

BASIS OF BEARING

Geodetic North at the Section 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"=40'

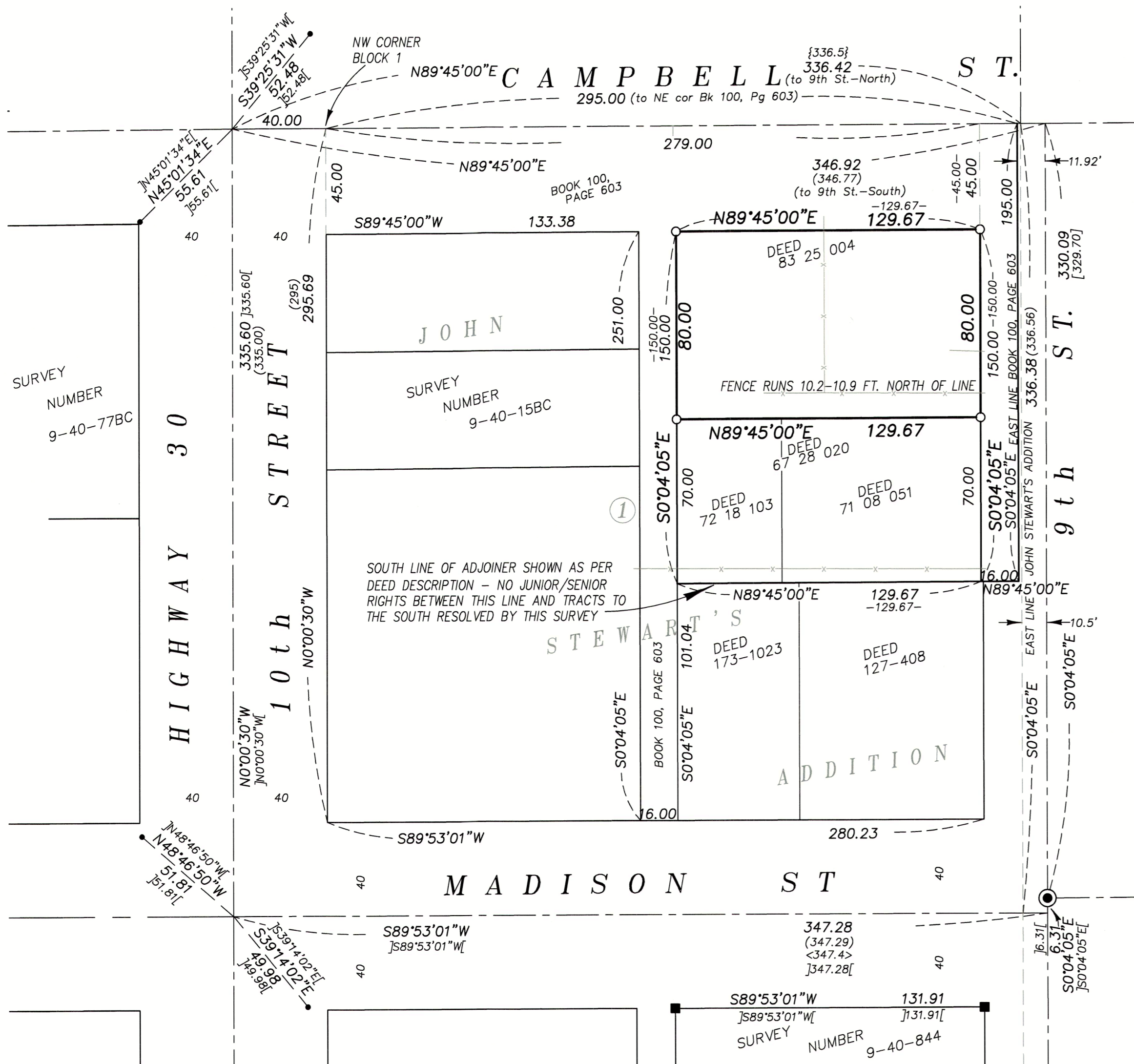
LEGEND

- Found 5/8" iron pin in monument box
- Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-295
- Found 1" brass cap, unless otherwise noted, set by Survey Number 9-40-838
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 9-40-844
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- { } Record measurement as per Survey AD 19-17
- / / Record measurement as per Survey AD 19-22
- () Record measurement as per Survey AD 21-10
- [] Record measurement as per Survey AD 20-13
- < > Record measurement of unrecorded Philo Anderson survey dated May 1954, as per Survey Number 9-40-211
- ~ ~ Record measurement as per Survey Number 9-40-295
-) (Record measurement as per Survey Number 9-40-676
- (()) Record measurement as per Survey Number 9-40-838
- - Record measurement as per Volume 161, Page 557
-] [Record measurement as per Survey Number 9-40-844

REFERENCE MATERIAL

- DEED REFERENCES**
- Survey Number AD-20-13
 - Survey Number AD 21-10
 - Survey Number 9-40-15BC
 - Survey Number 9-40-17BC
 - Survey Number 9-40-77BC
 - Survey Number 9-40-211
 - Survey Number 9-40-217
 - Survey Number 9-40-295
 - Survey Number 9-40-311
 - Survey Number 9-40-506
 - Survey Number 9-40-676
 - Survey Number 9-40-823
 - Survey Number 9-40-838
 - Survey Number 9-40-844

- Volume 100, Page 603
- Volume 127, Page 408
- Volume 161, Page 557
- Volume 173, Page 1023
- 67 28 020
- 71 08 051
- 72 18 103
- 83 25 004



NARRATIVE

This survey was done at the request of Haden Damschen in preparation for a partition plat. I base the placement of Highway 30 and Madison Street on a survey done in Block 2 of John Stewart's Addition, done for Danean Riley earlier this year, filed as Survey 9-40-844.

