

LEGEND

- ◆ FOUND 5/8" IRON PIN IN A STEEL CITY MONUMENT CASE
- ◆ FOUND 3/4" IRON PIN IN A STEEL CITY MONUMENT CASE
- ◆ FOUND IRON MONUMENT IN STEEL CITY MONUMENT CASE (TOP WAS MUSHROOMED OVER AND COULD NOT BE IDENTIFIED)
- FOUND 5/8" IRON PIN 16" BELOW GROUND
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- [] DISTANCE FROM (OR CALCULATED FROM) UNRECORDED SURVEY BY PHILO ANDERSON DATED 5-6-1949
- () PLAT/DEED RECORD DIMENSION
- SFNF MONUMENT SEARCHED FOR NOT FOUND
- 1 CORNER NOTE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROB ELLINGSON ON BEHALF OF ELLINGSON LUMBER CO. THE PURPOSE OF THIS SURVEY WAS TO LOCATE LOTS 1 AND 2 TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE VACATED ALLEY WHICH INURED THERETO, ALL IN BLOCK 20 OF B.W. LEVENS' ADDITION TO BAKER CITY.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. B.W. LEVENS' ADDITION WAS SURVEYED AND PLATTED BY C.M. FOSTER AND WAS FILED MARCH 13, 1888. A SEARCH OF THE COUNTY SURVEYOR'S RECORDS REVEALED NO SUBSEQUENT SURVEYS WITHIN BLOCK 20. I DID HOWEVER FIND AN UNRECORDED SURVEY BY PHILO ANDERSON, P.E., DATED APRIL 5-6, 1949, WHICH WAS LOCATED IN HIS PRIVATE CLIENT FILES KEPT IN THE VAULT AT BAKER CITY HALL. HIS MAP INDICATES THAT DURING HIS SURVEY HE EITHER FOUND OR SET IRON MONUMENTS AT SEVERAL OF THE LOT CORNERS AND CONTROLLING STREET CENTERLINE INTERSECTIONS.

ELLINGSON LUMBER CO. ACQUIRED TITLE TO LOTS 1 AND 2 BY DEED RECORDED JANUARY 30, 1963 IN BOOK 173 PAGE 465. THE ALLEY WITHIN BLOCK 20 WAS VACATED BY BAKER CITY ORDINANCE NO. 3272, RECORDED APRIL 3, 2007 AS DEED NO. B07140210.

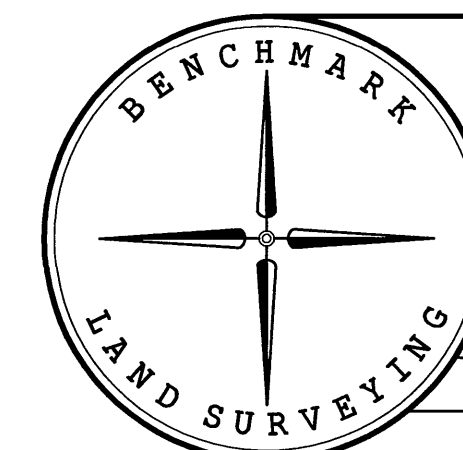
I MADE FIELD MEASUREMENTS TO LOCATE THE NEAREST STREET CENTERLINE MONUMENTS, WHICH WERE ALL ACCEPTED AND HELD. I SEARCHED FOR MONUMENTS WITHIN BLOCK 20 SHOWN ON THE ANDERSON MAP, BUT FOUND THEM TO EITHER BE BADLY DISTURBED OR MISSING. I FOUND A BENT 1/2" SMOOTH IRON PIN 2.68 FEET SOUTH AND 0.71 FEET WEST OF THE ANGLE POINT ON THE WEST LINE OF LOT 8. A CLOSER INSPECTION OF PHILO ANDERSON'S MAP REVEALED AN APPARENT MATHEMATICAL MISCLOSURE IN THE WEST HALF OF THE BLOCK. I BELIEVE THIS MISCLOSURE RESULTED IN THE PIN BEING FOUND SO FAR OUT OF POSITION. WE ALSO FOUND A 5/8" SMOOTH IRON PIN NEAR THE NORTHEAST CORNER OF LOT 6 WHICH HAS BEEN DISTURBED AND IS OUT OF POSITION, POSSIBLY DUE TO THE PLACEMENT OF UTILITIES NEARBY. I DO NOT ACCEPT EITHER OF THESE FOUND MONUMENTS.

TO DETERMINE THE CENTERLINE INTERSECTION OF FOURTEENTH STREET AND C STREET, I HELD ANDERSON'S RECORD DISTANCE ALONG FOURTEENTH STREET FROM THE FOUND MONUMENT AT THE INTERSECTION OF FOURTEENTH STREET AND D STREET. THE RAILROAD RIGHT OF WAY IS CENTERED ON THE EXISTING MAIN TRACK, AS SHOWN.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND. WE ALSO SET STEEL "U" POSTS ALONGSIDE EACH NEW MONUMENT.

