

LOT LINE ADJUSTMENT

BASIS OF BEARING

The centerline of Resort Street, between Valley Ave
and Broadway Street being S 0°01'02" W as per
Survey Number 09-40-0634

SCALE: 1" = 60'

REFERENCE MATERIAL

Survey Number 09-40-0677	DEED REFERENCES
Survey Number 09-40-0717	79-43-083
Survey Number 09-40-0634	88-52-127
Survey Number 09-40-0795	05-07-0008
Survey Number 09-40-0651	B18230066
Plat of Fisher's Addition	

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ Found monument as described in monument box, held for centerline ● Found 5/8" iron pin with plastic cap marked CITY OF BAKER PLS 2162, set by Survey Number 09-40-0677 ▲ Found fence corner, held for property corner as per Survey Number 09-40-0677 ◆ Found 5/8" iron pin with 1 1/2" aluminum cap, set as a replacement monument by Survey Number 09-40-0717 ■ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1817 (unless otherwise specified), set by Survey Number 09-40-0795 ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1817, set by Survey Number 09-40-0651 | <ul style="list-style-type: none"> ○ Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER — — — — — Centerline - - - - - Easement Line () Record measurement as per Survey Number 09-40-0634 [] Record measurement as per Survey Number 09-40-0677 { } Record measurement as per Survey Number 09-40-0795 |
|---|--|

LEGAL DESCRIPTIONS

Situated in Block 'B', Fisher's Addition to the City of Baker City, and a portion of the Southwest quarter of the Southwest quarter, Section 16, Township 9 South, Range 40 East of the Willamette Meridian, Baker County, Oregon more particularly described as follows:

Commencing at the Southwest corner of the tract of land formerly belonging to Maggie A. Stearns, which point is 268.48 ft. (record: 268.3 feet, more or less) South 0°01'02" West (record: South) of the Northwest corner of said Block 'B'; thence, South 0°01'02" West, a distance of 35.23 feet to the True Point of Beginning of this description,

Thence: South 0°01'02" West, along the East right of way line of Resort Street, a distance of 81.35 feet, to the Northwest corner of Lot 11 of said Block 'B';

Thence: North 89°56'09" East, along the North line of said Lot 11, a distance of 100.06 feet, to the Northeast corner thereof,

Thence: South 0°01'02" West, along the East line of said Lot 11, a distance of 49.85 feet, to the Southeast corner thereof,

Thence: North 89°56'09" East, along the Easterly extension of the South line of said Lot 11, a distance of 38.34 feet,

Thence: North 0°08'18" East, a distance of 107.51 feet,

Thence: North 56°49'59" West, a distance of 42.56 feet,

Thence: North 89°51'42" West, a distance of 103.00 feet, to the True Point of Beginning.

Containing 12,740 sq. ft.

Tract 'B' (after adjustment)

Situated in Block 'B', Fisher's Addition to the City of Baker City, and a portion of the Southwest quarter of the Southwest quarter, Section 16, Township 9 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the tract of land formerly belonging to Maggie A. Stearns, which point is 268.48 ft. (record: 268.3 feet, more or less) South 0°01'02" West (record: South) of the Northwest corner of said Block 'B';

Thence: South 0°01'02" West, along the East right of way line of Resort Street, a distance of 35.23 feet,

Thence: South 89°51'42" East, a distance of 103.00 feet,

Thence: South 56°49'59" East, a distance of 42.56 feet,

Thence: South 0°08'18" West, a distance of 107.51 feet, to the Easterly extension of the South line of Lot 11 of said Block 'B';

Thence: North 89°56'09" East, along said Easterly extension, a distance of 99.66 feet, to the alley described in deed recorded November 16, 1922 in Book 98, Page 256, deed records of Baker County,

Thence: North 0°01'02" East, along the West line of said alley, a distance of 107.52 feet,

