

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

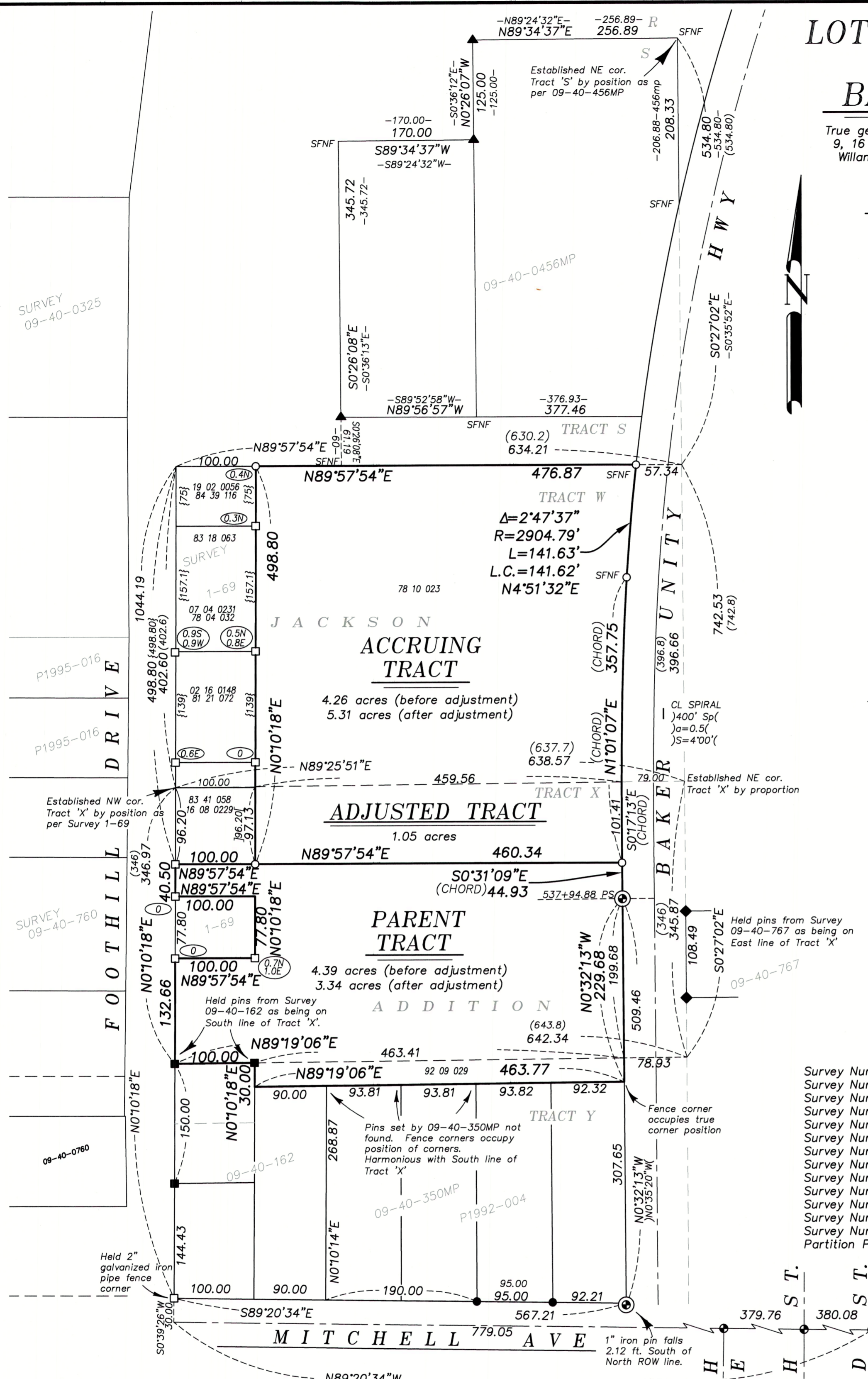
SCALE: 1" = 100'

LEGEND

- Found 5/8" iron pin in monument box
- ⊙ Found 1" iron pin, accepted as being set by ODOT Map 7B-7-7
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Partition P1992-004 (Survey Number 9-40-350MP)
- ▲ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 09-40-456MP
- Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING set by Survey Number 09-40-162
- Fence corner position, accepted as perpetuation of Survey 1-69 (offset from true position shown in ellipses)
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- () Record measurement as per Plat of Jackson's Addition
- { } Record measurement as per Survey Number 1-69
- / / Record measurement as per Survey Number 09-40-162
- [] Record measurement as per Survey Number 09-40-350MP
- - Record measurement as per Survey Number 09-40-456MP
-) (Record measurement as per ODOT strip map 7B-7-7
-] [Record call as per deed
- Offset from fence corner to corner position

REFERENCE MATERIAL

Survey Number AD 19 6	DEED REFERENCES
Survey Number AD 19 29	78 04 032
Survey Number 1-69	78 10 023
Survey Number 9-40-004BC	81 21 072
Survey Number 9-40-145	83 18 063
Survey Number 9-40-162	83 41 058
Survey Number 9-40-174	84 39 116
Survey Number 9-40-325	92 09 029
Survey Number 9-40-350MP	B02 16 0148
Survey Number 9-40-456MP	B05 05 0016
Survey Number 9-40-736	B07 04 0231
Survey Number 9-40-760	B16 08 0229
Survey Number 9-40-767	B19 02 0056
Partition Plat P1992-004	



NARRATIVE

This survey was done at the request of Karla Smith on behalf of Debra Van Hooissen. They wanted to adjust a common line between two discrete properties of her ownership. The South line of Tract X was established in Surveys AD 19 29 and 09-40-162, and further perpetuated in Survey Number 09-40-350MP (Partition 1992-004). I find these monuments harmonious with each other and accept the pins set by 09-40-162 as marking the South line of Tract 'X'. Monuments on the line 30 feet South of the South line of Tract 'X', that were set by Partition 1992-004 are missing. Reestablishing these positions from monuments found on Mitchell St. indicate that it is likely the fences were constructed to the pin positions. I hold the bearing of the North line of said Partition as the bearing of the South line of Tract 'X'. Survey 1-69 placed the Northeast corners of Tract 'W' and Tract 'X'. I can find no remaining monumentation from said survey, however, the distance between fence corners is very harmonious with said survey. Furthermore, the 100 foot East/West dimension is quite harmonious with the pins set by Survey 09-40-162 along the West right of way of Foothill Road. I find it likely that, in this area as well, that fences were used to replace monuments. I use a best fit method of the distances between fence corners to place the Northwest corner of Tract 'W'. I hold record distance as per Jackson's Addition plat South, to place the Northwest corner of Tract 'X', which is the same methodology employed in Survey 1-69. The North line of Tract 'W', as placed by retracement of 09-40-456MP does not necessarily agree well with my placement of the Northwest corner. To maintain as much harmony as possible, I establish the Northeast corner by retracement of the remaining found monumentation of survey 09-40-456MP. I first establish the Northeast corner of Tract 'S' by record angle and distance. I then drive a line South to pins set by 09-40-767 on the East side of the highway to place the East line of Tracts 'S', 'W', and 'X'. I then hold the record distance, as per Plat of Jackson's Addition to place the Northeast corner of Tract 'W'. Doing so is relatively harmonious with said survey as well as lines of possession. The distance between the Northeast corner of Tract 'W' and the Southeast corner of Tract 'X' is very harmonious with plotted distances. I place the Northeast corner of Tract 'X' by proportion. To place the highway right of way, I hold the 1" iron pins as shown. I use record measurements as per Strip Map 7B-7-7, rotated to my basis of bearing. In the ownerships lying in the West 100 feet, the legal descriptions make reference to portions of Tract 'X' and 'W'. A strict interpretation, as per by block break would place those deeds making reference to Tract 'W' along a different bearing as those making reference to Tract 'X'. It appears as though, as evidenced by Survey 1-69, that these were intended to be parallel. I therefore hold the deed calls from the North line of Tract 'W', running parallel with the North line of Tract 'W'. This leaves a slight discrepancy in the distance from the North line of Tract 'X' in the East line of that tract described in 16 08 0229. There is a discrepancy in the width of the highway right of way compared to the monuments set by 9-40-767, which is beyond the scope of this survey to resolve. I hold the 1" iron pins on the West right of way line. I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

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

Situated in Tracts 'W', 'X', and 'Y' Jackson
Addition to Baker City

BAKER COUNTY, OREGON

SURVEYED FOR	Karla Smith
SURVEYED BY	J. S. H.
Scale: 1" = 100'	Drawn by: J. S. H. Jan-Apr 2021

FILED May 3, 2021
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-824