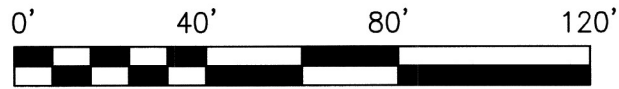


RECORD OF SURVEY

SCALE: 1" = 40'



AREA INFORMATION

PRE-ADJUSTMENT SQ. FT.

PARCEL 1 (D1): 6041

PARCEL 2 (D1): 5348

POST-ADJUSTMENT SQ. FT.

TRACT 1 (D2):

EXCHANGE AREA: 5348

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 N 89°06'41" W.

POINT	NORTHING	EASTING	DESCRIPTION
'A'	104680.740	132763.751	1/2" IR
'B'	104685.302	132469.669	1/2" IR

LEGEND

- = DENOTES A FOUND MONUMENT AS NOTED
○ = DENOTES A 5/8" X 30" IR W/YPC MARKED "SWLS INC", SET ON JANUARY 9, 2025
⊙ = DENOTES 1.17" COPPER DISK MARKED "SWLS INC", SET ON JANUARY 9, 2025
IR = IRON ROD
PR = PRORATED
SN = SURVEY NUMBER, BAKER COUNTY SURVEY RECORDS
SQ. FT. = SQUARE FEET
W/YPC = WITH A YELLOW PLASTIC CAP
() = RECORD INFORMATION AS REFERENCED

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT
BETWEEN PARCELS 1 AND 2 OF PARTITION PLAT NO. 1997-016, BAKER COUNTY
PLAT RECORDS SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9
SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY
OF BAKER, STATE OF OREGON, SAID PARCELS DESCRIBED IN DOCUMENT NUMBER
B24300180, BAKER COUNTY DEED RECORDS.

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

THE NORTH LINE WAS DEFINED BY HOLDING A 30.00' SOUTHERLY OFFSET FROM THE "F" STREET CENTERLINE CITY MONUMENTS FOUND AT POINTS 'A' AND 'B'.

THE EAST LINE WAS DEFINED BY HOLDING A 40.00' WESTERLY OFFSET FROM THE WALNUT STREET CENTERLINE CITY MONUMENTS FOUND AT POINTS 'B' AND 'C'.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING PLAT DISTANCE FROM THE NORTH LINE ALONG THE EAST AND WEST LINES AS SHOWN.

THE WEST LINE OF PARCEL 1 WAS DEFINED BY HOLDING THE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID PARCEL 1 AND THE MONUMENT FOUND NEAR THE SOUTHWEST CORNER OF SAID PARCEL 1.

THE WEST LINE OF PARCEL 2 WAS ESTABLISHED BY HOLDING A LINE PARALLEL TO THE WEST LINE OF SAID PARCEL 1 WEST LINE AT A PRORATED DISTANCE. MONUMENTS WERE THEN SET AS SHOWN PER MY CLIENT'S REQUEST AND BAKER CITY CASE NO. PLA-24-087/124-24-000147-PLNG.

REFERENCE DEEDS

BAKER COUNTY DEED RECORDS

D1 = DOCUMENT NO. B24300180

D2 = DOCUMENT NO. B24 37 0324

REFERENCE PLATS

BAKER COUNTY PLAT RECORDS

P1 = "MIX'S ADDITION", PLAT NO. 38

P2 = PARTITION PLAT NO. 1997-016

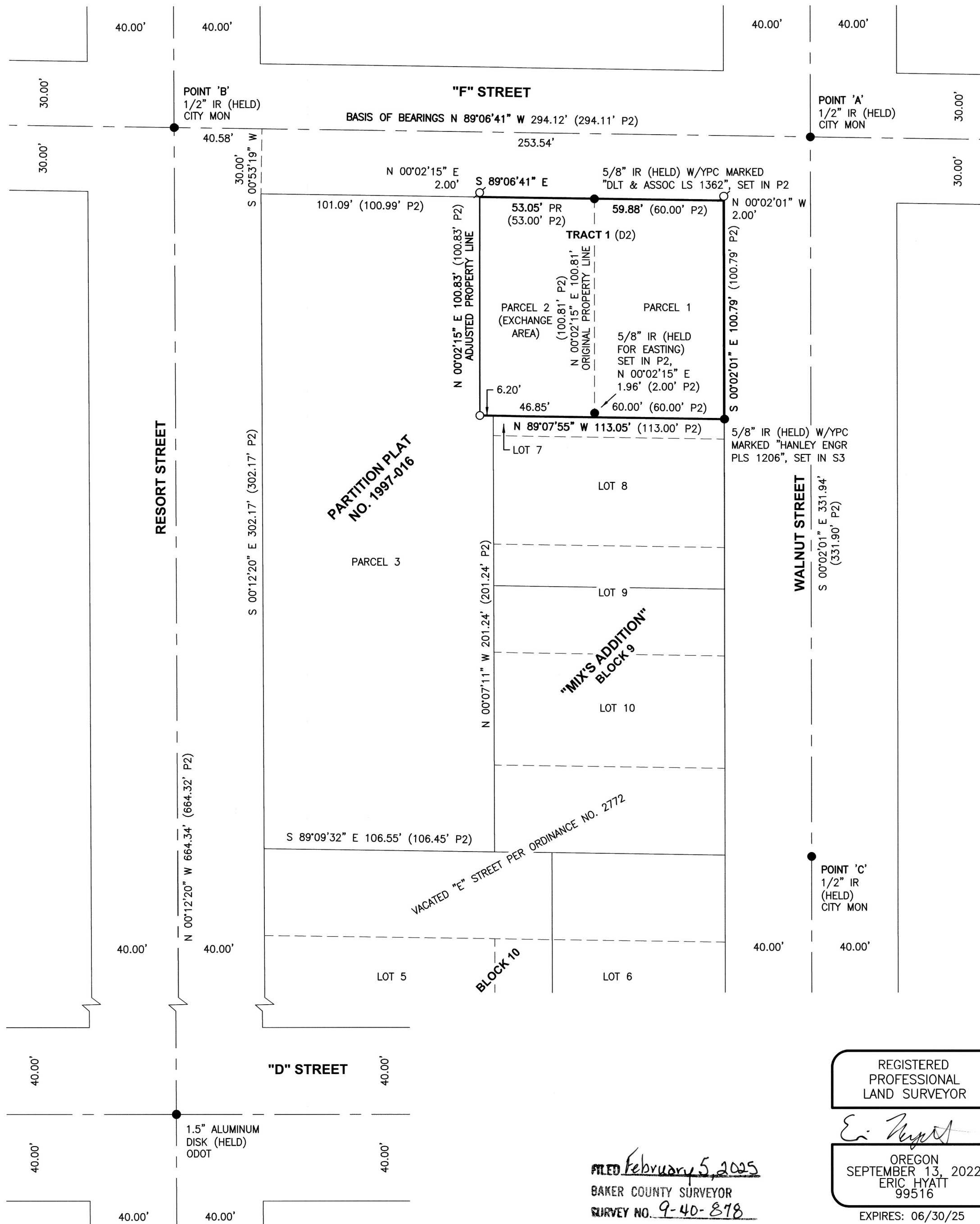
REFERENCE SURVEYS

BAKER COUNTY SURVEY RECORDS

S1 = SN 9-40-140

S2 = SN 9-40-016BC

S3 = SN 9-40-197



REGISTERED
PROFESSIONAL
LAND SURVEYOR

E. Myers

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

STATEWIDE LAND SURVEYING INC.
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BAKER CITY, OR 97814
541-406-3012
SURVEY@STATEWIDESURVEYING.COM

CLIENT: CLARK BOUTON

SHEET: 1 OF 1

SURVEY DATE:

REV: