

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°34'58" E. --- 2618.09'.

POINT NO.	NORTHING	EASTING	DESCRIPTION
(A)	105355.867	126934.009	IRON ROD IN MON. BOX, CL/CL 'H' & CHICO, S 89°34'57" W - 40' TO CALC'D NW S.17
(B)	105374.927	129552.030	N.1/4 S.17, 5/8" IRON ROD IN MON. BOX, E. ROW 9TH & H STR.
(C)	107995.085	126904.309	W.1/4 S.8, IRON ROD IN MON. BOX, W. ROW CHICO & CL POCAHONTAS RD.
(D)	102712.315	126913.940	W.1/4 S.17, 1" IRON PIPE IN MON. BOX, W. ROW CHICO & CL CAMPBELL

SCALE: 1" = 300'



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 27°15'24" E	297.61'
L2	N 00°22'12" E	265.35'
L3	N 00°22'20" W	290.46'
L4	S 89°34'58" W	16.22'

DEEDS

BAKER COUNTY RECORDS

D1 9832060-061 GYLLENBERG TO McCAULEY
D2 B22500036 STONE TO DUNCAN
D3 9331164-165 FARWEST CONC. TO G CORP
D4 B05400427 McCAULEY G CORP (EXP D1)

REFERENCE INDEX

BAKER COUNTY INDEX MAPPINGS

INX-1 = 09S40E17BB
INX-2 = 09S40E08CC
INX-3 = 09S40E18A
INX-4 = 09S40E08CB

REFERENCE SURVEYS

BAKER COUNTY SURVEY RECORDS

S1 = SN 09-40-19-18, P.H. ANDERSON/H.L. MELTON, 1928
S2 = SN 09-40-0016, J.D. HANDLEY, 1956
S3 = SN 09-40-0842, R.E. STEIN, 2022
S4 = SN 09-40-0240, W.L. HANDLEY, 1986
S5 = SN 09-40-697, J. BEAGLEY, 2012
S6 = SN 09-40-500, T.J. HANDLEY, 1999
S7 = SN 09-40-0184, W.L. HANDLEY, 1982
S8 = STA. MAP, LANDS-TRACKS & STRUCTURES OR-WA RR & NAV. CO., BAKER OR, V-ORE.4/S-86, DATED JUNE 30, 1916, REVISED AS OF DEC. 31, 1927
S9 = RIGHT-OF-WAY & TRACK MAP OR-WA RR & NAV. CO., MAIN LINE - LA GRANDE TO HUNTINGTON 3-51, V-ORE.4/86, DATED JUNE 30, 1916, REVISED AS OF DEC. 31, 1927
S10 = SN 09-40-639 BY LELAND LEE MYERS 2007
S11 = SN 09-40-184 BY W.L. HANDLEY 1982

REFERENCE PLATS

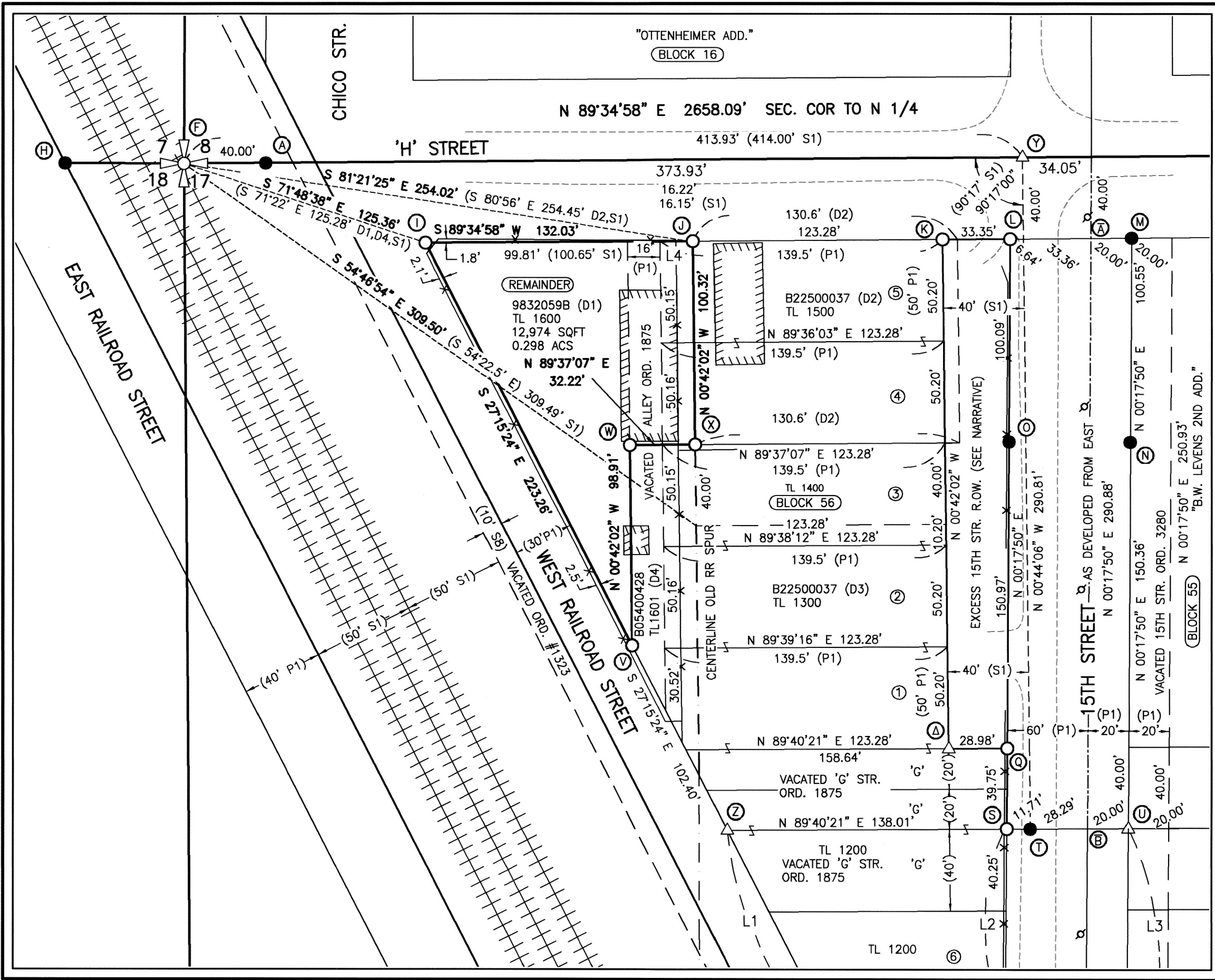
BAKER COUNTY PLAT RECORDS

P1 = B.W. LEVEN'S 2ND ADDITION TO BAKER CITY, OR
P2 = OTTENHEIMER'S ADDITION TO BAKER CITY, OR
P3 = PP 2013-005, BAKER CITY, OR
P4 = PP 1998-014, BAKER CITY, OR
P5 = SETTLER'S PARK SUBDIVISION PHS-I, BAKER CITY, OR

RECORD OF SURVEY

REMAINDER LOT AND A PORTION OF THE VACATED ALLEY OF BLOCK 56, PLAT OF B.W. LEVENS, 2ND ADDITION TO BAKER CITY OREGON, AS SITUATED IN THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER, COUNTY OF BAKER, STATE OF OREGON

SCALE: 1" = 50'



