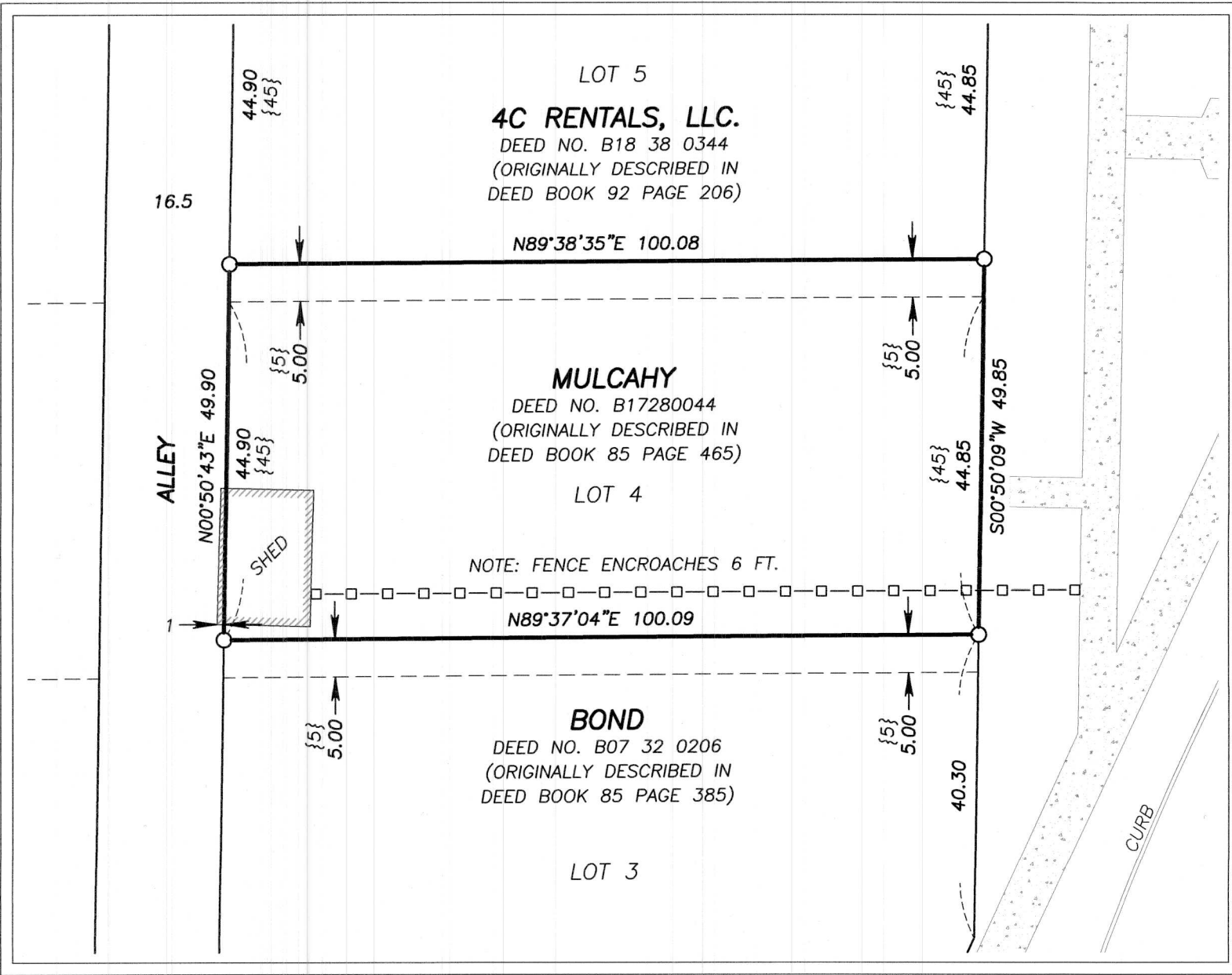


DETAIL

SCALE: 1"=20'



