

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"=50'

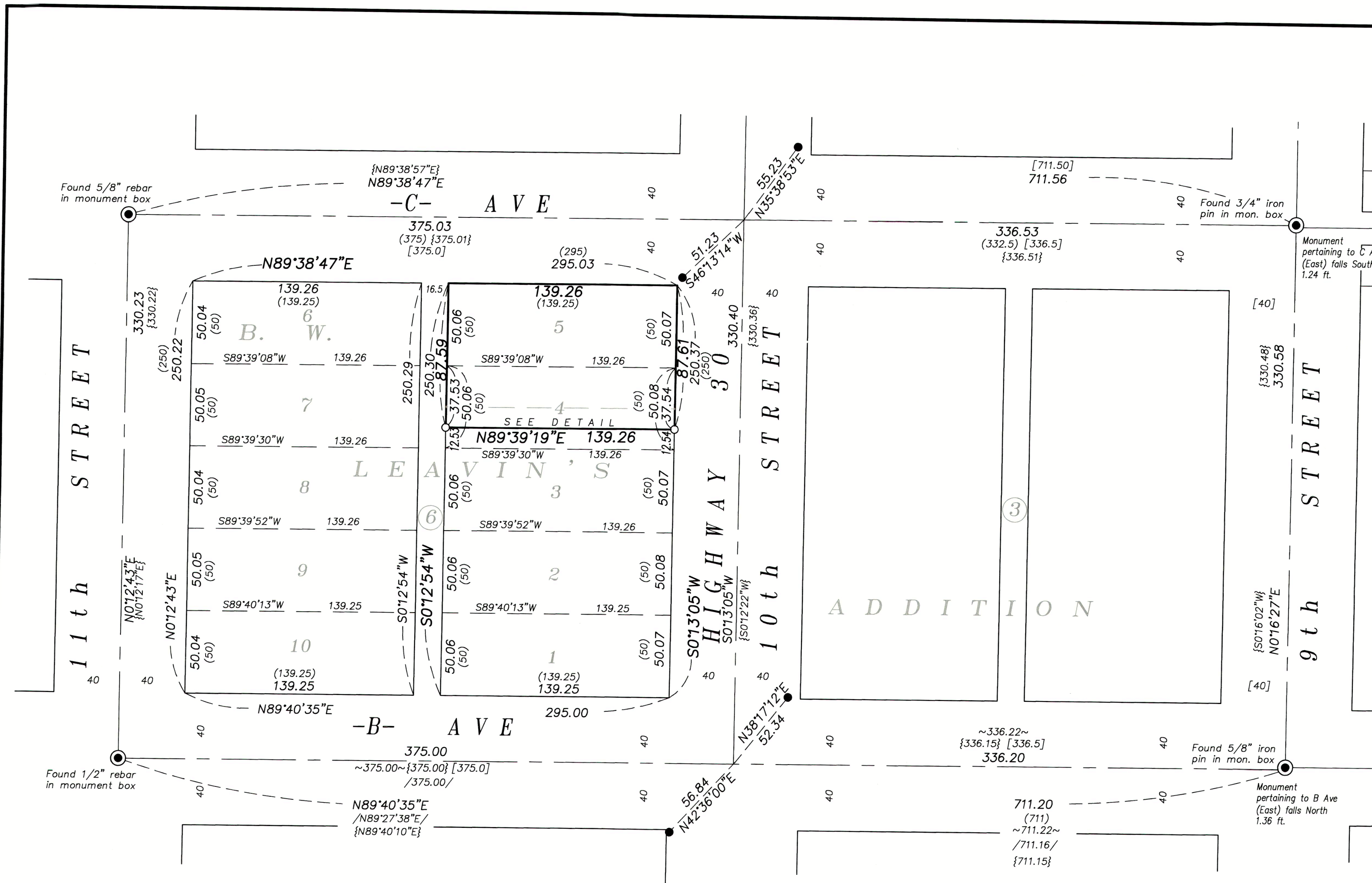
LEGEND

- Found monument as described in monument box
- Found 1" brass disc marked ODOT set by Survey Number 9-40-838
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- () Record measurement as per plat of B.W. Leven's Addition
- [] Record measurement as per Survey AD 19-17
- ~ ~ Record measurement as per Survey Number 09-40-381
- / / Record measurement as per Survey Number 09-40-772
- { } Record measurement as per Survey Number 09-40-838

