

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"=60'

REFERENCE MATERIAL

Survey Number 9-40-185
 Survey Number 9-40-186
 Survey Number 9-40-550
 Survey Number 9-40-556
 Survey Number 9-40-738
 Survey Number 9-40-766
 Survey Number 9-40-791

DEED REFERENCES

Deed 15 10 0136
 Deed 76 38 013
 Deed 85 39 029
 Deed 94-08-151

LEGEND

- Found 1 1/2" aluminum cap in 4" pipe with lid, set by Survey Number 09-40-738
- Found 5/8" iron pin, unless otherwise specified, set by Survey Number 09-40-185
- Found 5/8" iron pin, with yellow plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 09-40-186
- ◆ Found 1/2" iron pin, unrecorded, called for in Survey Number 09-40-186
- ▲ Found unrecorded 1" iron pipe with PK nail in top, called for in Survey Number 09-40-738
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Edge of Powder River
- Fenceline
- () Record measurement as per Plat of M.E. Place's Addition
- [] Record measurement as per Survey Number 09-40-185
- { } Record measurement as per Survey Number 09-40-186
- / / Record measurement as per Survey Number 09-40-556
- - Record measurement as per Survey Number 09-40-738
-) (Record measurement as per Survey Number 09-40-791

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR


Jeffrey S. Hsu

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2023

NARRATIVE

This survey was done at the request of Lynn Johnston. Ms. Johnston wanted to consolidate her two tracts by the property line adjustment process. I recover monuments as shown hereon. Survey 09-40-738 replaced centerline monuments at the intersection of Place Street and Dewey Ave and the intersection of Grace Street and the tangent extension of Dewey Ave centerlines. It established the angle point in the right of way at Grace Street as being 8.907 meters back along the tangent line. I hold these monuments, record angle, and angle point position as per this survey and offset 40 feet to place the West line of the Block and thus the SW corner of the block. Monuments set by Survey 09-40-185 and 09-40-186 are harmonious with this placement. I hold the monuments along the North line of Lot 10 and its Easterly extension, set by Survey 9-40-185. I proportion the lots between the pin at the Northwest corner of Lot 10 and the SW corner of Lot 17, as previously established. Doing so is harmonious with platted distances. I hold the bearing of the North line of Lot 10 between found monuments and run lot lines within this block parallel. The deed to this tract includes 2 ft of Lot 12. The adjoining deed to the South makes a call to this line. I therefore offset the lot line 2 feet to place the South line of this tract. I hold the thread of the river for the East line of the property. Fencelines are off as shown. I find no other unusual conditions with this survey.

 BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Situated in Block C, M.E. Place's Addition City of Baker City	
BAKER COUNTY, OREGON	
SURVEYED FOR	Lynn Johnston
SURVEYED BY	J. S. H.
Scale: 1" = 60'	Drawn by: J. S. H. Jan. 2022

FILED February 2, 2022
 BAKER COUNTY SURVEYOR
 SURVEY NO. 9-40-831

