

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HADEN DAMSCHEN ON BEHALF OF GREYSTONE PACIFIC, LLC., WITH THE PURPOSE OF LOCATING THE CORNERS OF THAT CERTAIN PROPERTY DESCRIBED IN DEED NO. B20070001. SAID PROPERTY IS A PORTION OF LOTS 1 AND 10 OF BLOCK 26 OF J.P. ATWOOD'S SECOND ADDITION.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. J.P. ATWOOD'S SECOND ADDITION WAS RECORDED FEBRUARY 16, 1882 AND WAS SURVEYED AND PLATTED BY C.M. FOSTER. IN 1948, BLOCK 25 OF SAID ADDITION WAS REPLATTED BY C.E. STOCKMAN, AND IS RECORDED IN PLAT BOOK 4, PAGE 9. I ALSO FOUND THE FOLLOWING RELEVANT MAPS OF SURVEYS IN THE BAKER COUNTY SURVEYOR'S RECORDS: 9-40-83BC, 9-40-704, AND 9-40-796.

IN FEBRUARY OF 2020, I PERFORMED SURVEY NO. 9-40-796. DURING THE COURSE OF THAT SURVEY I FOUND THAT MOST OF THE STREET CENTERLINE MONUMENTS THAT ONCE EXISTED IN THE AREA HAVE BEEN DESTROYED BY THE PLACEMENT OF SEWER MANHOLES. AS PART OF THAT SURVEY I DETERMINED THE CONTROLLING CENTERLINE INTERSECTIONS AROUND BLOCK 26 AND PERPETUATED THE POSITION OF THE CENTERLINE INTERSECTION OF COURT AVENUE AND ASH STREET. SURVEY NO. 9-40-796 PROVIDED THE BASIS FOR CONTROL OF THIS SURVEY.

DEED RESEARCH WAS DONE TO DETERMINE JUNIOR/SENIOR RIGHTS WITHIN LOTS 1, 2 AND 10 OF BLOCK 26. IN DEED BOOK 55 PAGE 147, LOTS 1, 2 AND 10 WERE CONVEYED TO THE BAKER CITY REAL ESTATE COMPANY, RECORDED SEPTEMBER 9, 1903. OUT OF THAT HOLDING, THE 50 FT. TRACT DIRECTLY SOUTH OF THE GREYSTONE PROPERTY WAS CONVEYED BY DEED BOOK 55 PAGE 348 AND HAS THE SENIOR TITLE. THE GREYSTONE PROPERTY WAS THE NEXT TRACT TO BE BROKEN OUT, AS EVIDENCED BY DEED BOOK 57, PAGE 173. THE 55.5 FT. BY 100 FT. PROPERTY TO THE NORTH OF THE GREYSTONE TRACT WAS CONVEYED BY DEED BOOK 60, PAGE 133, AND IS JUNIOR TO THE GREYSTONE PROPERTY.

I MADE FIELD MEASUREMENTS TO LOCATE APPURTENANT MONUMENTS FROM THE AFOREMENTIONED RECORDS. I FOUND A 1/2" IRON PIN FROM SURVEY NO. 9-40-83BC 0.10 FT. SOUTH OF THE SOUTHWEST CORNER OF LOT 7, WHICH WAS NOT ACCEPTED. I SEARCHED FOR BUT DID NOT FIND THE PIN AT THE SOUTHEAST CORNER OF LOT 7. I ALSO WAS UNABLE TO RECOVER THE OTHER PINS FROM SURVEY NO. 9-40-83BC SET WITHIN THE BLOCK DUE TO VARIOUS OBSTRUCTIONS. IT SHOULD BE NOTED THAT IT APPEARS THE INCORRECT RECORD WIDTH FOR LOTS 5 AND 10 WAS USED ON SURVEY NO. 9-40-83BC. THE MAP SHOWS A RECORD WIDTH OF 60 FEET BUT SHOULD BE 60.5 FEET ACCORDING TO THE ORIGINAL PLAT.

THE LOTS WITHIN THE BLOCK WERE PROPORTIONED UTILIZING THE RECORD DIMENSIONS FROM THE PLAT OF J.P. ATWOOD'S SECOND ADDITION. NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND.