LEGEND

- ⊕ 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 STREET CENTERLINE MONUMENT BELOW GROUND IN A STEEL CITY MONUMENT CASE WITH LID. A DESCRIPTION OF EACH MONUMENT IS NOTED ON THE MAP
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () PLAT RECORD DIMENSION
- { } DEED RECORD DIMENSION
- [] RECORD DISTANCE FROM SURVEY NO. 9-40-14BC
- 1[] RECORD BEARING FROM SURVEY NO. 9-40-186
- 2[] RECORD DISTANCE FROM SURVEY NO. 9-40-187
- 3[] BEARING AND DISTANCE FROM SURVEY NO. 9-40-556
- 4[] BEARING AND DISTANCE FROM SURVEY NO. 9-40-684
- 5[] BEARING AND DISTANCE FROM SURVEY NO. 9-40-738
- 6[] BEARING AND DISTANCE FROM SURVEY NO. 9-40-739
- WOOD FENCE LINE
- ⋯ SIDEWALK

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MICHAEL COUNTS, ON BEHALF OF JEAN MULCAHY. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT NO. B17280044, DEED RECORDS OF BAKER COUNTY. SAID TRACT IS COMPRISED OF PORTIONS OF LOTS 4 AND 5 IN BLOCK "L" 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. A SEARCH OF THE AVAILABLE COUNTY SURVEYOR RECORDS PRODUCED THE FOLLOWING RELEVANT SURVEYS: 9-40-14BC, 9-40-186, 9-40-187, 9-40-556, 9-40-684, 9-40-738 AND 9-40-739.

FIELD MEASUREMENTS WERE MADE TO RECOVER CONTROLLING CENTERLINE MONUMENTS FROM THE AFOREMENTIONED SURVEYS, WHICH WERE ALL ACCEPTED. I FOUND A 1/2" IRON PIPE OF UNKNOWN ORIGIN NEAR THE SOUTHEAST CORNER OF THE NORTH HALF OF LOT 2, WHICH WAS ALSO RECOVERED IN SURVEY NO. 9-40-738. THE PIPE IS 0.25 FT. NORTH AND 0.25 FT. EAST OF THE CORNER. I FIND NO RECORD OF THIS PIPE BEING SET BY A SURVEYOR, AND IT IS NOT ACCEPTED FOR THIS SURVEY.

I PROJECTED THE MEASURED BEARINGS OF CARTER STREET AND FIRST STREET TO INTERSECT THE CENTERLINE OF DEWEY AVENUE. THE LOTS WITHIN BLOCK "L" WERE PROPORTIONED ACCORDING TO STANDARD SURVEY PROCEDURES, AS PER THE ORIGINAL PLAT. NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

THERE WERE TWO ENCROACHMENTS DISCOVERED AS A RESULT OF THIS SURVEY. A WOODEN FENCE ENCROACHES 6 FEET ACROSS THE SOUTH LINE OF THE MULCAHY PROPERTY, AND THE SHED ON THE MULCAHY PROPERTY ENCROACHES AS MUCH AS 1 FOOT INTO THE ALLEY.

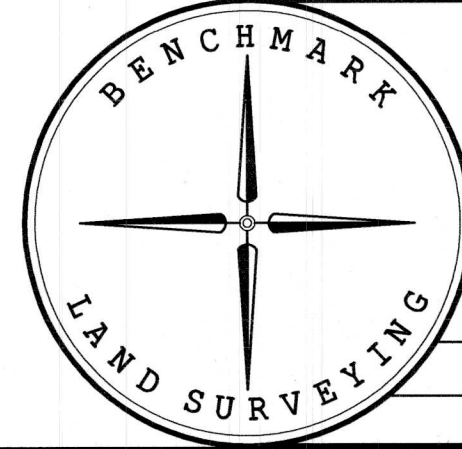
REFERENCES

- 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: B07 32 0206, B17 51 0156, B17280044 AND B18 38 0344
- DEED RECORD BOOK 85 PAGE 385
BOOK 85 PAGE 465
BOOK 92 PAGE 206
- PLAT OF M.E. PLACE'S ADDITION TO BAKER CITY
BAKER CITY ORDINANCE NO. 2501

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON L. HATFIELD
OREGON NOVEMBER 30, 2007
#69454

EXPIRES: 6/30/2021



BASIS OF BEARINGS

SURVEY NO. 9-40-739
DEWEY AVE. FROM PLACE ST. TO GRACE ST.
BEARS N.25°03'00"E., AS SHOWN

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		
BLOCK "L" OF 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	MICHAEL COUNTS AND JEAN MULCAHY	
SURVEYED BY	JLH	10/3/2019
SCALE: 1"=50'	DRAWN BY: JLH	

FILED Oct. 15 2019
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-791