Deeds within Block 1 of John Stewart's Addition are all metes and bounds descriptions, and make no use of internal lot lines. This is possibly due to the discrepancy within this block on the original plat, concerning the width of the block, the width of the 9th Street right-of-way and/or whether or not the 9th Street right of way was even dedicated by this plat. Pictorially, it appears to be the case that it was dedicated, but the dimension of the width of Block 1 (295 feet) seems to imply that it is not. Survey AD 21 10 appears to interpret the plat as having no dedication along 9th Street by the plat of John Stewart's Addition. As this pertains to current deeds in this quadrant of the block, this is relatively irrelevant. As within the Northeast quadrant of this block, as well as the road and alley comprising Campbell Street, Ninth Street and the alley, the legal descriptions are all metes and bounds with the commencement point being the Northwest corner of Block 1.

The placement of the centerline of Campbell and Ninth Street is nominally the Center of Section. However, since it occurs where four subdivisions corner, as well as where four AD maps meet, I feel it pertinent to place the corner by retracement of surveys within these subdivisions. To add to the confusion, all of the AD maps have seemingly conflicting record distances coming into this corner despite there being the implication that these are a common corner. Furthermore, the width of Ninth Street appears to be one of great inconsistency with very few record widths in agreement with each other. That being said, for proper alignment of the deeds within this block, it becomes necessary to determine the position of the intersection of Campbell and Ninth Street as it pertains to the blocks within John Stewart's Addition.

Centerline monuments along Ninth Street running South of Campbell Street fall in line with each other. I place the 9th Street centerline by hold the bearing between the monuments and extending this line North to Campbell Street. As mentioned in Survey Number 9-40-844, holding a 27.00 width West off of the centerline monuments would be harmonious with monuments set by Survey 9-40-211, as well as platted width of Block 2 of John Stewart's Addition. As the width of the alley that comprises Ninth Street, as platted in John Stewart's Addition, is 16.5 feet, that places the East line of John Stewart's Addition at 10.5 feet West of the centerline monuments along Ninth Street.

To place the Campbell Street right of way within this area, I hold the centerline of 10th Street and Campbell as per Survey Number 9-40-844. To place the centerline of Campbell and Eighth Street, I use monuments set by 9-40-295, holding the pin at the Southwest corner of the block as being 35 feet East of the Eighth Street centerline, and the pins along the South line to be 40 feet off the Campbell Street centerline. Placement as such is relatively harmonious with the intersection monuments at 8th and A Ave and 8th and Madison St.

Establishing the centerline of Campbell and Eighth as such, I drive a line to the intersection of 10th Street and Campbell St. to place the Campbell St. centerline along the North side of Block 1. For the intersection position of 9th Street (running South of Campbell), I extend the line running through the centerline monuments of Ninth Street North to the Campbell St. centerline. This position is harmonious with record measurements as per Survey 9-40-676, as well as the record distance of AD 21 10 from Campbell and 10th Street.

I find that the intersection of the 10.5 foot offset line West of the centerline monuments of 9th Street (that represents the East line of John Stewart's Addition) and the centerline of Campbell Street matches well with the distance to 10th Street and Campbell, as per Survey AD 19 22 (which surveyed blocks within Brattain & McComas Addition to the Northeast of this intersection), as well as to the centerline monuments at A Street and 9th Street, as per AD 19 22 (which surveyed blocks within Brattain & McComas Addition to the Northeast of this intersection). I therefore hold this point as representing the intersection of 9th Street and Campbell St as 9th Street runs North of Campbell.

