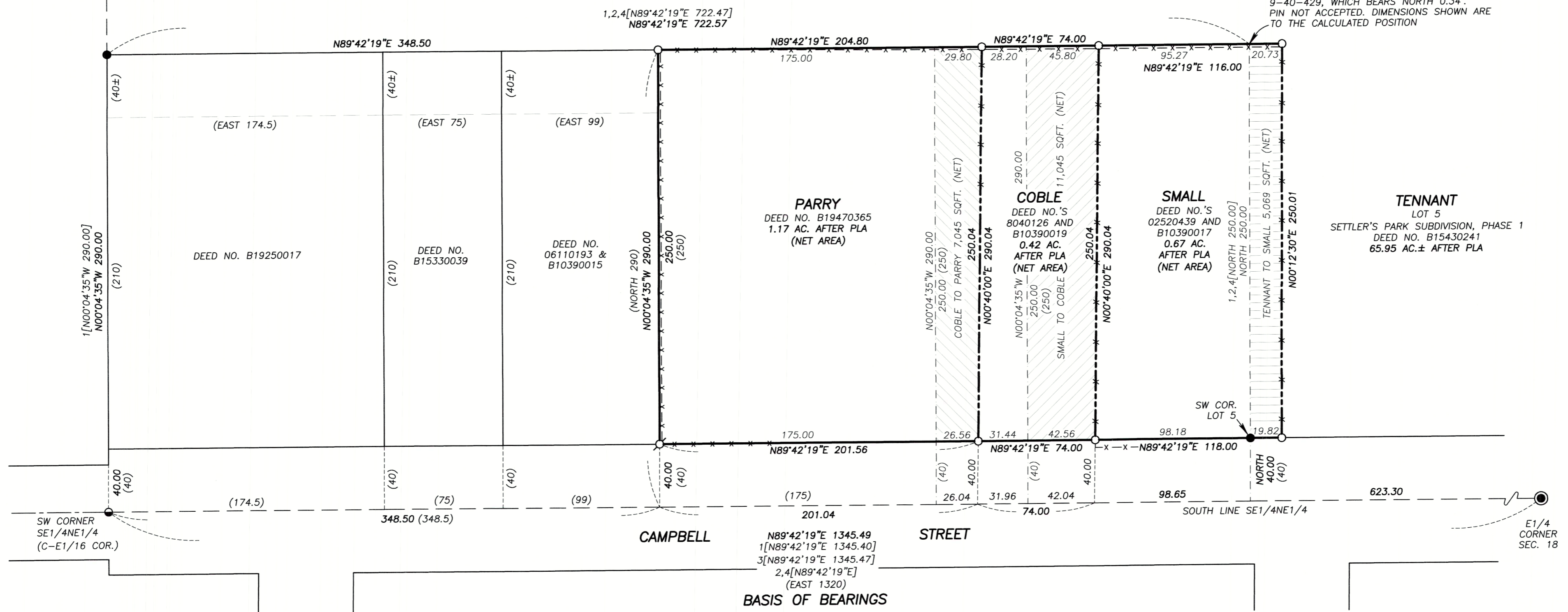


LOT 5 SETTLER'S PARK SUBDIVISION, PHASE 1



THE ANGLE POINT IN THE WEST LINE OF LOT 5 WAS DETERMINED BY BEARING-BEARING INTERSECT. FROM THIS POINT, I FOUND THE 5/8" PIN WITH YPC FROM SURVEY NO. 9-40-429, WHICH BEARS NORTH 0.34' PIN NOT ACCEPTED. DIMENSIONS SHOWN ARE TO THE CALCULATED POSITION

BASIS OF BEARINGS
 N89°42'19"E 1345.49
 1[N89°42'19"E 1345.40]
 3[N89°42'19"E 1345.47]
 2,4[N89°42'19"E]
 (EAST 1320)

LEGEND

- FOUND 1/4" IRON PIPE IN A CITY MONUMENT BOX WITH LID
- FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 9-40-429
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "PERRY ENG. LS 1295" FROM SURVEY NO. 9-40-429
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP "MARKED BENCHMARK SURVEYING"
- ⊕ SET 1" DIAMETER COPPER DISK MARKED "PLS 69454" WITH 1/4" DIAMETER STEM GROUTED INTO CONCRETE
- () DEED RECORD BEARING AND DISTANCE
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-429
- 2[] RECORD BEARING AND DISTANCE FROM PARTITION PLAT NO. 1996-017
- 3[] RECORD BEARING AND DISTANCE FROM PARTITION PLAT NO. 1998-014
- 4[] RECORD BEARING AND DISTANCE FROM THE PLAT OF SETTLER'S PARK SUBDIVISION, PHASE 1 (SD2000-001)
- x-x FENCE LINE
- - - DEEDED PROPERTY LINE (BEFORE P.L.A.)
- - - ADJUSTED PROPERTY LINE (AFTER P.L.A.)