REFERENCE MATERIAL

Plat of B.W. Leven's Addition
 Survey Number AD 19-17
 Survey Number 9-40-19BC
 Survey Number 9-40-271
 Survey Number 9-40-381
 Survey Number 9-40-772
 Survey Number 9-40-838

DEED REFERENCES
 Book 138, Page 34
 Book 141, Page 113
 Book 145, page 259
 Book 147, Page 643
 Book 163, Page 399
 99 41 028



NARRATIVE

This survey was done at the request of Tom Bootsma, owner of the land within. Mr. Bootsma wanted to monument the South line of his property. I recover monuments as shown. Placement of 10th Street and B Ave is by holding the line between the 11th Street and 9th Street intersections, and running record distance from the 11th Street intersection monument. This was done in Surveys 9-40-381, 9-40-772 and 9-40-838. To place the C Ave and 10th Street intersection, I hold the line between 9th Street and 11th Street and use a proportionate position based on the 1915 Stockman map (Survey AD 19-17). There is a difference in the right of way width of 9th Street between the Stockman map and the original plat of B.W. Levens. This was noted on Survey 9-40-772. Development appears to have followed the dimensions of the Stockman map within Block 3.

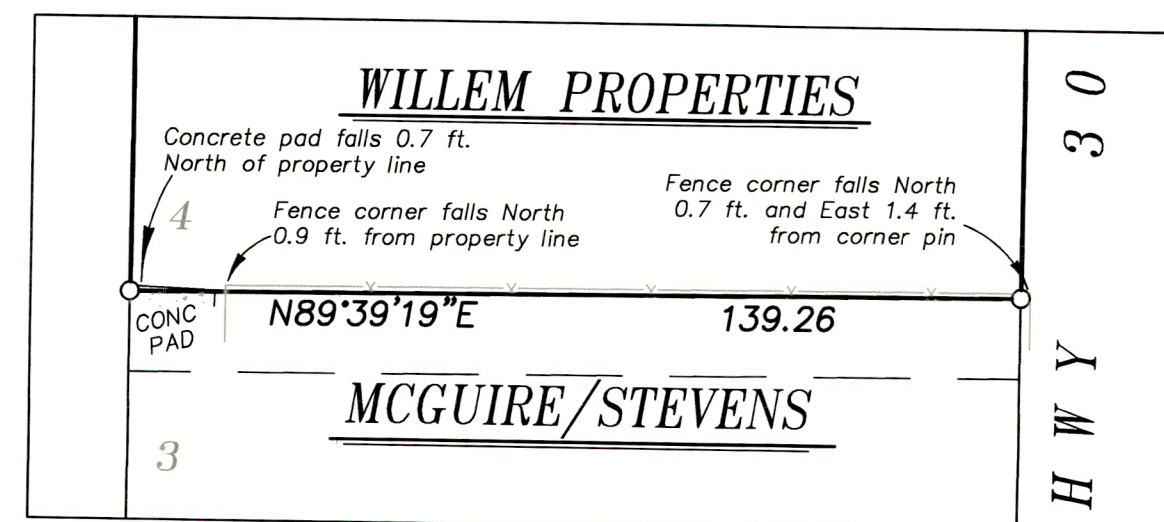
Lots 3, 4, and 5 were owned in the entirety by Oren and Winnie DePee in 1945 (Book 138, Page 34). They conveyed the North half of Lot 4 and all of Lot 5 to H. Earl Clack Co. in 1946 (Book 141, Page 113). The North 12 1/2 feet of the south half of Lot 4 was additionally conveyed to H. Earl Clack Co by Book 145, page 259 prior to the conveyance of Lot 3 and the South 12 1/2 feet in Book 147, Page 643. I give full measure of the North 12 1/2 feet to the Bootsma tract.

A fenceline falls North of the property line as shown. A concrete pad on the West side falls North of the property line as well, as shown. 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, 2025



DETAIL SCALE: 1"=30'

FILED July 26, 2023

BAKER COUNTY SURVEYOR

SURVEY NO. 9-40-849

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

Situated in Block 6 of
 B.W. Leven's Addition to the
 City of Baker City

BAKER COUNTY, OREGON

SURVEYED FOR	Tom Bootsma
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. July 2023