REFERENCES

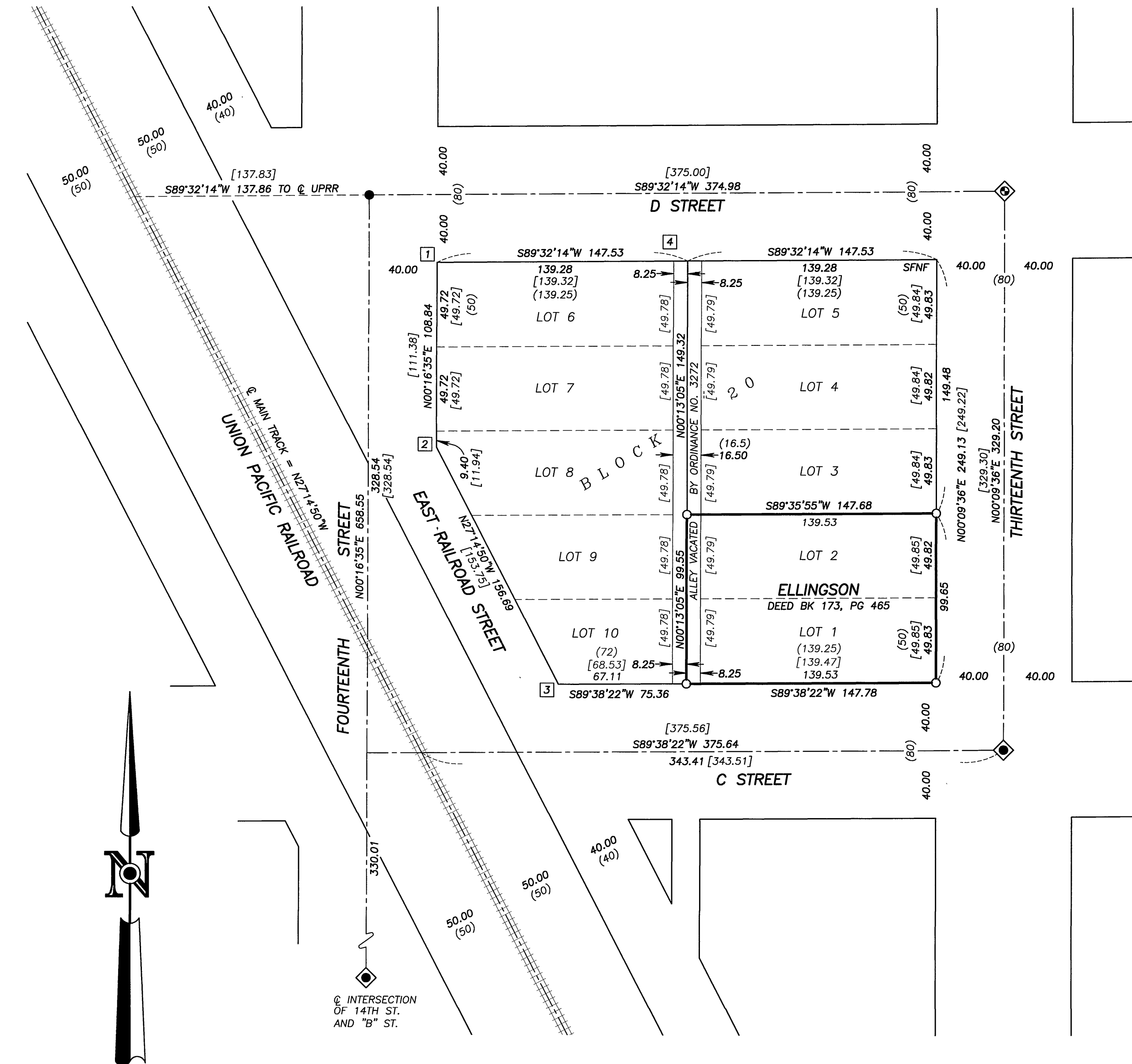
UNRECORDED SURVEY BY PHILO ANDERSON, P.E. DATED APRIL 5-6-1949
PLAT OF B.W. LEVENS' ADDITION
DEED RECORD BOOK 173 PAGE 465
DEED RECORD INSTRUMENT NO. B16 25 0451



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
LOTS 1 AND 2, BLOCK 20 OF B.W. LEVENS' ADDITION
SITUATED IN THE SW1/4NW1/4 SECTION 17, T.9S., R.40E., W.M.,
BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	ELLINGSON LUMBER CO	
SURVEYED BY	JLH & JIK	03/31/2020
SCALE: 1"=50'	DRAWN BY: JLH	



BASIS OF BEARINGS

GEODETIC NORTH
DETERMINED FROM G.P.S. OBSERVATIONS
TAKEN ALONG THIRTEENTH STREET

CORNER NOTES

1. FOUND 1" X 12" PIPE LAYING HORIZONTAL
2. FOUND 1/2" IRON PIN BENT. SPIN POINT IS 2.68 FT. SOUTH AND 0.71 FT. WEST OF TRUE POSITION - NOT ACCEPTED
3. FOUND 1" X 12" PIPE LAYING HORIZONTAL
4. FOUND 5/8" DISTURBED PIN IS 0.25 FT. NORTH AND 0.15 FT. EAST OF CORNER - NOT ACCEPTED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2021

FILED March 31, 2020

BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-799