

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'

REFERENCE MATERIAL

Plat of J.P. Atwood's Second Addition to Baker City
Resubdivision of Block 25 of J.P. Atwood's 2nd Addition
Survey Number 9-40-74BC
Survey Number 9-40-83BC
Survey Number 9-40-124BC
Survey Number 9-40-704
Survey Number 9-40-743
Survey Number 9-40-796
Survey Number 9-40-798

DEED REFERENCES

Book 'W', Page 334
Book 'W', Page 548
Book 90, Page 188
Book 125, Page 72
Document Number 99 37 191
Document Number B04 20 0069
Document Number B15 04 0128
Document Number B16 23 0299
Document Number B18 49 0062
Document Number B20 35 0352
Document Number B20 38 0015

NARRATIVE

This survey was done at the request of Leonard Gazely. The purpose of this survey is to monument the exteriors of his property prior to a partition. I recover monuments as shown. It appears as though since most of the centerlines in this area fall on manholes, these were referenced with brass plugs in the rim of the manhole. Many have been replaced in this area from street improvement projects. To verify the location of the existing manholes references, and to ensure that they have not been moved by street construction, I tie street monuments on either side of the manholes. This places all the positions by manhole reference clearly in line thereby minimizing the chances that these manholes have moved as a result of street construction. I therefore accept the manhole references.

To place Valley Ave. and Clark Street intersection, I hold the Northwest corner of the Resubdivision of Block 25 of J.P. Atwoods, driving a perpendicular line to Valley Ave. centerline and offsetting this West 30 feet. This is the same methodology employed in Survey Number 9-40-796. Survey 9-40-124BC monumented a lot based on centerline monuments that are no longer extant. I hold the remaining pin from this survey as best evidence of the original location of the original centerlines and drive a line to a point 30 feet from this pin to establish Clark Street.

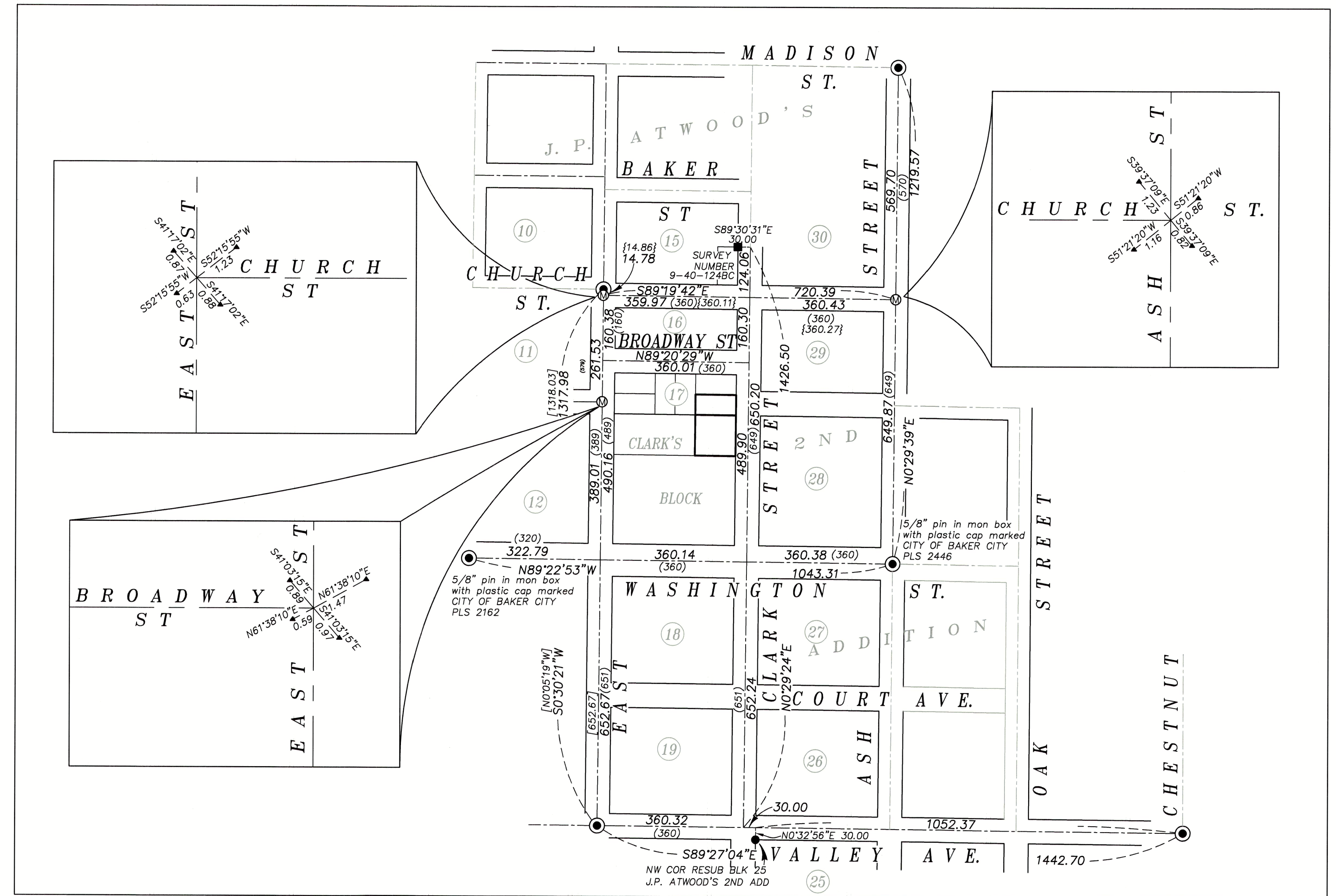
I establish the intersection of Church St. and Clark Street by intersection. Manholes along Washington appear to have been replaced. I establish these centerlines by intersection as well. Establishment of Blocks 16, 17, and Clark's Block in this manner is harmonious with platted distances in the East/West dimension and approximately 1 ft long in the North/South dimension. I prorate the intersection of Broadway Street along East Street and Clark Street right of ways to establish the Block. I place lots within Block 17 by standard proportion. Lots within Clark's Block begin at the South line of Block 17 along the Northern tier. Along the South, they commence at the SE corner of Block 12. The alley appears to be created by omission, so I give full measure to the Gazely tract in the North/South dimension.

The parent tract to the portion of Gazely's within Clark's Block was Deed Book 'W', Page 334. His tract was conveyed in Book 'W' Page 548, and the 200 foot long tract to the West was conveyed in Book 90, Page 188, giving the Gazely tract the senior right. I give it full measure. This creates a 0.01 ft. jog at the Northwest corner. Being impractical to set two pins to mark this jog, I opt to set a single pin at 100.00 ft. I find no other unusual conditions with this survey.



LEGEND

- Found manhole with brass plug accessories in rim
- Brass plug reference in manhole
- Found 5/8" iron pin in monument box (unless otherwise described)
- Found 1/2" iron pin, set by Survey Number 9-40-124BC
- Found 1" OD iron pipe, set by Resubdivision of Block 25 of J.P. Atwood's Second Addition
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Fence line
- Record measurement as per Plat of J.P. Atwoods Second Addition
- Record measurement as per Survey Number 9-40-796
- Record measurement as per Survey Number 9-40-124BC



SCALE: 1"=200'

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Sited in Block 17 and Clark's Block, J.P. Atwood's Second Addition Baker City	
BAKER COUNTY, OREGON	
SURVEYED FOR	Leonard Gazely
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. Mar. 2024

FILED March 27, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-851