

NARRATIVE

A BOUNDARY SURVEY IN BLOCK 2 OF J.P. ATWOOD'S FOURTH ADDITION
SITUATED IN THE SE1/4SW1/4 SECTION 16, T.9S., R.40E., W.M.,
BAKER CITY, BAKER COUNTY, OREGON
SURVEY COMPLETED FEBRUARY 28, 2020

(See associated map of survey to which this narrative is attached)

This survey was performed at the request of Christy Settles on behalf of Baker School District 5J. The purpose of this survey was to monument the corners of that certain property owned by the School District as evidenced by Deed No. B19 49 0040. Said property is a portion of Block 2 of J.P. Atwood's Fourth Addition.

A search was made of the available deed and survey records. J.P. Atwood's Fourth Addition was surveyed and platted January 9, 1883 by C.M. Foster. I searched the Baker County Surveyor's Records and found the following relevant surveys: 9-40-83BC, 9-40-704, 9-40-743 and 9-40-789. In Baker City's records, I found a survey by Philo Anderson, PE, titled "Map Showing Subdivision of Beers Estate" dated August 3, 1926. The map has a Baker City filing number of AD 17 10. In Philo Anderson's private client files kept in the vault at City Hall, I found an unrecorded survey by Mr. Anderson titled "Plat Showing Block 1 Atwood's Third Addition. Site of New Elementary School." The map is dated April 3, 1955. Additionally, I found a plat showing a resubdivision (replat) of Block 25 of J.P. Atwood's Second Addition, which is recorded in Plat Book 4 at Page 9 of the Baker County Clerk's records.

Field measurements were made to recover appurtenant monuments from the aforementioned plats and maps of surveys. I found that most of the street centerline monuments that once existed in the area have been destroyed by the placement of sewer manholes. Out of the four street centerline intersections which control the boundaries of Block 2, only one monument still exists. The other three centerline intersections were determined as follows:

Ash Street and Court Avenue:

First, the centerline intersection of Valley Avenue and Clark Street was determined from the found iron pipe at the northwest corner of (resubdivided) Block 25 of J.P. Atwood's Second Addition. Using the dimensions from Survey No. 9-40-83BC, I then turned the record angle from Valley Avenue, and measured the record distance along Clark Street to locate the centerline intersection of Clark Street and Court Avenue. Next, the centerline intersection of Valley Avenue and Ash Street was determined using the record dimensions from Survey No. 9-40-704 along Valley Avenue. I then established the intersection of Ash Street and Court Avenue by distance-distance intersection method using the record dimensions from Survey 9-40-83BC, measuring from the centerline intersections of Clark Street and Court Avenue and from Valley Avenue and Ash Street. This resulted in a centerline intersection position which relates harmoniously with the existing curbs and sidewalks.

Washington Street and Oak Street:

This centerline intersection was positioned online between found centerline monuments along Washington Street at its intersections with Ash Street and Chestnut Street, and at the record distance