MONUMENT TABLE

CONTROL MONUMENTS A - D UPPER LEFT THIS PAGE

- (E) CALC'D S.1/16 S.7/S.8, S4, S5, SET IN S4 1986, REPORTED LOST IN 1988 BY ROS 9-40-276, & S5, SEARCH, NOT FD.
(F) CALC'D SEC. COR. S.7/S.8/S.17, IRON PIPE IN S1, 1-1/4X1-1/4 IRON BAR IN DWN 1.5' IN S6, & S7, SEARCH, NOT FD.
(G) FD. IRON ROD IN MONUMENT BOX AT CENTERLINE OF CL/CL CHICO & CL POCAHONTAS RD.
(H) FD. 5/8" REBAR 0.7' ABOVE GROUND, P4, P5
(I) SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(J) SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(K) SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(L) SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(M) FD. A 5/8" REBAR WITH CAP MARKED, "HANDLEY ENG PLS 1817, SHOWN AS NW LOT 13 IN P3
(N) FD. A 5/8" REBAR WITH CAP MARKED, "HANDLEY ENG PLS 1817, SHOWN AS SW LOT 13 IN P3
(O) FD. A 5/8" REBAR WITH CAP MARKED, "HANDLEY ENG PLS 1817, ON W.R.O.W. 15TH STR. CALC'D FROM EAST IN S2
(P) FD. A 5/8" WITH CAP MARKED, "HANDLEY ENG PLS 1817, AT SOUTH TIP OF BLK 56 AND W. R.O.W. RAILROAD STR., 2ND REBAR WITH CAP BEARS N.89°34'58"W. AT 1.94'-FT.
(Q) SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025, FOR SE CORNER EXCESS R.O.W. FRONTING BLK 56
(R) FD. 5/8" REBAR AT SW CORNER OF 20'-FT VACATION FRONTING FRONT 15TH STR. OF BLK 54
(S) FD. SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(T) FD. 3/4" IN MONUMENT BOX, FD. IN S1, S11 USED BY S1 CENTERLINE 'H' AND 'G' STR.
(U) CALC'D POINT FOR SW CORNER THE EASTERLY 20'-FT VACATION OF 15TH STR. AT CENTERLINE OF VACATED 'G' STR.
(V) FD. SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(W) FD. SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(X) FD. SET A 5/8" X 30" REBAR WITH YPC, MARKED "SWLS INC.", JUNE 22, 2025
(Y) CALC'D POINT FOR CENTERLINE OF 15TH STR. PER S1, AT THE CENTERLINE OF 'H' STR.
(Z) CALC'D POINT FOR CENTERLINE OF VACATED 'G' STR WITH THE WESTERLY R.O.W W. RAILROAD STR.
(A) CALC'D POINT FOR SW CORNER EXCESS R.O.W FRONTING BLK 56 AT CENTERLINE OF VACATED 'G' STREET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

GREGORY D. SPURLOCK
2370
JULY 29, 1988
OREGON

FILED July 9, 2025 EXPIRES: 06/30/26

BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-895

STATEWIDE LAND SURVEYING INC.

43 NW AVA AVE
GRESHAM, OR 97030
503-665-7777
1915 WASHINGTON AVE
BAKER CITY, OR 97814
541-406-3012

CLIENT: TRAVIS_MCCAULEY



JOB NUMBER: 2025-105BC	SCALE: SCALE	REV. DATE
DRAWN: GDS	DRAWN DATE: 06-30-25	REV. DATE
REVIEWED: GDS	REVIEW DATE: 07-01-25	REV. DATE
SHEET: 1_OF_2	SURVEY DATE: 06-26-25	REV. DATE

RECORD OF SURVEY

REMAINDER LOT AND A PORTION OF THE VACATED ALLEY OF BLOCK 56, PLAT OF B.W. LEVENS, 2ND ADDITION
TO BAKER CITY OREGON, AS SITUATED IN THE NORTHWEST QUARTER OF SECTION 17
TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF BAKER, COUNTY OF BAKER, STATE OF OREGON

NARRATIVE

GENERAL CONSIDERATIONS:
CONFLICTS IN BAKER CITY SURVEYS HAVE BEEN REPORTED SINCE AT LEAST 1970, NOTABLY AFFECTING PLATS AND LANDS WITHIN SECTIONS 8, 9, 16, AND 17. LELAND LEE MYERS NARRATES SOME OF THESE DETAILS IN RECORD OF SURVEY 09-40-639, REF. S10. SURVEYORS CAN MEASURE ACCURATELY IF THE CONTROLLING MONUMENTS ARE FOUND AND/OR CAN BE RECOVERED TO THEIR ORIGINAL POSITIONS; HOWEVER, LELAND REPORTS THIS HAS NOT CONSISTENTLY BEEN THE CASE IN BAKER CITY. CONSEQUENTLY, SURVEYS AND PLAT RETRACEMENTS HAVE CREATED GAPS, OVERLAPS, AND SURVEYED LINES THAT DO NOT ALWAYS AGREE WITH LINES OF OCCUPATION. LIKE LELAND, I DO NOT KNOW THE ORIGIN OF THIS HISTORICAL PROBLEM, AND IT IS BEYOND THE SCOPE OF THIS WORK TO RESOLVE IT. TASKED WITH SURVEYING A PORTION OF BLOCK 56 OF THE B.W. LEVEN 2ND ADDITION TO THE BAKER CITY PLAT, I HAVE HAD TO CONSIDER HOW TO RESOLVE THIS CONFLICT AT LEAST FOR THE PLACEMENT OF BLOCK 56.

