10'X60' EASEMENT FOR 659.42 INGRESS, EGRESS AND UTILITIES TO CANGIE _ _ _ _ S89°46'50"E NO'43'53"W 10.00 399.42 Pin bent 100.00 60.00 S89°46'50"E 100.00 NO'43'53"W S89'46'50"E 160.00 **MITCHELL** PARCEL 1 P2007-006/ SJOGREN 11,998 sq. ft. 0 (before adj.) 07 67,620 sq. ft. (after adj.) NOT S6' N89°46'50"W 450. 100.00 CANGIE 🖿 No сар LINE BEFORE ADJUSTMENT 28,797 sq. ft. MENT CREATED I MF B15 44 022 TINE 1 (before adj.) 71,991 sq. ft. (after adj.) **ADJUSTED** TRACT -B-N89°46'50"W 120.00 N89°46'50"W 55,622 sq. ft. ADJUSTMENT 60.00 ADJUSTED TRACT -A-S0.43'53"E 43,194 sq. ft. DEROEST 8.62 acres (before adjustment) 7.64 acres (after Cangie adjustment) 6.35 acres (after Cangie and Mitchell adjustments) **ADJUSTMENT** S89°46'50"E S89°46′50″E 60.00 160.00 559.43 100.00 13 feet East of ---- N89*58'17"W fenceline 659.43 ----REGISTERED NARRATIVE **PROFESSIONAL** LAND SURVEYOR This survey was done at the request of Vic Cangie, owner of one of the parcels involved in these lot line adjustments. The purpose of this survey is to monument the property line adjustments conditionally approved by Baker City Planning Case No. PLA-20-076 and OREGON JUNE 2, 2010 LLA-20-077 and . I recover monuments set by P2006-012 and P2007-006 and find these to be harmonious with said plats. I accept these monuments in place. I place JEFFREY S. HSU

the new adjusted line at the direction of the landowners. Fencelines are off as shown.

find no unusual conditions with this survey.

LOT LINE ADJUSTMENT

BASIS OF BEARING

The East line of the Northeast quarter of the Northwest quarter being S0*43'53"E, as per Partition Plat P2006-012 (Survey Number 09-40-622MP)

SCALE: 1"=60'

LEGEND

Found 2 1/2" aluminum cap monument

- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1817 set by Partition Plat 2007—006 or 2006—012 (Survey Number 09—40—622MP)
- Found 5/8" iron pin with plastic cap marked

 BENCHMARK LAND SURVEYING, set by Survey Number

 09-40-0723
- Found 5/8" iron pin with plastic cap marked
 BENCHMARK LAND SURVEYING, set by Survey Number
 09-40-0752
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 09-40-65
- Found 1/2" iron pin with plastic cap set by Survey Number 09-40-0062BC
 - Corner of record, not searched for
- O Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER

Fenceline

Easement Line

Record measurement as per Survey Number 09-40-622MP

REFERENCE MATERIAL

Survey Number 09-40-062BC Survey Number 09-40-0065 Survey Number 09-40-0723 Survey Number 09-40-0752 Partition Plat P2006-012 Partition Plat P2007-006

DEED REFERENCES

Document B15 44 0229
Document B15 16 0122
Document B16 37 0088
Document B20 04 0101
Document 85 42 007
Document 82 30 048

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey

Situated in the Northeast quarter of the Northwest quarter of Section 29, Township 9 South, Range 40 East of the Willamette Meridian

BAKER COUNTY, OREGON

SURVEYED FOR Vic Cangie

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. Aug. 2020

BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-804

83571

Renewal Date: June 30, 2021