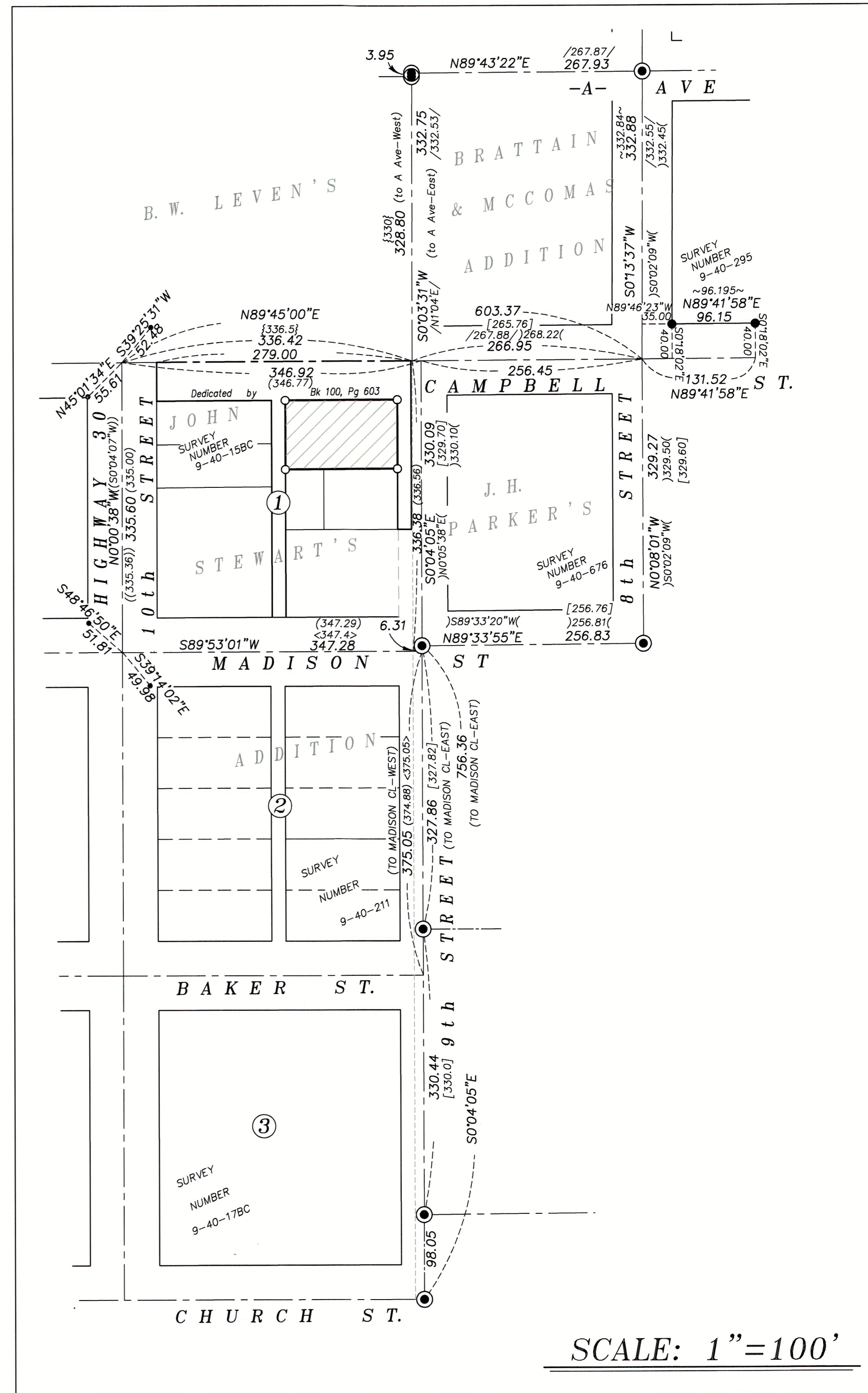
Block 1, as originally platted in John Stewart's Addition, extends to the current centerline of Campbell Street. The creation of Campbell Street along the North side of the block, as well as the Ninth Street right-of-way and the alley through the center of the block, were created by Book 100, Page 603 in 1923. This was a metes and bounds description, beginning at the Northwest corner of the block. The deed to the parent tract that comprises the Damschen parcel as well as the parcels immediately to the South are deed Book 169, page 1346. This legal description utilizes the same point of beginning (NW cor. Block 1). There are no gaps or overlaps between the road descriptions and the parent tract. The manner in which this tract was further subdivided are as follows. The tract to the South of the Damschen tract was created first by Deed recorded in 65-09-085, rerecorded by 67 28 020. This was further divided by 71 08 051 and 72 18 103. The Damschen tract was created by deed 75 32 041. That being said, there are no junior/senior rights, as these legal descriptions, as well as the road deed, are all in agreement with each other. I therefore hold all record dimension of deeds to place the exterior of this tract. The deeds in the Southeast corner of the block begin at the Southeast corner of Block 1, and it would therefore be necessary to resolve junior/senior rights along the South line of the tracts to the South of the Damschen tract. It is beyond the scope of this survey to do so. This line is depicted as per record distances of the deed.

