

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEVIN LUCKINI. THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARY OF MR. LUCKINI'S PROPERTY DESCRIBED IN DEED NO. B18200160 FOR A PENDING SUBDIVISION. THE SUBJECT PROPERTY IS COMPRISED OF PORTIONS OF BLOCKS 9, 10 AND 13, AND VACATED STREETS AND ALLEYS IN HOT SPRINGS PARK ADDITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. HASKELL ADDITION WAS FILED MAY 8, 1900 AND HOT SPRINGS PARK ADDITION WAS FILED MARCH 18, 1901. BOTH ADDITIONS WERE SURVEYED AND PLATTED BY H.G. PEARSON. BAKER CITY ORDINANCE NO. 1939 WAS PASSED FEBRUARY 24, 1925, WHICH VACATED PORTIONS OF STREETS AND ALLEYS PERTAINING TO THE SUBJECT PROPERTY. THAT PORTION OF BAKER STREET BETWEEN BIRCH STREET AND FIR STREET WAS ALSO VACATED AT THAT TIME, BUT WAS LATER CONVEYED TO BAKER CITY FOR A PUBLIC STREET BY DEED NO. 90-09-001. PHILLO ANDERSON, PE, PERFORMED A SURVEY DATED JUNE 1, 1943 TITLED "MAP SHOWING TRACT KNOWN AS 'BAKER GOLF AND COUNTRY CLUB' AND ADJACENT PROPERTY". THE MAP CONTAINS NOTATIONS THAT MR. ANDERSON FOUND SQUARE IRON PINS AT VARIOUS BLOCK CORNERS, CALLING THEM ORIGINAL MONUMENTS. I ALSO FOUND BAKER COUNTY SURVEY NO.'S 9-40-141B, 9-40-167 AND 9-40-277, WHICH ALL PERTAIN TO THIS SURVEY. SURVEY NO. 9-40-141B WAS A SURVEY OF BLOCK 9 OF HOT SPRINGS PARK ADDITION, PERFORMED ON MARCH 19, 1979 BY WILLIAM HANLEY, PLS. MR. HANLEY FOUND SEVERAL ORIGINAL MONUMENTS (BEING SQUARE IRON PINS) ACCEPTED AND USED TO CONTROL THE LINES OF BLOCK 9. ALTHOUGH THE PUBLIC STREETS IN THE VICINITY OF BLOCK 9 WERE DEDICATED AND PLATTED 60 FEET WIDE, SURVEY NO. 9-40-141B SHOWS MEASURED RIGHT OF WAY WIDTHS OF BROADWAY STREET, WELL STREET AND CHURCH STREET BEING LESS THAN 60 FEET BY VARYING AMOUNTS. SURVEY NO. 9-40-167 WAS A SURVEY IN BLOCK 12 OF HASKELL ADDITION AND BLOCK 12 OF HOT SPRINGS PARK ADDITION, ALSO PERFORMED BY WILLIAM HANLEY, AND FILED MAY 1, 1980. LIKE SURVEY NO. 9-40-167, SEVERAL ORIGINAL MONUMENTS WERE FOUND AND UTILIZED, AND RIGHT OF WAY WIDTH DIMENSIONS OF STREETS VARY FROM PLATTED DIMENSIONS. SURVEY NO. 9-40-277 WAS PERFORMED BY JAMES HANLEY, PLS. IN JUNE OF 1986, AND SHOWS THAT ORIGINAL MONUMENTS WERE FOUND ALONG THE NORTH AND SOUTH RIGHT OF WAY LINES OF BAKER STREET.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM THE AFOREMENTIONED PLATS AND SURVEYS. STREET CENTERLINE MONUMENTS WERE FOUND AND ACCEPTED AT THE STREET INTERSECTIONS ALONG BIRCH STREET AS SHOWN. WE SEARCHED ALONG BAKER STREET AND BROADWAY STREET FOR ADDITIONAL CENTERLINE MONUMENTATION, BUT FOUND NONE. WE ALSO SEARCHED AT BLOCK CORNERS FOR ORIGINAL MONUMENTS. WE RECOVERED 3/4" SQUARE IRON PINS AT THE NORTHWEST AND SOUTHWEST CORNERS OF BLOCK 13 AND AT THE NORTHEAST CORNER OF BLOCK 10. WE ALSO FOUND 1" IRON PIPES AT THE SOUTHWEST CORNER OF BLOCK 1 OF HASKELL ADDITION, AND THE SOUTHWEST CORNER OF BLOCK 11 AND SOUTHEAST CORNER OF BLOCK 9 OF HOT SPRINGS PARK ADDITION. I BELIEVE THESE TO ALSO BE ORIGINAL MONUMENTS, AND THEY WERE ACCEPTED AS SUCH. WE ALSO SEARCHED FOR PINS SET DURING SURVEY NO. 9-40-141B IN BLOCK 9, BUT FOUND NONE. THE SEARCH POSITION FOR THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 9 WAS LOCATED UNDER THE WHEEL OF A PARKED R.V. TRAILER AND COULD NOT BE ACCESSED. THREE UNRECORDED IRON PINS WERE FOUND NEAR LOT OR PROPERTY CORNERS, WHICH WERE OUT OF POSITION BY THE AMOUNTS NOTED HEREON, AND WERE NOT ACCEPTED. WE ALSO FOUND A BENT 1/2" IRON PIPE OF UNKNOWN ORIGIN NEAR THE SOUTHWEST CORNER OF BLOCK 15. PHILLO ANDERSON'S 1943 MAP CONTAINS A NOTE AT THIS CORNER STATING "ORIGINAL STAKE FOUND", BUT IT'S NOT CLEAR WHETHER THE STAKE FOUND BY ANDERSON AND THE PIPE FOUND DURING THIS SURVEY ARE ONE IN THE SAME. DUE TO ITS BENT CONDITION IT WAS NOT UTILIZED FOR THIS SURVEY.

