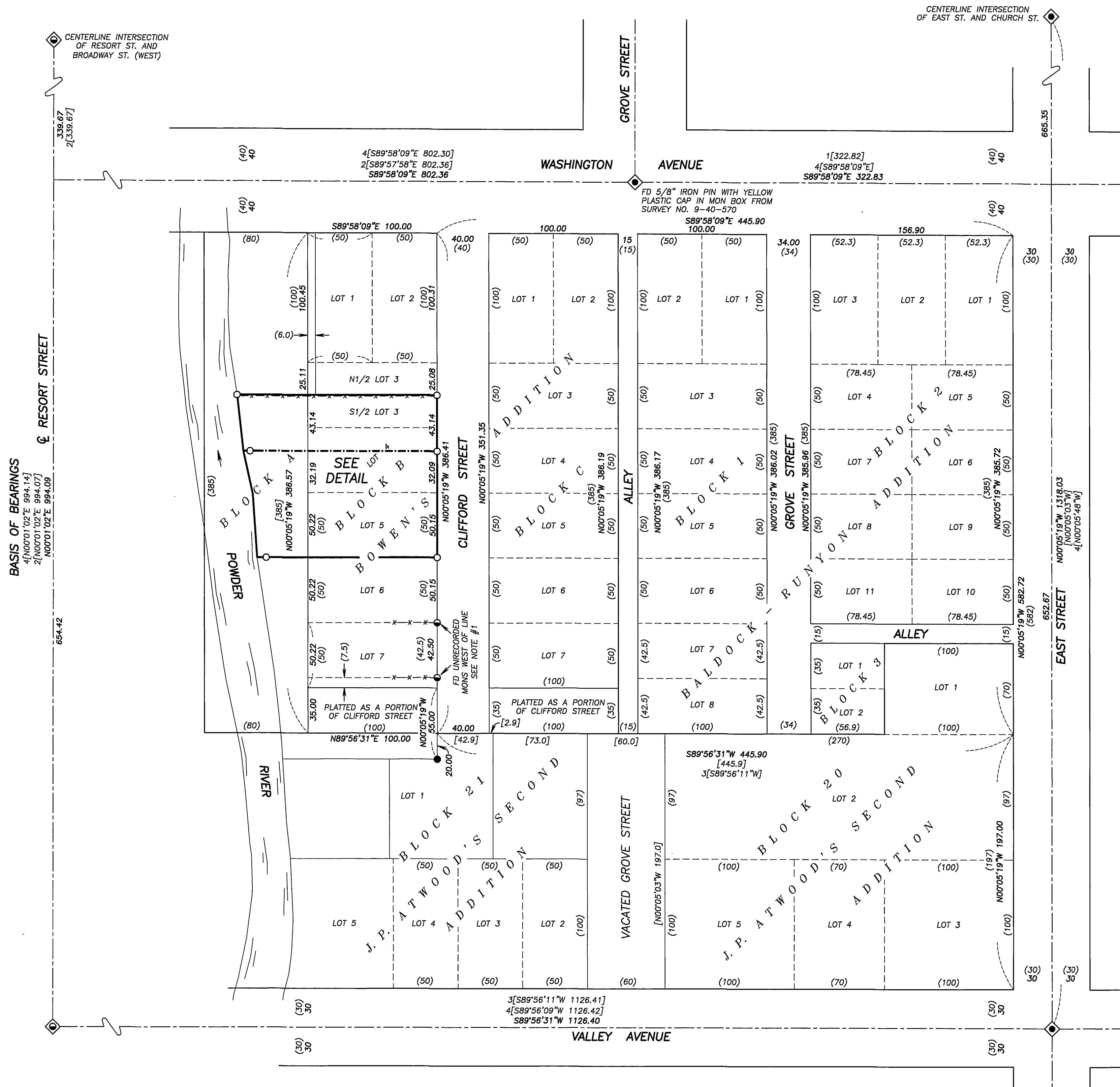




BASIS OF BEARINGS
4[N00°01'02"E 994.14]
2[N00°01'02"E 994.07]
N00°01'02"E 994.09

REFERENCES

BAKER COUNTY SURVEY NO.'S 9-40-748C, 9-40-202,
9-40-232, 9-40-366, 9-40-385, 9-40-510,
9-40-570 & 9-40-717
DEED RECORD INSTRUMENT NO.'S 84-37-039, 97-09-151,
B02100161, B05350424, B07520141,
B14040128 & B14090108
PLAT OF BOWEN'S ADDITION
PLAT OF J.P. ATWOOD'S SECOND ADDITION
PLAT OF BALDOCK-RUNYON ADDITION
PLAT OF FISHER'S ADDITION

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 9-40-385
THE CENTERLINE OF RESORT STREET BETWEEN FOUND
MONUMENTS BEARS N.00°01'02"E. AS SHOWN

NOTES:
1. FOUND TWO UNRECORDED PINS 0.37 FT. WEST OF RIGHT OF WAY
LINE. SEE NARRATIVE FOR MORE DETAILS.