GAP IN THE SURVEY RECORD:
OF THE SURVEYS RESEARCHED FOR THIS WORK, SURVEYS S1 AND S2 WERE SURVEYED FROM THE WESTERLY LINE OF SECTION 17, IN COMBINATION WITH THE EXISTING RAILROAD RIGHT-OF-WAY. SURVEYS S3 THROUGH S7 AND P3 WERE DEVELOPED FROM CENTERLINE MONUMENTATION FOR THE E.W. LEVEN PLAT FOR BLOCKS LYING EAST OF SAID BLOCK 56. SPECIFICALLY, SURVEYS S1 AND S2 CLAIM TO REPRESENT THE WEST RIGHT-OF-WAY OF 15TH STREET, WHILE SURVEYS S3, S4, AND S5 CLAIM TO REPRESENT THE EAST RIGHT-OF-WAY OF 15TH STREET. THE RECORDED WIDTH IS 80 FEET.

BY THIS SURVEY'S RETRACEMENT, THE WIDTH OF 15TH STREET IS 113.35 FEET AT THE SOUTH RIGHT-OF-WAY LINE OF H STREET AND 108.39 FEET AT THE NORTH RIGHT-OF-WAY LINE OF G STREET. THESE WIDTHS ARE FOUND PRIOR TO ANY VACATION ALONG 15TH STREET. THE DIFFERENCE BETWEEN THE RECORDED PLAT AND FIELD MEASUREMENTS IS THEREFORE BETWEEN 33.35 FEET AT THE SOUTH END OF BLOCK 56 AND 28.39 FEET AT THE NORTH RIGHT-OF-WAY OF G STREET. THIS IS A CONSIDERABLE GAP BUT ALIGNS WITH FINDINGS OF PRIOR SURVEYS.

PREVIOUS SURVEYS DEVELOPED FROM THE EAST HAVE PLACED THE CLOSING WIDTH ERROR INTO THE MOST WESTERLY STREET OF THE E.W. LEVEN PLAT —BEING 17TH STREET, ALSO KNOWN AS CHICO STREET. THIS SOLUTION WORKS WELL EXCEPT IN LOCATIONS WHERE SURVEYS FROM THE WEST (I.E., S1 AND S2) PRECEDED SURVEYS FROM THE EAST, AND SUBSEQUENT DEVELOPMENT OCCURRED BASED ON THESE WESTERLY-DEVELOPED SURVEYS.

SOLUTION APPLIED:
THE PRINCIPLE FOR RESOLVING THIS ERROR IS TO PLACE THE ERROR WHERE IT HAS OCCURRED. THE WESTERN SURVEYS (S1, S11, AND P3) WERE RETRACED TO ESTABLISH THE WEST RIGHT-OF-WAY OF 15TH STREET. THEN, SURVEYS S3, S11, AND P3 WERE RETRACED TO ESTABLISH THE EAST RIGHT-OF-WAY OF 15TH STREET. THIS SOLUTION ACCOMMODATES THE EXISTING OCCUPATION WEST OF 15TH STREET WITHIN BLOCK 56 AND THE OCCUPATION EAST OF 15TH STREET.

THIS SURVEY NOTES AN EXISTING LINE OF POWER POLES RUNNING NEAR THE CENTERLINE OF 15TH STREET WHEN VIEWED FROM THE EAST. IT IS ALSO NOTED THAT SURVEYS DEVELOPED FROM THE WEST CREATE A SMALL ANGULAR DIFFERENCE IN THE ALIGNMENT OF 15TH STREET (SEE SHEET 1). OWNERS OF BLOCK 56 HAVE BUILT FENCING THAT REFLECTS THE WEST RIGHT-OF-WAY OF 15TH STREET AS DEVELOPED FROM THE EAST.

SUMMARY:
THIS SURVEY PROVIDES AN EQUITABLE SOLUTION FOR STAKEHOLDERS ALONG 15TH STREET BETWEEN H AND G STREETS. IT APPEARS THIS SOLUTION CAN BE EXTENDED SOUTH TO F STREET BEFORE RETURNING THE EXCESS TO 17TH STREET (AKA CHICO STREET). NORTH OF H STREET, THE EXCESS HAS AGAIN HISTORICALLY BEEN APPLIED TO 17TH (CHICO STREET).

REV: DATE	SCALE: NONE	JOB NUMBER: 2025-105BC	STATEWIDE LAND SURVEYING INC. 1915 WASHINGTON AVE BAKER CITY, OR 97814 541-406-3012 SURVEY@STATEWIDESURVEYING.COM
REV: DATE	DRAWN DATE: 06-30-25	DRAWN: GDS	
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MAILED July 9, 2025

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