THE BOUNDARIES OF THE SUBJECT PROPERTY WERE THEN RESOLVED AS FOLLOWS:

THE LOCATION OF THE RIGHT OF WAY OF BAKER STREET WAS DETERMINED BY HOLDING THE CENTERLINE MONUMENT AT BIRCH STREET AND BAKER STREET AND THE FOUND ORIGINAL MONUMENT AT THE NORTHWEST CORNER OF BLOCK 13. I ALSO MADE FIELD MEASUREMENTS TO LOCATE THE DEVELOPED STREET AND TOP BACK OF CURBS, WHICH AGREE WITH THIS SOLUTION. THE LOCATION OF CHURCH STREET WAS DETERMINED BY HOLDING THE CENTERLINE MONUMENT AT BIRCH STREET AND CHURCH STREET AND THE FOUND ORIGINAL MONUMENTS AT THE SOUTHWEST CORNER OF BLOCK 13 AND THE NORTHEAST CORNER OF BLOCK 10. DUE TO THE DISPARITIES OF SURVEY NO. 9-40-141B REGARDING THE LOCATION AND WIDTH OF THE RIGHT OF WAY OF BROADWAY STREET, AND WITH A LACK OF CENTERLINE MONUMENTATION EAST OF BIRCH STREET, I HELD THE THREE FOUND ORIGINAL 3/4" IRON PIPES FOR THE NORTH LINE OF BROADWAY STREET. THE CENTERLINE MONUMENT AT BIRCH STREET AND BROADWAY STREET WAS ACCEPTED FOR CONTROL OF THE CENTERLINE OF BIRCH STREET ONLY.

THE PLATTED BLOCK WIDTH OF 212 FEET WAS HELD FOR THE NORTH LINE OF BLOCK 13 DUE TO A LACK OF CONTROLLING MONUMENTATION EAST OF THE NORTHWEST CORNER OF SAID BLOCK. THE NORTHEAST CORNER OF LOT 4 BLOCK 9 WAS ESTABLISHED BY MEASURING THE RECORD LOT WIDTH OF 99.93 FEET PER SURVEY NO. 9-40-141B. ALL OTHER BLOCKS AND LOTS WERE PROPORTIONED BETWEEN FOUND MONUMENTS AND STREETS. ALL STREETS WERE GIVEN THE FULL PLATTED WIDTHS AS ORIGINALLY DEDICATED AND SHOWN ON THE PLATS OF HASKELL ADDITION AND HOT SPRINGS PARK ADDITION.

