



BASIS OF BEARINGS

RECORD SURVEY NO. 9-40-556
THIRD STREET BEARS N.00°35'34"E.,
AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ED JACA OF JACA CONSTRUCTION. THE PURPOSE OF THIS SURVEY WAS TO MARK THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 10, BLOCK "O" OF M.E. PLACE'S ADDITION TO BAKER CITY.

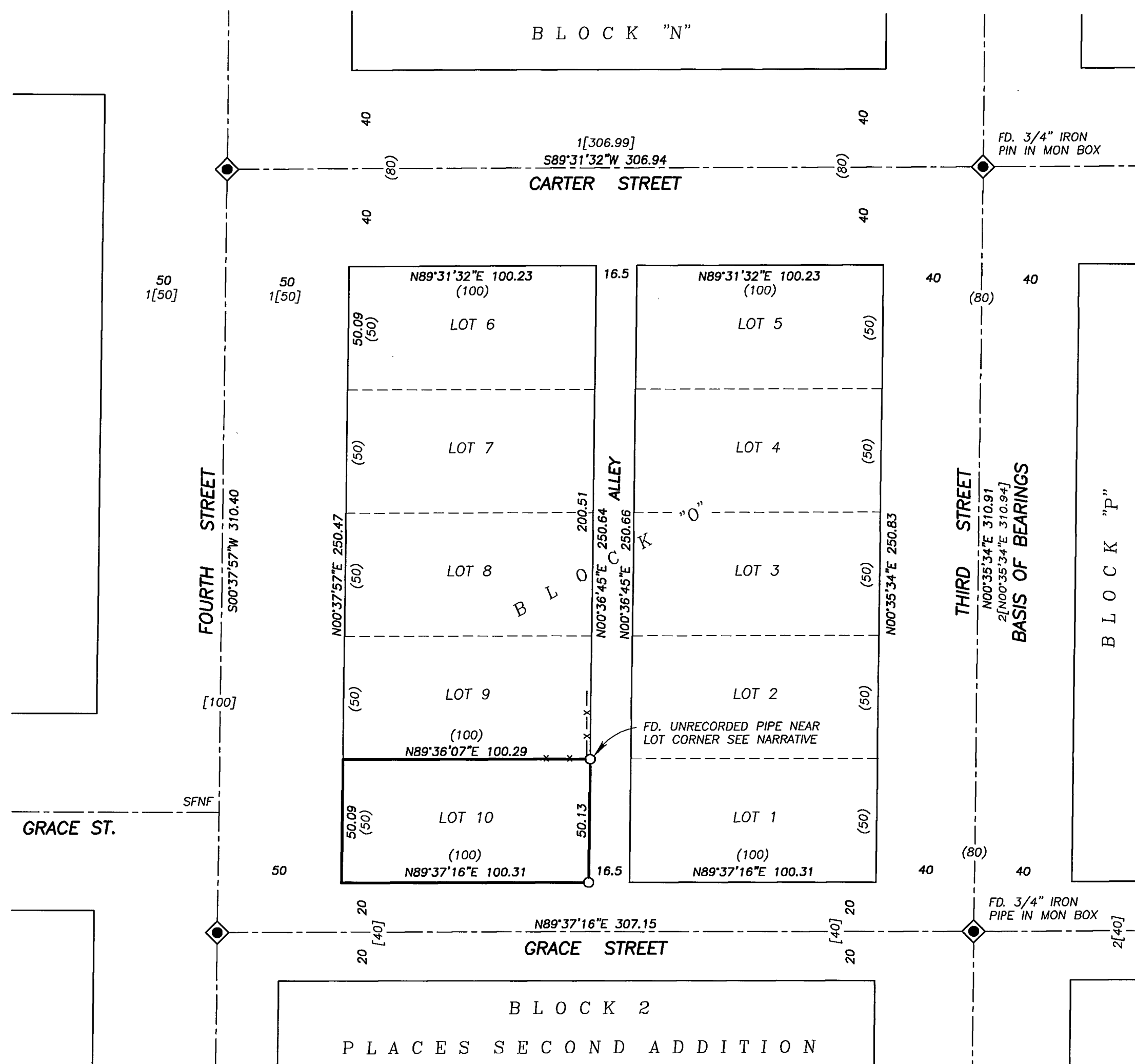
A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. M.E. PLACE'S ADDITION WAS SURVEYED AND PLATTED BY C.M. FOSTER, FILED FEBRUARY 17, 1873. IN SEARCHING THE AVAILABLE COUNTY SURVEYOR RECORDS, I FOUND SURVEY NO.'S 9-40-274 AND 9-40-556, WHICH PERTAIN TO NEARBY BLOCKS "N" AND "P", RESPECTIVELY, BUT I FOUND NO RECORD SURVEYS IN BLOCK "O". I ALSO FOUND A MAP BY PHILO H. ANDERSON, PE, FILED IN THE BAKER CITY RECORDS AS AD-20-20. MR. ANDERSON'S SURVEY WAS PERFORMED OCTOBER 30 THROUGH NOVEMBER 8, 1951, AND IS TITLED "BLOCK 2, PLACE'S SECOND ADDITION, CITY OF BAKER, BAKER COUNTY, OREGON, SHOWING UTILITIES AND APPROACHES."