LEGEND

- ◆ FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP SET BELOW GRADE IN A CAST IRON CITY MONUMENT CASE. REMONUMENTED FROM ORIGINAL EVIDENCE DURING SURVEY NO. 9-40-717
- ◆ FOUND CENTERLINE MONUMENT SET BELOW GRADE IN A CAST IRON CITY MONUMENT CASE. MONUMENT IS A 1/2" IRON PIN UNLESS OTHERWISE NOTED.
- FOUND UNRECORDED 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "LS 645"
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLS 1208" FROM BAKER COUNTY SURVEY NO. 9-40-232
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () RECORD DISTANCE FROM DEEDS AND/OR PLATS
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-232
- 1[] RECORD DISTANCE FROM SURVEY NO. 9-40-748C
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-385
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-510
- 4[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-570
- X—X FENCE LINE
- PROPOSED PROPERTY LINE ADJUSTMENT

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MIKE BOTTGER. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN MR. BOTTGER'S TWO PROPERTIES AS DESCRIBED IN DEED NO. B14040128 (SHOWN HEREON AS "TRACT I"), AND DEED NO. B14090108 (SHOWN HEREON AS "TRACT II"). SAID PROPERTIES ARE SITUATED IN BLOCKS A AND B OF BOWEN'S ADDITION TO BAKER CITY.

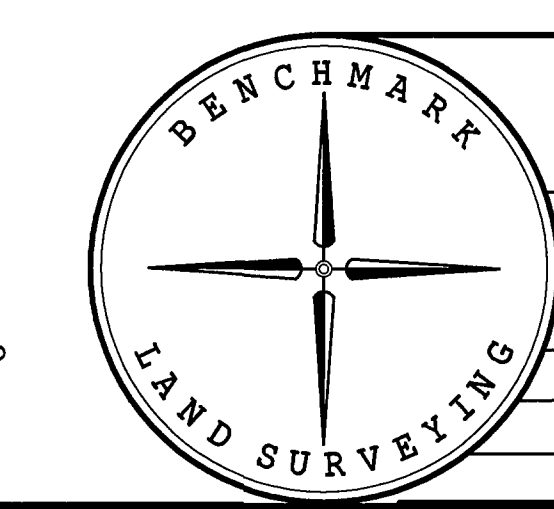
A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. THERE ARE THREE SUBDIVISIONS THAT CAME TOGETHER IN THE AREA BETWEEN WASHINGTON AVENUE AND VALLEY AVENUE AND BETWEEN THE POWDER RIVER AND EAST STREET. J.P. ATWOOD'S SECOND ADDITION, FILED FEBRUARY 16, 1883, WAS THE FIRST TO BE PLATTED, AND HAS SENIOR RIGHTS. THE NEXT SUBDIVISION WAS BOWEN'S ADDITION, PLATTED JUNE 9, 1887. BALDOCK-RUNYON SUBDIVISION WAS THE LAST, BEING FILED DECEMBER 8, 1924.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM BAKER COUNTY SURVEY NO.'S 9-40-748C, 9-40-232, 9-40-286, 9-40-385, 9-40-510, 9-40-570 AND 9-40-717. I RECOVERED STREET CENTERLINE MONUMENTATION ON WASHINGTON AVENUE, VALLEY AVENUE, EAST STREET AND RESORT STREET FOR SUBDIVISION CONTROL. I ALSO FOUND AND HELD ONE MONUMENT FROM SURVEY NO. 9-40-232 ON THE EXTENDED WEST LINE OF CLIFFORD STREET. STAYING CONSISTENT WITH SURVEY NO. 9-40-232, I PLACED THE WEST LINE OF CLIFFORD STREET PARALLEL TO EAST STREET, AND AT THE RECORD PLAT DISTANCE OF 445.90 FEET FROM EAST STREET, WHICH AGREES WITH THE POSITION OF THE FOUND PIN. I FOUND TWO UNRECORDED 5/8" IRON PINS WITH YELLOW CAPS MARKED "LS 645", BOTH 0.37" WEST OF THE WEST LINE OF CLIFFORD STREET. ALTHOUGH I FOUND NO RECORD OF THESE PINS, THEY HAVE BEEN RELIED UPON BY LANDOWNERS. AS SUCH, I ACCEPTED THE NORTHERN PIN AS BEING ON THE LINE BETWEEN LOTS 6 AND 7, BUT NOT ON THE RIGHT OF WAY LINE.

I PLACED THE SOUTH LINES OF BOTH BOWEN'S ADDITION AND BALDOCK-RUNYON SUBDIVISION PARALLEL TO VALLEY AVENUE, AND AT THE RECORD PLAT DISTANCE OF 197.00 FEET FROM THE NORTH LINE OF VALLEY AVENUE.

NEW MONUMENTS WERE SET AT POSITIONS APPROVED BY MR. BOTTGER AND ACCORDING TO THE EVIDENCE 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		
A PROPOSED PROPERTY LINE ADJUSTMENT IN BLOCKS A AND B OF BOWEN'S ADDITION, SITUATED IN THE SW1/4 SECTION 16, T9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON		
SURVEYED FOR	MIKE BOTTGER	
SURVEYED BY	JLH & MRT	12/18/2015
SCALE: 1"=50'	DRAWN BY: JLH	

FILED January 22, 2016
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-143