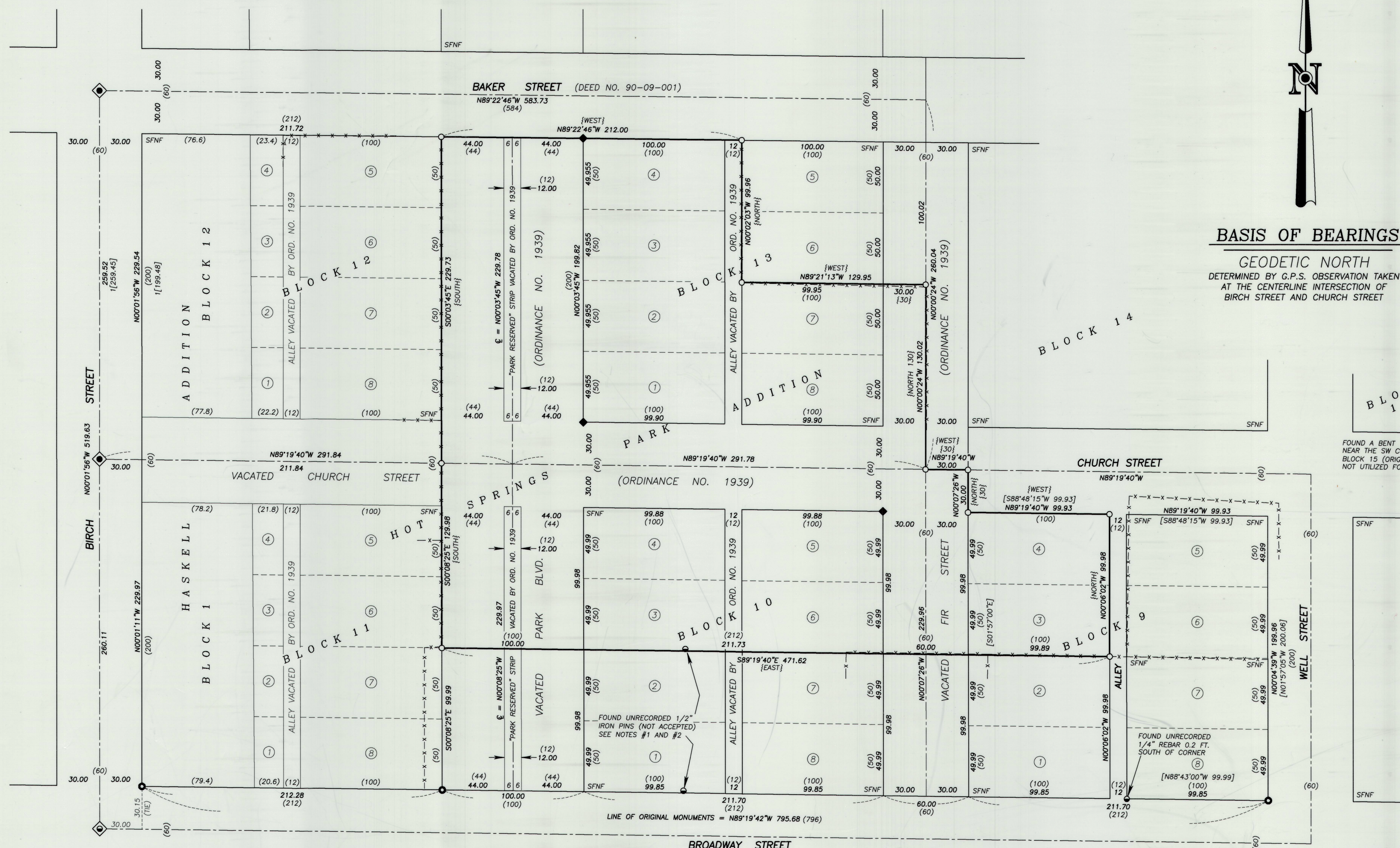
MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND THE METHODS OUTLINED HEREIN.