REFERENCES

BAKER COUNTY SURVEY NO.'S 9-40-83BC, 9-40-704, 9-40-743, 9-40-789 AND 9-40-796

DEED RECORD INSTRUMENT NO.'S 90 50 090, 99 06 193, B01040112, 02200199, 02470111, 02480137, B04400150, B06360028, B09370004, B11240215, B19400044, B19490040, AND B20070001

DEED BOOK 37 PAGE 574
DEED BOOK 55 PAGE 147
DEED BOOK 55 PAGE 348
DEED BOOK 57 PAGE 173
DEED BOOK 60 PAGE 133
DEED BOOK 70 PAGE 349

PLATS OF J.P. ATWOOD'S 2ND, 3RD AND 4TH ADDITIONS
RESUBDIVISION OF BLOCK 25 OF J.P. ATWOOD'S 2ND ADDITION RECORDED IN PLAT BOOK 4 PAGE 9

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

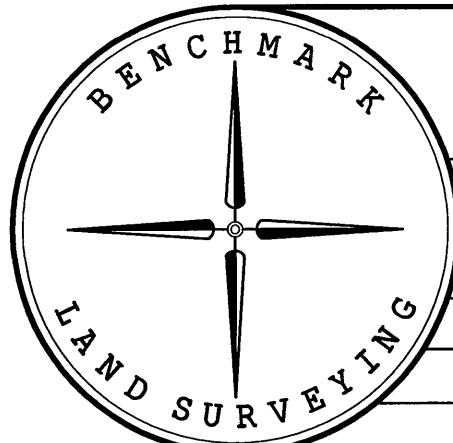
EXPIRES: 6/30/2021

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

A TRACT OF LAND IN BLOCK 26 OF J.P. ATWOOD'S 2ND ADDITION SITUATED IN THE SE1/4SW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

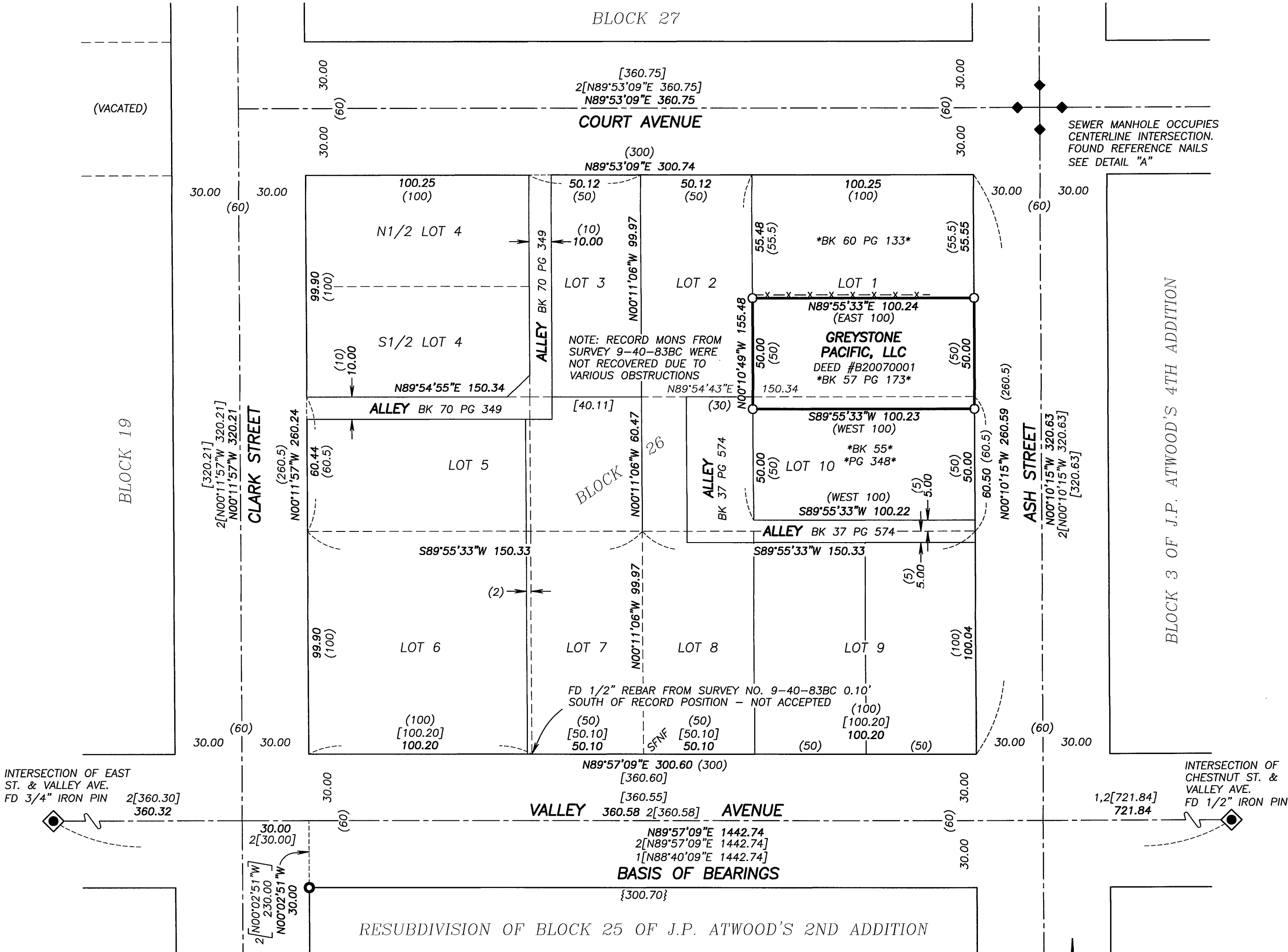
SURVEYED FOR	GREYSTONE PACIFIC, LLC
SURVEYED BY	JLH
SCALE: 1"=40'	DRAWN BY: JLH
	2/28/2020



