

RECORD OF SURVEY

SCALE: 1" = 50'



A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 8-9, BLOCK 14, PLAT OF "WILOVALE ADDITION", SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON

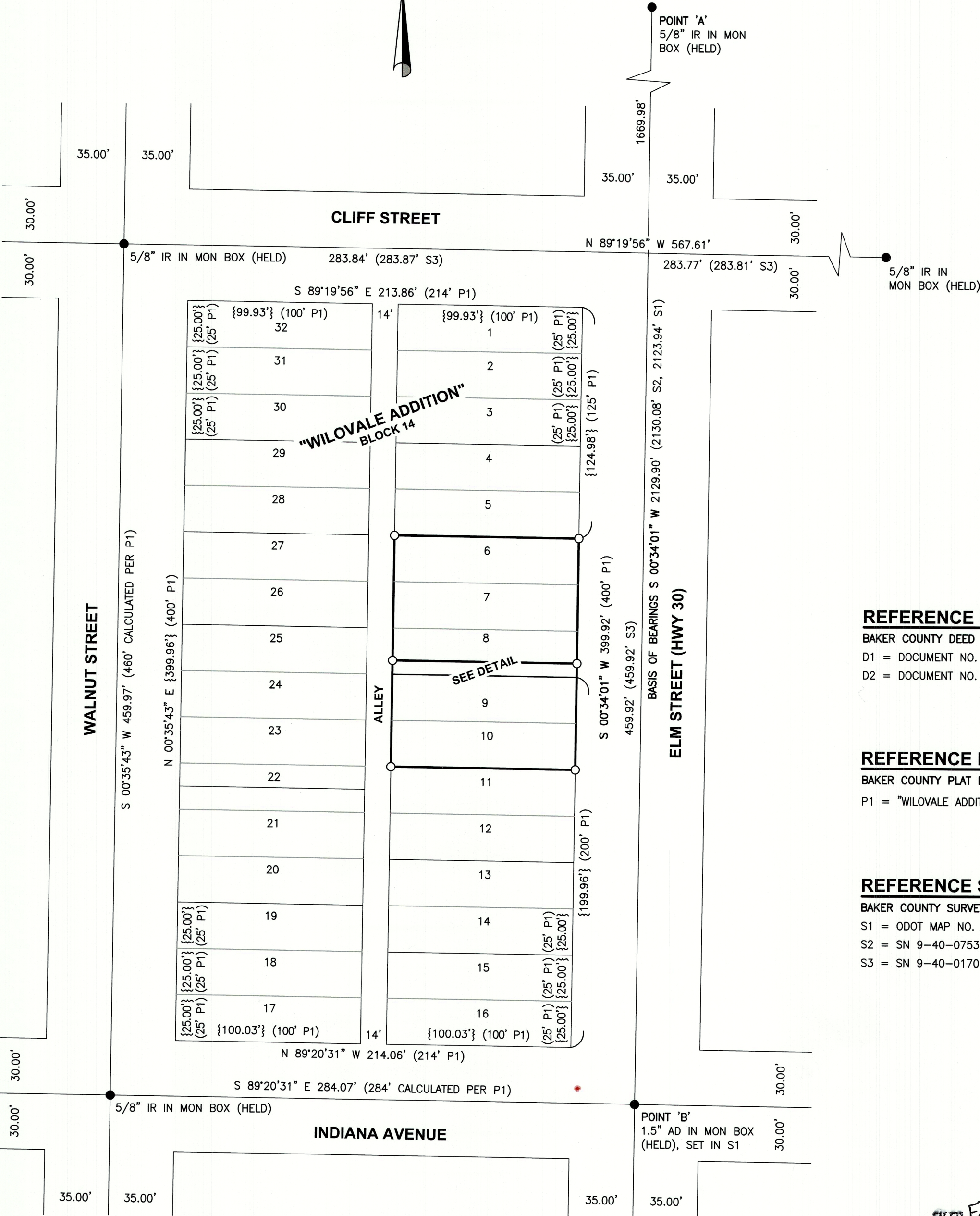
BAKER CITY PLANNING CASE NO. PLA-24-110/124-24-000223-PLNG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric Hyatt

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25



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 ARE 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 S 00°34'01" W.

POINT	NORTHING	EASTING	DESCRIPTION
'A'	99464.640	132925.137	5/8" IR
'B'	97334.847	132904.059	1.5" AD

LEGEND

- = DENOTES A FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IR W/YPC MARKED "SWLS INC", SET ON DECEMBER 11, 2024
- AD = ALUMINUM DISK
- IP = IRON PIPE
- IR = IRON ROD
- SN = SURVEY NUMBER, BAKER COUNTY SURVEY RECORDS
- W/YPC = WITH A YELLOW PLASTIC CAP
- ± = MORE OR LESS
- { } = PRO-RATED DISTANCE
- () = RECORD INFORMATION AS REFERENCED

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 8-9, BLOCK 14, PLAT OF "WILOVALE ADDITION", SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON, SAID LOTS DESCRIBED IN DOCUMENT NUMBERS B19350160 & B22270196, BAKER COUNTY DEED RECORDS.

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

BLOCK 14 WAS DEFINED BY HOLDING MONUMENTS FOUND AT THE CENTERLINE-CENTERLINE INTERSECTIONS OF SHOWN ROADWAYS, ONE-HALF RIGHT-OF-WAY WIDTHS WERE THEN HELD AT NOTED DISTANCES TO ESTABLISH THE PERIMETER OF BLOCK 14.

THE NORTH AND SOUTH LINES OF BLOCK 14 WERE PRORATED AS SHOWN WHILE HOLDING RECORD DISTANCE FOR THE EXISTING ALLEY.

THE EAST AND WEST LINES WERE PRORATED AS SHOWN BY HOLDING THE PERIMETER OF BLOCK 14 AND PRORATING BETWEEN THE NORTH AND SOUTH LINES, ALL DETERMINED AS DESCRIBED ABOVE. LOTS WITHIN BLOCK 14 WERE THEN PRORATED WITHIN THE PERIMETER OF SAID BLOCK. MONUMENTS WERE THEN SET PER MY CLIENT'S DIRECTION AND BAKER CITY PLANNING CASE NO. PLA-24-110/124-24-000223-PLNG.

REFERENCE DEEDS

BAKER COUNTY DEED RECORDS
D1 = DOCUMENT NO. B19350160
D2 = DOCUMENT NO. B22270196

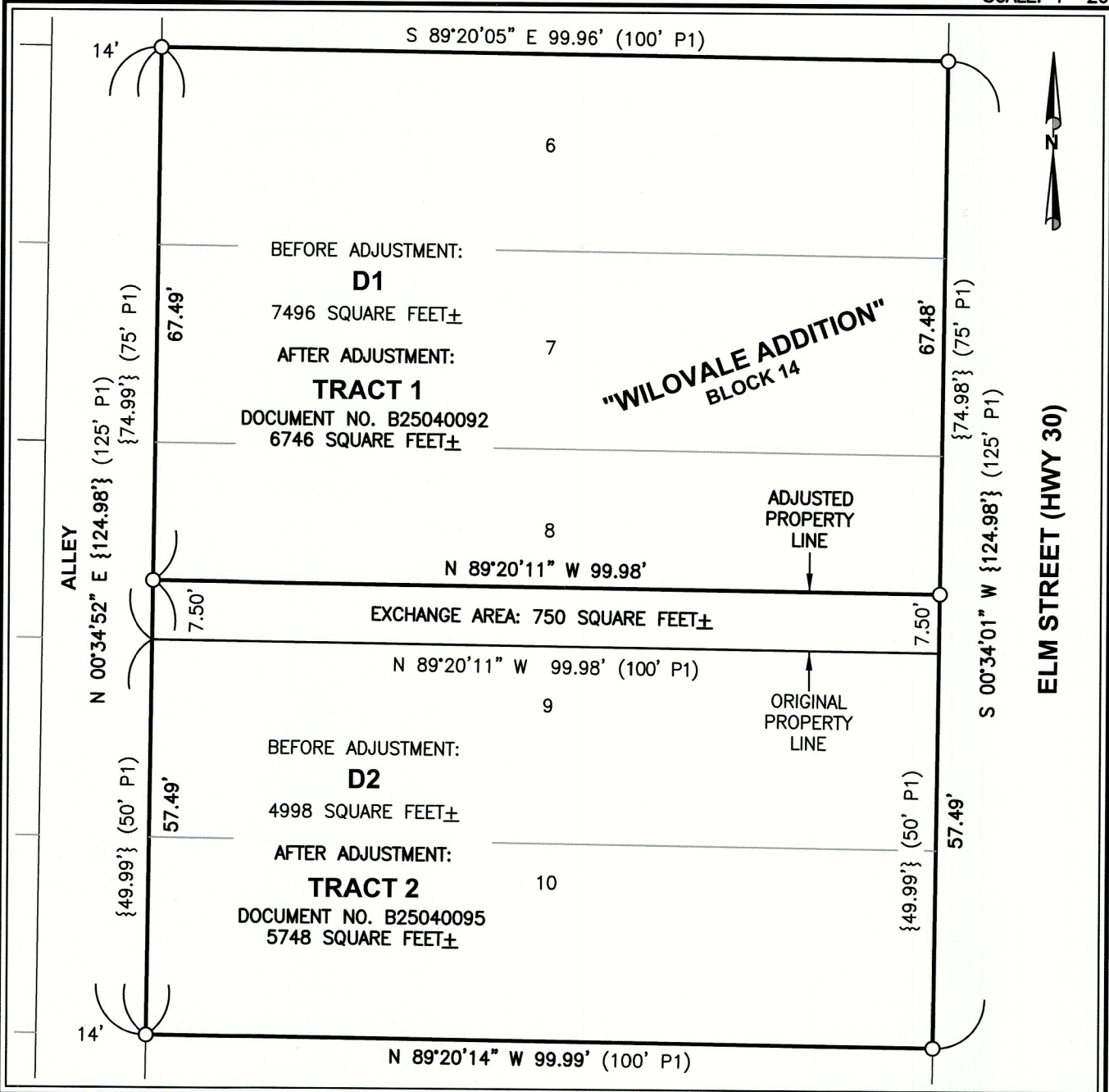
REFERENCE PLAT

BAKER COUNTY PLAT RECORDS
P1 = "WILOVALE ADDITION" TO BAKER CITY

REFERENCE SURVEYS

BAKER COUNTY SURVEY RECORDS
S1 = ODOT MAP NO. RW9781
S2 = SN 9-40-0753
S3 = SN 9-40-0170

DETAIL



FILED February 5, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-877

STATEWIDE LAND SURVEYING INC.

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

CLIENT: TERRY LOPER

