DEEDED TO BAKER CITY BY 98 21 194 N35°34'31"W 25.29 REFERENCE MATERIAL CAMPBELL Survey Number 09-40-476 Survey Number 09-40-504MP Survey Number 09-40-521 Survey Number 09-40-755 Survey Number 09-40-768 Partition Plat 1992-013 PARCEL 1 Partition Plat 1994-007 P1992-013 Partition Plat 2018-002 Partition Plat 2020-004 1.24 ACRES BEFORE ADJ **DEED REFERENCES** 1.60 ACRES AFTER ADJ 98 21 194 B18 14 0096 195. SEE EASEMENT DETAIL PARCEL 1 P2018-002 *NARRATIVE* 1.88 ACRES BEFORE ADJ 1.52 ACRES This survey was done at the request of Brian Waldrop, owner of the land within. Mr. AFTER ADJ Waldrop wanted the adjust the common line between the properties as shown. recover monuments as shown. Finding them harmonious with record positions, I hold these monuments in place. The original Northeast corner of Parcel 1 of P1992-013 has been removed, likely by road construction. To place the position I hold PORTION OF PARCEL 2 monuments along the North Line of Windmill Lane and intersect this line with a line between the ODOT monument and the found pin set by P2018-002 at the P2018-002 intersection of the South right of way of Campbell Rd. and the Southwesterly right of way of Windmill Lane. From this point, I hold the 55.00 foot distance along Campbell Rd and the 60.53 ft. distance along Windmill Lane, as per deed, to place the West line of the portion in the Northeast corner deeded to Baker City. I place the adjusted line at the direction of Mr. Waldrop. The two pins that fall 10.93 feet apart in the Southwest corner of Parcel 1 of Partition P2018-002 were set by Glen [N64°57'41"W] **N63°03'39"W** Armstrong in P2018-002, but for some reason bears Hanley Engineering caps. There is a corner in adjusted Parcel 1 of Partition P2018-002 that Mr. Waldrop is creating [10.78] **10.93** an easement for the existing signs. I document the location with this survey. I find 266.23 S89°51'14"E no unusual conditions with this survey. PARCEL 1 P2018-002 FILED april 6, 2021 EASEMENT DETAIL BAKER COUNTY SURVEYOR SURVEY NO. 9-40-821

SCALE 1"=50'

LOT LINE ADJUSTMENT

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"=100'

LEGEND

- Found 5/8" iron pin with 1 1/2" aluminum cap (unless otherwise noted) held as ODOT right of way monument
- Found 5/8" iron pin with green plastic cap marked PLS 87955, set by Partition Plat P2018-002
- Found 5/8" iron pin with yellow plastic cap marked LS 699, set by Partition Plat P2020-004
- Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGR LS 1817, set by Partition Plat P2018-002
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER

Easement Line

Record measurement as per Partition Plat

Record measurement as per Partition Plat P2018-002

Record measurement as per Partition Plat P2020-004

Searched for, not found

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REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON JEFFREY S. HSU

Renewal Date: June 30, 2021

🚣 BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon Map of Survey

Adjustment between Parcel 1 Partition Plat 1992-013 and Parcel 1 of Partition P2018-002 Situated in the Southwest quarter of the Northwest quarter Section 15, Township 9 South, Range 40 East of the Willamette Meridian, Baker City BAKER COUNTY, OREGON

SURVEYED FOR Brian Waldrop J. S. H. SURVEYED BY Scale: 1" = 100' | Drawn by: J. S. H. | Feb-Mar 2021