

LOT LINE ADJUSTMENT BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=50'

LEGEND

- Found 2 1/2" brass cap, set by Survey Number 9-40-858A
- Found city intersection monument, as noted
- Found 5/8" iron pin in monument box
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Partition Plat P2007-011
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Survey Number 9-40-586
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- Record measurement as per Survey Number 9-40-180BC
- Record measurement as per Survey Number 9-40-238
- Record measurement as per Survey Number 9-40-348
- Record measurement as per Survey Number 9-40-489
- Record measurement as per Survey Number 9-40-586
- Record measurement as per Partition Plat P2007-011 and P2007-012
- Record measurement as per Partition Plat P2016-002
- Searched for, not found

REFERENCE MATERIAL

Plat of Mix's Addition
Survey Number 9-40-08BC
Survey Number 9-40-180BC
Survey Number 9-40-238
Survey Number 9-40-348
Survey Number 9-40-489
Survey Number 9-40-586
Survey Number 9-40-755
Survey Number 9-40-858
Partition Plat P2007-011
Partition Plat P2007-012
Partition Plat P2016-002
Partition Plat P2020-002

DEED REFERENCES

85 08 188
97 46 115
B23 18 0094

NARRATIVE

This survey was done at the request of Justin Plumbtree, owner of the land within. The purpose of this survey is to monument a lot line adjustment between Mr. Plumbtree and the adjoining property. Dimensions of lots within this block are based on Survey 9-40-586, which placed the South line of Mix's Addition at record 675 feet North of the North line of Campbell Street. I find this fits very harmoniously with monuments within this block. Other surveys have placed the South line of Mix's Addition utilizing some of the city monuments. I show them here for informational purposes. I place the adjusted line as per planning approval.

Though Grove Street is nominally a 70 foot right of way width, I find that for surveys on the West side of the street, a distance of 5.00 feet was applied as the offset from the monument at the intersection of Grove and Campbell Street, and 4.5 feet for properties along the East side. I do not find the 2" pipe called for on the East side of Grove Street near the NE corner of this block. To maintain consistency I use the 5 foot offset from the monument at the intersection of Campbell and Grove Streets to place this centerline..

I place all property lines as record distance holding lot lines parallel with block lines. There are some encroachments along the North line as shown. I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

FILED July 16, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-894

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Situated in the Southwest quarter of the Northwest quarter of Section 16, Township 9 South, Range 40 East of the Willamette Meridian	
BAKER COUNTY, OREGON	
SURVEYED FOR	Justin Plumbtree
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. July 2025