FIELD MEASUREMENTS WERE MADE TO LOCATE CENTERLINE MONUMENTS AT ALL FOUR CONTROLLING STREET INTERSECTIONS, WHICH ARE ACCEPTED. I SEARCHED FOR, BUT FOUND NO MONUMENT AT THE INTERSECTION OF GRACE STREET (WEST) AND FOURTH STREET.

THE PLAT OF M.E. PLACE'S ADDITION GIVES NO RIGHT OF WAY DIMENSIONS FOR FOURTH STREET OR GRACE STREET. I USED THE RECORD WIDTHS SHOWN ON SURVEY NO.'S 9-40-274 AND 9-40-556 AND THE ANDERSON SURVEY, WHICH FIT THE STREET IMPROVEMENTS. THE BLOCK WAS THEN SUBDIVIDED AND LOTS PROPORTIONED ACCORDINGLY.

DURING THE COURSE OF THIS SURVEY, I FOUND A 3/4" IRON PIPE 0.25 FT. SOUTH AND 0.25 FT. EAST OF THE NORTHEAST CORNER OF LOT 10. I DO NOT BELIEVE THIS PIPE TO BE AN ORIGINAL MONUMENT, NOR DO I FIND ANY RECORD OF A SURVEYOR SETTING IT. M.E. PLACE'S ADDITION WAS PLATTED IN 1873, AT A TIME WHEN IT WAS NOT COMMON PRACTICE TO MONUMENT LOT CORNERS WITH IRON UNLESS SPECIFICALLY STATED SO ON THE PLAT. I DO NOT ACCEPT THE FOUND PIPE AS THE LOT CORNER.

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

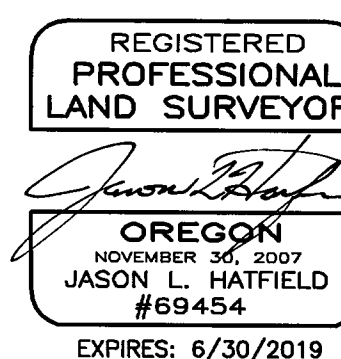


LEGEND

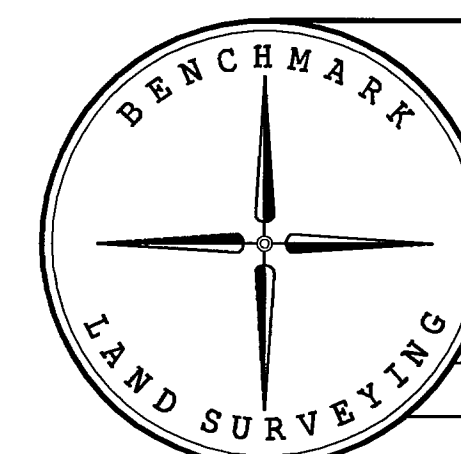
- ◆ FOUND CENTERLINE MONUMENT: A 1/2" IRON PIN SET BELOW GROUND IN AN IRON MONUMENT BOX WITH LID UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD DISTANCE FROM THE PLAT OF M.E. PLACES ADDITION
- [] RIGHT OF WAY WIDTH AS SHOWN ON MAP BY PHILO H. ANDERSON, PE, SURVEYED IN 1951, FILED AS AD-20-20 IN THE BAKER CITY RECORDS
- 1[] RECORD DISTANCE FROM SURVEY NO. 9-40-274
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-556
- x—x EXISTING WOODEN FENCE
- SFNF MONUMENT SEARCHED FOR, NOT FOUND

REFERENCES

- RECORD MAP OF SURVEY NO.'S 9-40-274 & 9-40-556
- DEED RECORD INSTRUMENT NO.'S B12370212 & B17410145
- 1951 MAP BY PHILO H. ANDERSON, PE, FILED IN THE BAKER CITY RECORDS AS AD-20-20
- PLAT OF M.E. PLACE'S ADDITION, FILED FEB. 17, 1873



FILED April 11, 2018
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-766



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 1207 DEWEY AVE., BAKER CITY, OREGON 541-575-1251 ~ 541-523-5852		
MAP OF SURVEY LOT 10 BLOCK "O" M.E. PLACE'S ADDITION SITUATED IN THE NE1/4NE1/4 SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON		
SURVEYED FOR	JACA CONSTRUCTION	
SURVEYED BY	JLH	4/6/2018
SCALE: 1"=40'	DRAWN BY: JLH	