

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
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- SFNF Searched for, not found
- Centerline
- Fenceline
- Record Measurement as per Survey Number 9-40-06A
- Record Measurement as per Survey Number 9-40-435
- Record Measurement as per Survey Number 9-40-749
- Record Measurement as per Deed

PARENT TRACT

TRACT 1
B18 25 0087
73 29 040
105.4± acres (before adjustment)
105.3± acres (after adjustment)

REFERENCE MATERIAL

SURVEY NUMBER	DEED REFERENCES
Survey Number 9-40-150BC	Book 173, Page 1009
Survey Number 9-40-360MP	67 28 011
Survey Number 9-40-435	69 32 029
Survey Number 9-40-436	70 10 068
Survey Number 9-40-622MP	72 29 087
Survey Number 9-40-848	73 29 040
Partition Plat Number P1990-001	75 12 081
Partition Plat Number P1992-014	76 51 086
Partition Plat Number P2017-007	77 48 088
Replat Number P2018-004	86 26 084
	11 26 0145
	B18 40 0191
	B18 47 0054
	B21 02 0143

NARRATIVE

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.

OVERALL SCALE: 1"=300'

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2025

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