LEGEND

- ◆ FOUND 3/4" IRON PIPE IN A STEEL CITY MONUMENT CASE
- ◆ FOUND 3/4" IRON PIN IN A STEEL CITY MONUMENT CASE
- ◆ FOUND A 3/4" SQUARE IRON PIN, ORIGINAL MONUMENT FROM HOT SPRINGS PARK ADDITION
- FOUND A 1" IRON PIPE, BELIEVED TO BE AN ORIGINAL MONUMENT FROM HOT SPRINGS PARK ADDITION AND HASKELL ADDITION
- FOUND UNRECORDED MONUMENT AS NOTED
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD DIMENSION FROM THE PLAT OF HASKELL ADDITION AND THE PLAT OF HOT SPRINGS PARK ADDITION
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-141B
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-167
- { } RECORD BEARING AND DISTANCE FROM DEED NO. B18200160
- x-x FENCE LINE
- SFNF MONUMENT SEARCHED FOR NOT FOUND

BASIS OF BEARINGS

GEODETIC NORTH
DETERMINED BY G.P.S. OBSERVATION TAKEN
AT THE CENTERLINE INTERSECTION OF
BIRCH STREET AND CHURCH STREET



REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-141B, 9-40-167, 9-40-277

UNRECORDED SURVEY BY PHILLO H. ANDERSON, PE, DATED JUNE 1, 1943

DEED RECORD INSTRUMENT NO.'S 90-09-001, 07140025, 09310032, 09470088, 13270079, 14040085, B15160018, B15300037, B16290087, B16430079, B16520080, B17430266, B18200160 AND B18440218

BAKER CITY ORDINANCE NO. 1939

PLATS OF HASKELL ADDITION AND HOT SPRINGS PARK ADDITION

ELKHORN TITLE COMPANY TITLE NO. 18-22164 - PARTITION PLAT REPORT

NOTES:

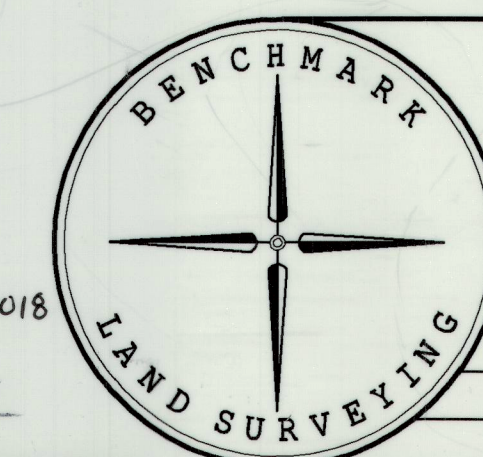
1. FOUND UNRECORDED 1/2" IRON PIN 0.16 FT. SOUTH AND 72.85 FT. EAST OF THE NORTHWEST CORNER OF LOT 2 BLOCK 10. SAID PIN FALLS 0.69 FT. NORTH OF THE PROPERTY LINE, AND IS NOT ACCEPTED.
2. FOUND UNRECORDED 1/2" IRON PIN 0.51 FT. SOUTH AND 70.05 FT. EAST OF THE SOUTHWEST CORNER OF LOT 1 BLOCK 10. SAID PIN FALLS 0.31 FT. NORTH OF THE RIGHT OF WAY LINE, AND IS NOT ACCEPTED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2019

FILED December 11, 2018
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-176



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
PORTIONS OF BLOCKS 9, 10 AND 13, AND PORTIONS OF
VACATED STREETS AND ALLEYS SITUATED IN HOT SPRINGS PARK
ADDITION SITUATED IN THE NE1/4SE1/4 SECTION 16,
T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	KEVIN LUCKINI	
SURVEYED BY	JLH & MWT	12/6/2019
SCALE: 1"=40'	DRAWN BY: JLH	