

RECORD OF SURVEY

WEST 10' OF LOT 19, AND LOT 20, BLOCK 1, "GRANDVIEW ADDITION",
SITUATED IN NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON.

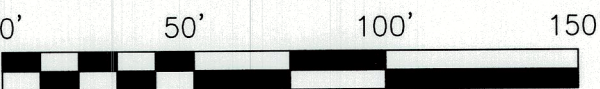
HORIZONTAL DATUM

THIS SURVEY UTILIZES BAKER ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/2011(EPOCH 2010.0000. LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS IN INTERNATIONAL FEET.

A GNSS VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINTS 'A' AND 'B', IS THE BASIS OF BEARINGS FOR THIS SURVEY, BEARING BEING N 89°35'25" E.

POINT NO.	NORTHING	EASTING	DESCRIPTION
'A'	105385.169	130932.661	1/2" IR W/YPC
'B'	105354.329	132210.704	3" BRASS DISK

SCALE: 1" = 50'



LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "S.W.L.S. INC. 503-665-7777", SET ON 6 JUNE 2024
- = DENOTES A 5/8" X 30" IRON PIPE
- PR = PRORATED
- SN = SURVEY NUMBER, BAKER COUNTY SURVEY RECORDS
- W/YPC = WITH YELLOW PLASTIC CAP
- () = RECORD INFORMATION AS REFERENCED

REFERENCE SURVEYS

BAKER COUNTY SURVEY RECORDS

S1 = SN 9-40-0797

S2 = SN 9-40-0167A-AB

S3 = UNRECORDED SURVEY MAP BY PHILO ANDERSON, DATED 28 APRIL 1958

REFERENCE PLATS

BAKER COUNTY PLAT RECORDS

P1 = "GRANDVIEW ADDITION"

P2 = "RIVER PARK ADDITION"

REFERENCE DEEDS

BAKER COUNTY DEED RECORDS

D1 = DOCUMENT NO B24010119

D2 = DOCUMENT NO B07 15 0048

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT WEST 10' OF LOT 19, AND LOT 20, BLOCK 1, "GRANDVIEW ADDITION", SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON, THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER B24010119, BAKER COUNTY DEED RECORDS.

THE PROJECT BEGAN WITH A SEARCH FOR, AND SURVEY OF EXISTING MONUMENTS CONTROLLING THE SUBJECT PROPERTY AS SHOWN. UTILIZING SAID DEED AND EXISTING EVIDENCE FOUND ON THE GROUND, THE DEED LINES WERE DETERMINED AS FOLLOWS:

THE **WEST LINE** ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COLLEGE STREET (80' WIDE) WAS DEFINED BY THE MONUMENT FOUND IN THE CENTERLINE OF SAID COLLEGE STREET AT THE WESTERLY EXTENSION OF CENTERLINE OF "D" STREET (70' WIDE) AND A POINT 40.00' WEST OF THE MONUMENT FOUND AT THE NORTHWEST CORNER OF SUBJECT PROPERTY, THEN OFF-SETTING 40.00' EAST FOR THE RIGHT-OF-WAY LINE OF SAID COLLEGE STREET. NOTE: THE MONUMENT AT SAID NORTHWEST CORNER WAS PULLED AND A 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", WAS SET TO REPLACE IT. THE OWNER OF THE TRACT OF LAND TO THE NORTH (DOCUMENT NUMBER B07 15 0048) STATED THAT "TOM HANLEY PLACED THE NAIL AND STATED IT WAS THE CORNER".

THE **SOUTH LINE** ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GRANDVIEW DRIVE (60' WIDE) WAS ESTABLISHED BY THE INTERSECTING POINT WITH SAID COLLEGE STREET EASTERLY RIGHT-OF-WAY LINE AND THE MONUMENT FOUND NEAR THE SOUTHWEST CORNER OF LOT 17, BLOCK 5, OF SAID "GRANDVIEW ADDITION", PRORATED NORTH TO THE CENTERLINE OF SAID GRANDVIEW DRIVE THROUGH A POINT 40.00' SOUTH OF THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 1, OF SAID "GRANDVIEW ADDITION", THE OFF-SETTING 30.00' NORTH FOR THE NORTH RIGHT-OF-WAY LINE OF SAID GRANDVIEW DRIVE.

THE **NORTH LINE** WAS DEFINED BY A POINT HELD 5.00' NORTH OF THE MONUMENT FOUND NEAR THE NORTHEAST CORNER OF LOT 16, BLOCK 1, OF SAID "GRANDVIEW ADDITION", AND THE 60 D NAIL FOUND AT NORTHWEST CORNER OF LOT 20, BLOCK 1, OF SAID PLAT.

THE **EAST LINE** WAS ESTABLISHED BY A PRORATED DISTANCES WEST FROM THE THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID LOT 17, BLOCK 1, WESTERLY ALONG ESTABLISHED SOUTH LINE AND A POINT 5.00' NORTH FROM THE MONUMENT FOUND NEAR THE NORTHEAST CORNER OF LOT 16, BLOCK 1, ALONG SAID ESTABLISHED NORTH LINE OF SAID PLAT TO FIND THE WEST LINE OF LOT 19, BLOCK 1, OF SAID PLAT THEN OFF-SETTING THAT LINE 10.00' EAST TO ESTABLISH THE EAST LINE OF SUBJECT PROPERTY. THEN MONUMENTS WERE SET AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

FILED July 31, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-867

STATEWIDE LAND SURVEYING INC.

43 NW AVE AVE
GRESHAM, OR 97030
503-665-7777
SURVEY@STATEWIDESURVEYING.COM

CLIENT: BILL DOUGLAS