BASIS OF BEARINGS

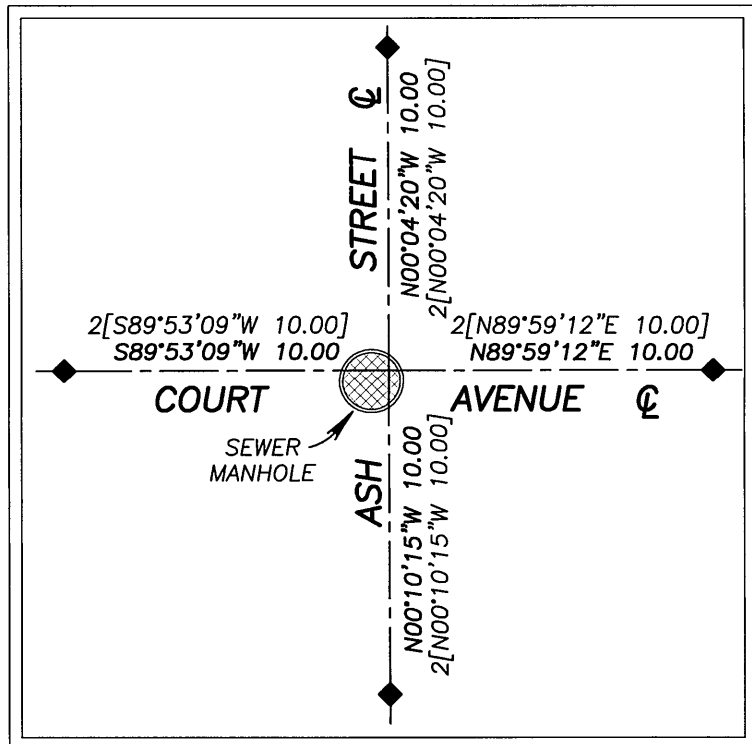
SURVEY NO. 9-40-796
VALLEY AVENUE BEARS N.89°57'09"E. AS SHOWN

FILED *March 31 2020*
BAKER COUNTY SURVEYOR
SURVEY *9-40-796*



DETAIL A

NO SCALE



LEGEND

- ◆ FOUND MONUMENT IN A STEEL CITY MONUMENT CASE AS NOTED
- FOUND 3/4" IRON PIPE FROM RESUBDIVISION OF BLOCK 25 OF J.P. ATWOOD'S SECOND ADDITION DATED FEBRUARY 4, 1948
- ◆ FOUND MAG NAIL IN ASPHALT ROAD SURFACE AS REFERENCE TO STREET CENTERLINE INTERSECTION FROM SURVEY NO. 9-40-796
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () PLAT/DEED RECORD DIMENSION
- { } RECORD DIMENSION FROM RESUBDIVISION OF BLOCK 25 OF J.P. ATWOOD'S SECOND ADDITION DATED FEBRUARY 4, 1948
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-83BC
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-704
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-796
- * * ORIGINAL BREAKOUT DEED ESTABLISHING JUNIOR/SENIOR RIGHTS
- SFNF MONUMENT SEARCHED FOR NOT FOUND
- x-x FENCE LINE