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LANE PARRY WITH THE PURPOSE OF MONUMENTING THREE PROPOSED PROPERTY LINE ADJUSTMENTS TO REMEDY CERTAIN ENCROACHMENTS AFFECTING FOUR DIFFERENT PROPERTIES, SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE CONTROLLING MONUMENTS SHOWN ON SURVEY NO. 9-40-429, PARTITION PLAT NO.'S 1996-017 AND 1998-014 AND SETTLER'S PARK SUBDIVISION, PHASE 1, RECORDED AS SD2000-001. I ACCEPTED ALL OF THE FOUND MONUMENTS WITH THE EXCEPTION OF ONE. THE MONUMENT FROM SURVEY NO. 9-40-429 AT THE NORTHEAST CORNER OF THE SMALL PROPERTY WAS FOUND 0.34 FEET NORTH OF THE CALCULATED POSITION. IT APPEARED TO BE UNDISTURBED, BUT NEVERTHELESS WAS OUT OF TOLERANCE AND WAS NOT ACCEPTED.

I PLACED THE NORTH RIGHT OF WAY LINE OF CAMPBELL STREET 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF THE SE1/4NE1/4 OF SECTION 18 ACCORDING TO THE RECORD DEED DESCRIPTIONS AND THE RECORD SURVEYS PERTAINING TO PROPERTIES ON THE NORTH SIDE OF THE STREET.

IT SHOULD BE NOTED THAT THE PLAT OF SETTLER'S PARK SUBDIVISION, PHASE 1 INDICATES THAT NEW PINS WERE SET IN PREPARATION FOR A PROPERTY LINE ADJUSTMENT OF THE EAST LINE OF THE SMALL TRACT, WHICH NEVER CAME TO FRUITION. BOTH PINS WERE SEARCHED FOR BUT NEITHER WAS FOUND.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND ACCORDING TO THE METHODS OUTLINED HEREIN, AND AT LOCATIONS AGREED UPON BY ALL LANDOWNERS INVOLVED.

REFERENCES

RECORD MAP OF SURVEY NO. 9-40-429
 DEED RECORD INSTRUMENT NO.'S:
 8040126, 9946049, 02520439, 06110193,
 B10390009, B10390011, B10390013, B10390015,
 B10390017, B10390019, B15330039, B15430241,
 B19250017 AND B19470365
 PLAT OF SETTLER'S PARK SUBDIVISION, PHASE 1
 RECORDED AS SD2000-001
 LAND PARTITION PLAT NO.'S 1996-017 & 1998-014

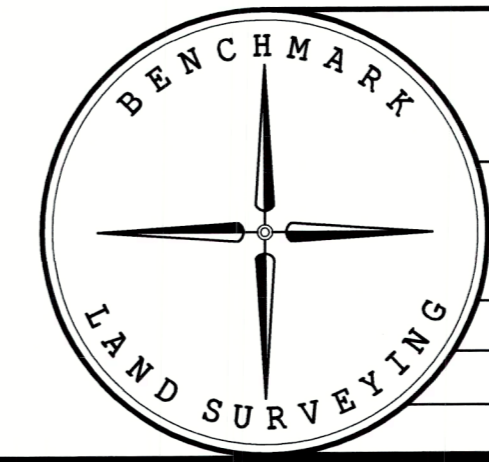


BASIS OF BEARINGS

SURVEY NO. 9-40-429
 THE SOUTH LINE OF THE SE1/4NE1/4
 BEARS N.89°42'19"E., AS SHOWN

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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
 PROPOSED PROPERTY LINE ADJUSTMENTS
 SITUATED IN THE SE1/4NE1/4 SECTION 18, T.9S., R.40E., W.M.,
 BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	LANE AND LAURIE PARRY	
SURVEYED BY	JLH	7/11/2020
SCALE: 1"=50'	DRAWN BY: JLH	

FILED July 15, 2020
 BAKER COUNTY SURVEYOR
 SURVEY NO. 9-40-803