

LOT LINE ADJUSTMENT

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"=40'

LEGEND

- Found 3/4" OD iron pipe in monument box
- Found 5/8" iron pin with 1 1/2" aluminum cap marked ODOT
- Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGR PLS 1208, set by Survey Number 9-40-439
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- Dirt bike path
- Record measurement as per Plat of Mix's Addition
- Record measurement as per Survey Number 9-40-238
- Record measurement as per Survey Number 9-40-348
- Record measurement as per Survey Number 9-40-439
- Asphalt Walkway
- SFNF Searched for, not found

REFERENCE MATERIAL

Plat of Mix's Addition
Survey Number 9-40-238
Survey Number 9-40-348
Survey Number 9-40-439
Survey Number 9-40-682

DEED REFERENCES
79 37 091(Vacation Ord. 2796)
B22 21 0012

NARRATIVE

This survey was done at the request of Bruce Vegter, owner of the land within. Mr. Vegter wanted to adjust the common line between the lots as shown. I recover monuments as shown. The intersection of C Street and Resort Street falls in the Powder River. I hold the witness corner pin that references the Southwest corner of Block 11, set by Survey 9-40-439, and establish the centerline of Resort Street at a point 50 ft East of this pin. I establish the C Street centerline at a point 40 feet South of this pin. Establishment in this manner splits the difference in the relative angle at the C Street/Walnut intersection between Survey 9-40-348 and Survey 9-40-439. Distances are harmonious with the original plat of Mix's Addition. I place the new lines as per Planning Approvals PLA 24-050 and 24-051. An asphalt walkway that serves as a portion of the Leo Adler Memorial Parkway as well as some dirt bike paths encroach on the West end of the property 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

FILED June 26, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-864

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey Lots 3 - 8, Block 11, Mix's Addition Situated in the Southwest quarter of the Northwest quarter of Section 16, Township 9 South, Range 40 East of the Willamette Meridian BAKER COUNTY, OREGON		
SURVEYED FOR	Bruce Vegter	
SURVEYED BY	J. S. H.	
Scale: 1" = 40'	Drawn by: J. S. H.	June 2024