Thence: North 89°49'23" West, a distance of 8.00 feet,

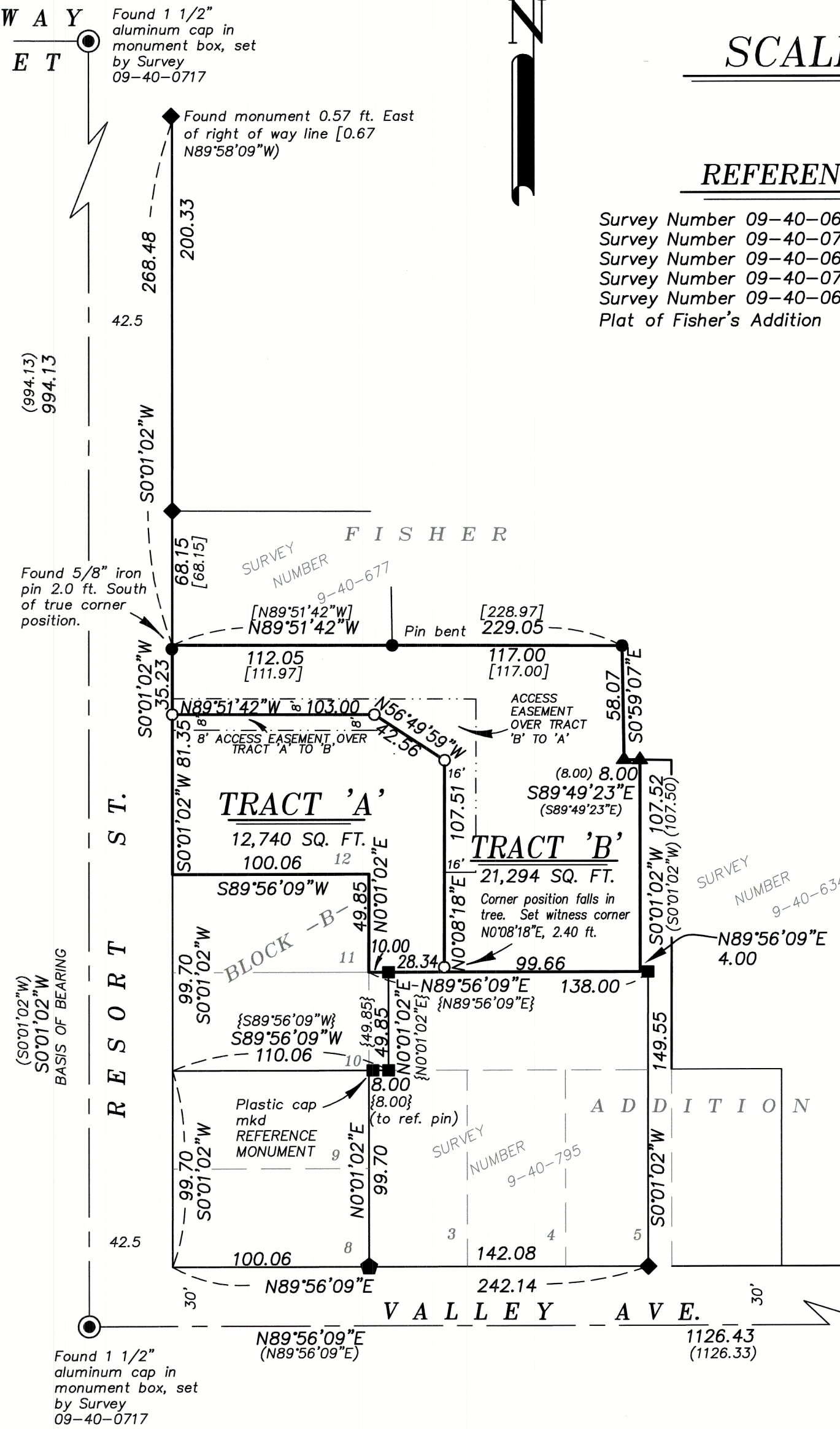
Thence: North 0°59'07" West, a distance of 58.07 feet,

Thence: North 89°51'42" West, a distance of 229.05 feet, to the Point of Beginning.

Containing 21,294 sq. ft.

FILED November 25, 2020
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-814

B R O A D W A Y
S T R E E T



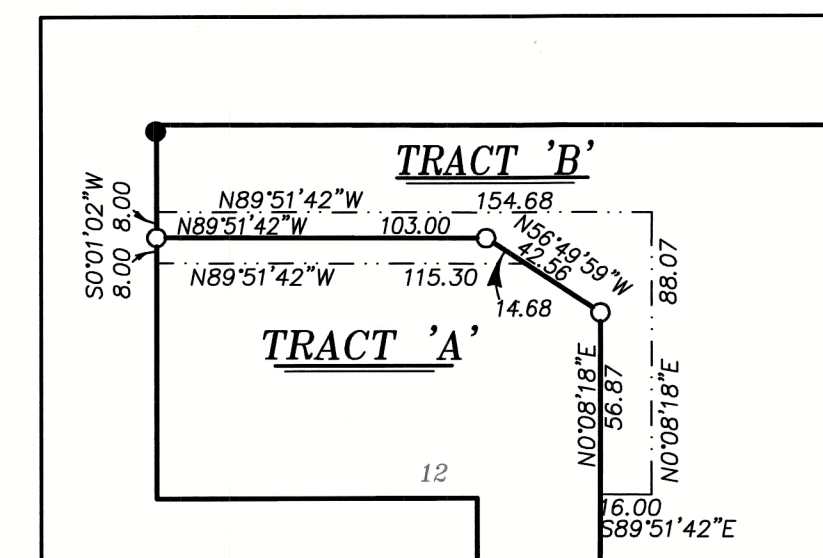
NARRATIVE

This survey was done at the request of Greg Sackos, owner of the land within. Mr. Sackos wanted to adjust the lines as shown. I recover the monuments as shown hereon and find them harmonious with record measurements. I establish the South line of Lot 10 as per Survey Number 09-40-795 and place the North line of Lot 11 at the record prorated distance, parallel with this line. I place the new line at the direction of the landowner. I find no unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021



EASEMENT DETAIL

SCALE 1" = 60'

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Block 'B', Fisher's Addition to the City of Baker City, and a portion of the Southwest quarter of the Southwest quarter, Section 16, Township 9 South, Range 40 East of the Willamette Meridian
BAKER COUNTY, OREGON

SURVEYED FOR	Greg Sackos		
SURVEYED BY	J. S. H.		
Scale: 1" = 60'	Drawn by: J. S. H.		Oct-Nov 2020