It should be noted that the deed creating the road, does not conform to the block lines as platted and placed by aforementioned methods. As mentioned before, there is some discrepancy as to whether the 9th Street right of way along the East line of Block 1 was dedicated by this plat, however, if you utilize the 27 foot width from the centerline monuments, as was done on Block 2, there is a 0.92 foot sliver on the East side of the block which is dedicated to the public by Book 100, Page 603 that would extend into a portion of the original block.

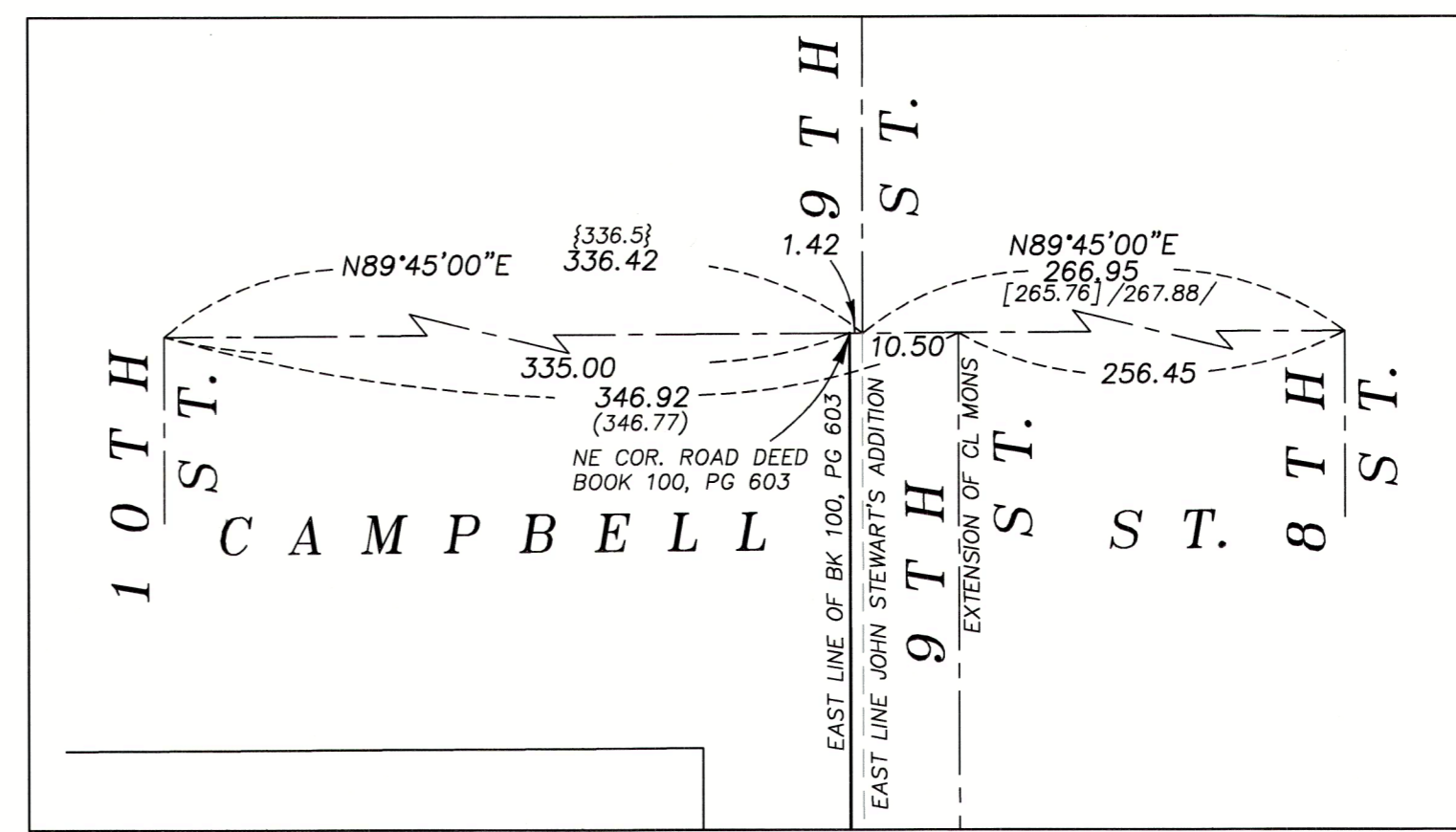
As to the differing widths of 9th Street, on the original plat of John Stewart's Addition it is shown as being 16.5 feet, 16 ft is the width implied by Book 100, Page 603, and 15 ft is shown on Survey Number AD 20-13. Survey 9-40-15BC shows the width as being 16 feet from the centerline monuments, Survey 9-40-211 shows the East line of Block 2 being 26.75 ft. from CL monuments, and Survey 9-40-311 shows the East line of Block 3 being 28 ft. from CL mons.

So to add further confusion to this mix, in laying out the road as per the road dedication deed, the East line of the Damschen ownership will measure at 27.92 feet from the centerline monuments (most closely matching Survey 9-40-311), and it would measure 17.42 feet from the East line of the platted line of John Stewart's Addition.

There is a fenceline encroachment on the South side, as shown. I find no other unusual conditions with this survey.



SCALE: 1"=100'



FILED April 12, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-846

DETAIL SCALE: 1"=20'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon

Map of Survey
Sited in Block 1 of
John Stewart's Addition to the
City of Baker City
BAKER COUNTY, OREGON

SURVEYED FOR	Haden Damschen
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: J. S. H. Jan. 2023