

# LOT LINE ADJUSTMENT

## REFERENCE MATERIAL

Survey Number 09-40-0175BC  
 Survey Number 09-40-0416  
 Survey Number 09-40-0551  
 Survey Number 09-40-0144  
 Survey Number 09-40-0147  
 Survey Number 09-40-0732P

DEED REFERENCES  
 B07 11 0007  
 01 31 0118  
 84-23-026

## BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1" = 60'

## LEGEND

- Found 2 1/2" brass cap monument
- Found 1/2" iron pin with plastic cap (unless otherwise noted) set by Survey Number 9-40-0551
- Found 5/8" iron pin set by Survey Number 9-40-175BC
- ▲ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-416
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- ( ) Record measurement as per Survey 9-40-0551
- [ ] Record measurement as per Survey 09-40-416

## NARRATIVE

This survey was done at the request of Micah Blank, potential purchaser of Tract 'A' of the land within. Mr. Blank wanted to adjust the common line to accrue 35 additional feet to the tract prior to purchase as per Baker City Planning decision PLA-20-158. I recover monuments as shown and find them harmonious with the measurements as per Survey Number 9-40-551, with the exception of the monument at the Northwest corner. There are a number of unrecorded 1/2" iron pin within the vicinity of the true pins, origins unknown. I find no other unusual conditions with this survey.

## LEGAL DESCRIPTIONS

### Tract 'A' (before adjustment)

The South half of Lot 7 and all of Lots 8 and 9, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon

### Tract 'B' (before adjustment)

Lot 10, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

ALSO, Lots 6, 7, 8, 9 and 10, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

ALSO, that portion of 'G' Street lying between Lot 10, Block 39, and Lot 6, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon, as vacated by Ordinance No. 2894, a certified copy of which was recorded June 5, 1984, in Deed 84 23 026, Baker County Deed Records.

### Adjusted Tract (to accrue to Tract 'A')

The North 35 feet of Lot 10, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

### Tract 'A' (after adjustment)

The South half of Lot 7, the North 35 feet of Lot 10, and all of Lots 8 and 9, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon

### Tract 'B' (after adjustment)

Lot 10, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon, EXCEPTING the North 35 feet thereof.

ALSO, Lots 6, 7, 8, 9 and 10, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

ALSO, that portion of 'G' Street lying between Lot 10, Block 39, and Lot 6, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon, as vacated by Ordinance No. 2894, a certified copy of which was recorded June 5, 1984, in Deed 84 23 026, Baker County Deed Records.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2021

FILED January 26, 2021  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-40-816

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

Situated in Blocks 39 and 40, Mix's Addition to the City of Baker City

BAKER COUNTY, OREGON

SURVEYED FOR	Micah Blank
SURVEYED BY	J. S. H.
Scale: 1" = 60'	Drawn by: J. S. H. Jan 2021

