

RECORD OF SURVEY

A PORTION OF LOTS 3 AND 4, BLOCK 34, JACKSON ADDITION,
SITUATED IN SOUTHEAST QUARTER OF SECTION 20,
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 00°37'27" E.

POINT NO.	NORTHING	EASTING	DESCRIPTION
'A'	95221.441	130890.161	1/2" IP
'B'	95497.137	130893.164	5/8" IR

SCALE: 1" = 30'



LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "SWLS INC", SET ON 11 JUNE 2025
- X = CALCULATED POINT
- IR = IRON ROD
- IP = IRON PIPE
- 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 09-40-0098ABC
S2 = ODOT MAP 7B-7-7

REFERENCE PLATS

BAKER COUNTY PLAT RECORDS
P1 = JACKSON ADDITION
P2 = PARTITION PLAT NO. P1992-004

REFERENCE DEEDS

BAKER COUNTY DEED RECORDS
D1 = DOCUMENT NUMBER B24010058

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PORTION OF LOTS 3 AND 4, BLOCK 34, JACKSON ADDITION, SITUATED IN SOUTHEAST QUARTER OF SECTION 20, 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 B24010058, 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:

BLOCK 34

THE NORTH LINE WAS DEFINED BY THE MONUMENT AT CENTERLINE OF FIFTH AVENUE AND MITCHELL AVENUE, AND THE HOLDING THE MONUMENT NEAR THE NORTHWEST CORNER OF MITCHELL AVENUE, AND STATE HWY 7, AS A 27.88' OFF-SET SOUTHERLY TO CENTERLINE OF SAID MITCHELL AVENUE PER PARTITION PLAT P1992-004 AND THEN OFFSET 30.00' SOUTHERLY PER SAID PLAT.

THE EAST LINE ALSO BEING THE EAST LINE OF SUBJECT PROPERTY WAS DEFINED BY HOLDING THE MONUMENTS IN THE CENTERLINE OF MITCHELL AVENUE AND FIFTH AVENUE AND MILLER AVENUE AND FIFTH AVENUE THEN OFFSET 30.00' WESTERLY PER SAID PLAT.

THE SOUTH LINE WAS DEFINED BY EXTENDING A LINE WESTERLY FROM THE MONUMENT AT POINT A AND THE MONUMENT FOUND ON CENTERLINE OF FIFTH AVENUE AND MILLER AVENUE TO STATE HIGHWAY 7 (80.00' WIDE), THEN OFFSET 30.00' NORTHERLY PER SAID PLAT.

THE WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 7, WAS DEFINED BY HOLDING THE MONUMENT AT STATION 527+40.45 THEN A PERPENDICULAR 80.00' LINE TO POINT D, THEN TO THE HIGHWAY MONUMENT FOUND AT POINT C.

DOCUMENT NUMBER B24010058

THE NORTH LINE WAS ESTABLISHED BY CENTERING THE ALLEY ON BLOCK 34 GIVING THE ALLEY 16.00' PER THE PLAT OF JACKSON ADDITION THEN OFFSETTING THAT LINE 4.00' SOUTHERLY.

THE SOUTH LINE WAS ESTABLISHED BY OFFSETTING SAID NORTH LINE 60.00' SOUTHERLY PER DEED, AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric Hyatt

FILED June 25, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-894

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/27

STATEWIDE LAND SURVEYING INC.

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

CLIENT: DALE AND DEBBIE BAKER



JOB NUMBER: 2025-106	SCALE: 1" = 30'	REV:
DRAWN: K.D.C.	DRAWN DATE: 6/16/2025	REV:
REVIEWED: E.P.H.	REVIEW DATE: 6/7/2025	REV:
SHEET: 1 OF 1	SURVEY DATE: 6/10/2025	REV: