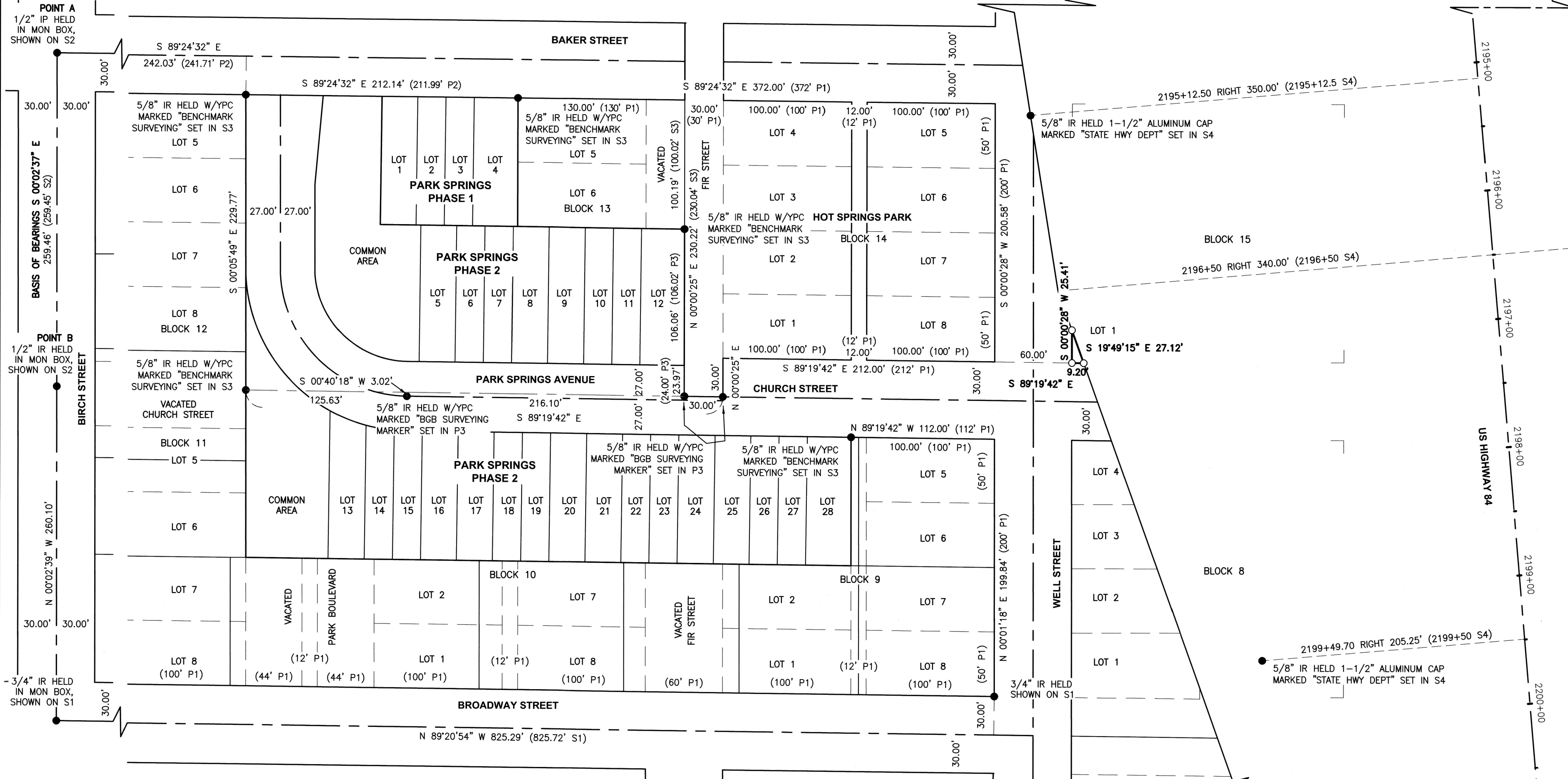


RECORD OF SURVEY

A PORTION OF LOT 1, BLOCK 15, HOT SPRINGS PARK ADDITION SITUATED IN SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON.



SCALE: 1" = 60'



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PORTION OF LOT 1, BLOCK 15, HOT SPRINGS PARK ADDITION SITUATED IN SOUTHEAST QUARTER OF SECTION 16, 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 B20120030, 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 SOUTH LINE WAS ESTABLISHED BY HOLDING THE MONUMENTS FOUND IN THE CENTERLINE OF CHURCH STREET THEN EXTENDED EAST TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 84, THE OFF-SET NORTH 30.00'

THE WEST LINE WAS ESTABLISHED BY HOLDING SAID PLAT DISTANCES (112.00') FROM THE NORTHWEST ALLEY CORNER OF BLOCK 9, EAST TO THE WEST RIGHT-OF-WAY LINE OF WELL STREET AND PLAT DISTANCE (372.00') FROM THE NORTHEAST CORNER OF LOT 5 BLOCK 12 ALONG THE SOUTH RIGHT OF WAY OF BAKER STREET TO SAID WEST RIGHT-OF-WAY LINE, THEN OFF-SET 60.00' EAST.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE POINT ON THE WEST RIGHT-OF-WAY US HIGHWAY 84 AT CENTERLINE STATION AT 2196+50 RIGHT 340.00' AND THE POINT AT CENTERLINE STATION 2201+00 RIGHT 220.00', US HIGHWAY 84 WAS ESTABLISHED BY HOLDING THE MONUMENTS ON THE RIGHT-OF-WAY LINE OF SAID HIGHWAY 84 AT CENTERLINE STATION 2191+00 RIGHT 380.00' AND 2195+12.50 RIGHT 350.00', THEN MONUMENTS WERE SET AS SHOWN.

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 S 00°02'37" E 259.46' (259.45' S2).

POINT NO.	NORTHING	EASTING	DESCRIPTION
'A'	103358.64	131286.65	1/2" IRON PIPE IN MONUMENT BOX
'B'	103688.99	131290.45	1/2" IRON ROD IN MONUMENT BOX

REFERENCE SURVEYS

BAKER COUNTY SURVEY RECORDS

- S1 = 9-40-141B
S2 = 9-40-167
S3 = 9-40-776
S4 = OREGON STATE HIGHWAY DRG NO 9B-1-26

REFERENCE PLATS

BAKER COUNTY PLAT RECORDS

- P1 = HOT SPRINGS PARK ADDITION
P2 = SD 2022-003 PARK SPRINGS SUBDIVISION PHASE 1
P3 = 2022-003 PARK SPRINGS SUBDIVISION PHASE 2

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "SWLS INC", SET ON JANUARY 20, 2025
- IR = IRON ROD
- IP = IRON PIPE
- SN = SURVEY NUMBER, BAKER COUNTY SURVEY RECORDS
- W/YPC = WITH YELLOW PLASTIC CAP
- () = RECORD INFORMATION AS REFERENCED

REFERENCE DEEDS

- BAKER COUNTY DEED RECORDS
D1 = DOCUMENT NO B20 12 0030

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

STATEWIDE LAND SURVEYING INC.

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

CLIENT: DEBRA ROESCH



JOB NUMBER: 2024-065	SCALE: 1" = 60'	REV:
DRAWN: E.P.H.	DRAWN DATE: 02/14/2025	REV:
REVIEWED: E.P.H.	REVIEW DATE: 02/16/2025	REV:
SHEET: 1 OF 1	SURVEY DATE: 01/20/2025	REV: