## LOT LINE ADJUSTMENT

## ADJUSTED TRACT LEGAL DESCRIPTION

Situated in the Southeast quarter of the Northeast quarter of Section 29, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract described in Deed 70 10 068, said point which bears South 13°47'05" West, a distance of 1845.38 feet from the Northeast corner of said Section 29,

Thence: South 48°32'13" West, a distance of 28.76 feet,

Thence: South 40°12'22" East, a distance of 148.50 feet,

Thence: North 52°27'33" East, a distance of 25.12 feet, to the Southeast corner of that tract described in Deed 70 10 068,

Thence: North 38°48'43" West, along the Southwesterly line of said tract, a distance of 150.34 feet, to the Point of Beginning.

Containing 4,023 sq. ft.

# 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'

### LEGEND

- Found 5/8" iron pin with yellow plastic cap in monument box
- Found 5/8" iron pin with plastic cap as noted
- Found iron pipe as described, set as, or accepted as a perpetuation of Survey Number 9-40-6A
- ▲ Found 1" iron pipe, unrecorded
- Found 5/8" iron pin with plastic cap marked

  BGB SURVEY MARKER, set by Survey Number
  9-40-848
- O Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER

Searched for, not found

Centerline

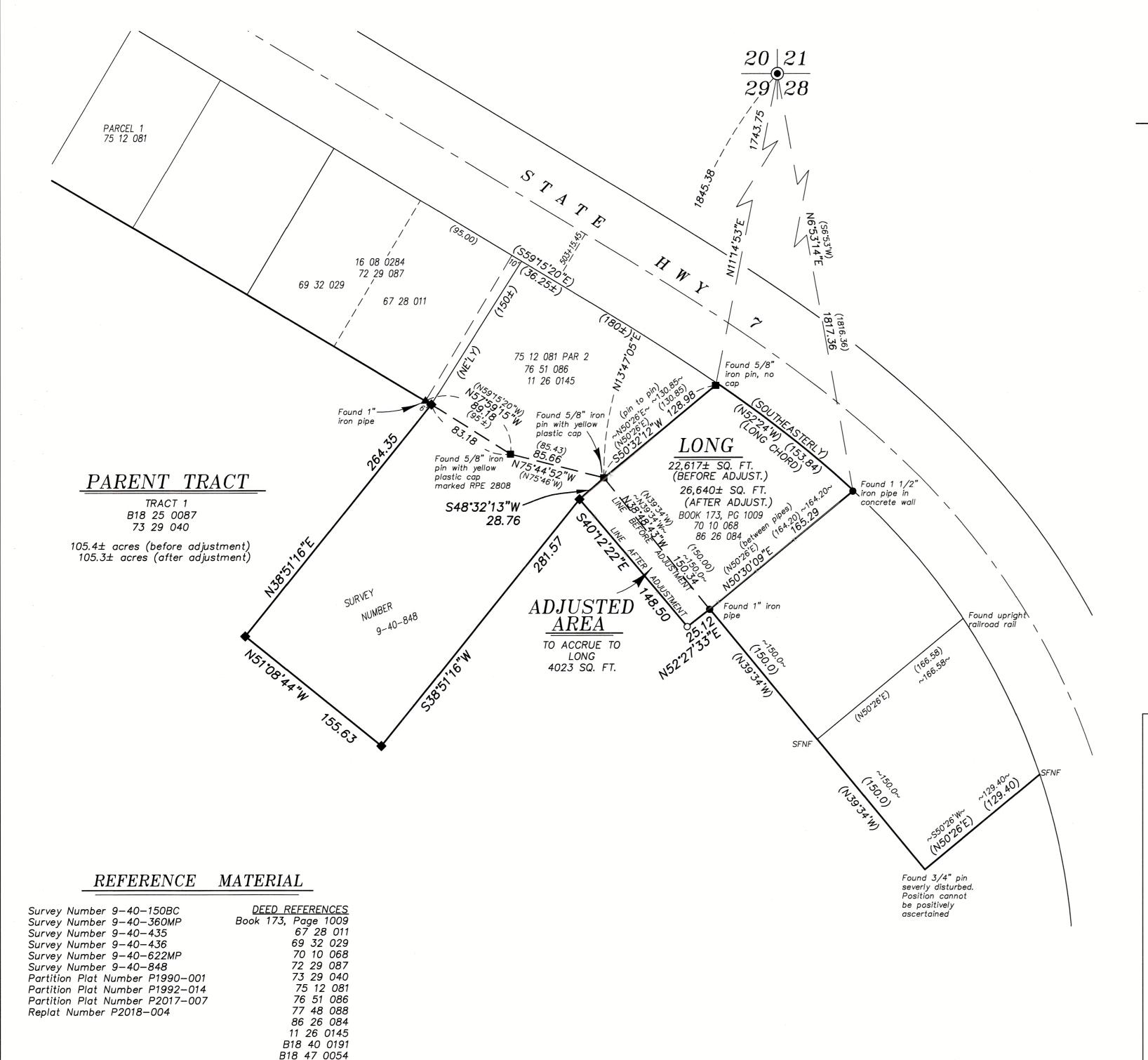
Fenceline

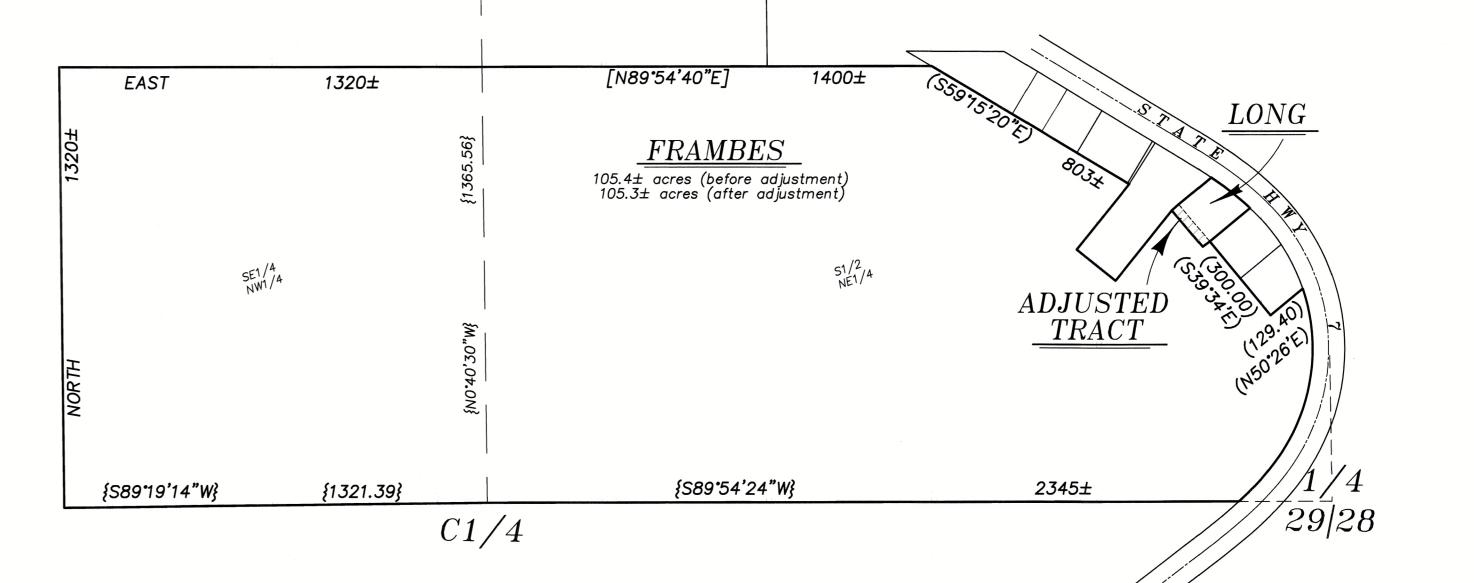
~ Record Measurement as per Survey Number

[ ] Record Measurement as per Survey Number 9-40-435

Record Measurement as per Survey Number

) Record Measurement as per Deed





OVERALL SCALE: 1"=300'

#### NARRATIVE

B21 02 0143

This survey was done at the request of Charlie Vaughan and Jim Schaeffer, legal counsel for the Frambes and Langs, owners of the parcels involved in this lot line adjustment. The parties wished to rectify a fenceline encroachment. I base this survey on Survey Number 9-40-848, a survey done prior for the Frambes. As mentioned in the narrative for that survey, no resolution along the highway was done. Acreages are therefore approximate. I place the pin at the fence corner position, as per agreement.

I find no other unusual conditions with this survey.

FILED March 13, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-855



BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon			
Map of Survey			
Situated in Section 29, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Oregon  BAKER COUNTY, OREGON			
SURVEYED FOR	Anne Frambes		
SURVEYED BY	J. S. H.		
Scale: 1" = 60'		Drawn by: J. S. H.	Sept. 2023
		Section 1.	Additional