



BASIS OF BEARING

Geodetic North at the Section 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" = 100'

LEGEND

- Found 5/8" iron pin (unless otherwise specified) in monument box
- Found 5/8" iron pin set by Survey Number 09-40-0138
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- () Record measurement as per Survey AD 19-22
- { } Record measurement as per Survey AD 17-26
- [] Record measurement as per Survey Number 09-40-138
- - - Record measurement as per Survey Number 09-40-742

REFERENCE MATERIAL

- Survey Number 09-40-138
- Survey Number 09-40-295
- Survey Number 09-40-742
- Survey Number AD 17-26
- Survey Number AD 19-22

DEED REFERENCES

- Volume 135, Page 58
- Volume 158, Page 237
- Volume 161, Page 387
- Volume 161, Page 427
- Microfilm 69 17 041 (Baker City Ordinance No. 2618)
- Microfilm 71 34 044
- Microfilm 77 42 001
- Microfilm 88 15 045
- Microfilm B04 10 0303
- Microfilm B05 37 0258
- Microfilm B16 16 0126
- Microfilm B17 14 0078

NARRATIVE

This survey was done at the request of Josh Rohner on behalf of Sid Johnson Company, contractor working for the Baker School District. Mr. Rohner wanted to have select lines in Block 13 monumented and staked prior to placing improvements on the property. I recover the monuments as shown. Centerline monuments along Seventh Street have been lost. The intersection of Sixth Street and D Ave. was placed by Jason Hatfield in Survey Number 09-40-742 from existing street improvements. I find the distance between the intersection of 8th St/D Ave and 5th. St/D Ave to be harmonious with his survey and place the position of 7th St as per said Hatfield survey. I place the intersection of 6th Street by proportion using the record measurements from Survey AD 19-22, which as mentioned in the Hatfield survey, appears to be the basis of land transactions within Brattan and McComas Addition.

The monument at Seventh St. and B Ave. was tied in Survey Number 09-40-138. I recover the centerline monuments along 8th Street at A Ave. and B Ave. Finding them harmonious with Survey 09-40-138, place the intersection of 7th St. and B Ave by record angle and distance. I find this position to be harmonious with the remaining found monumentation of said survey at the SE corner of Lot 2, Block 15. Finding the distance between the two aforementioned intersection points to be very harmonious with Survey AD 19-22, I place the intersection of Seventh Street and C Ave. by single proportion. At the Northeast corner of the Baker School property, I find an unrecorded 2" iron pipe. I find no record of this pipe nor do I see any historic acceptance of possible original corners within this subdivision by other surveys. I therefore do not use this pipe and set a new corner at proportionate position.

Improvements and fencelines fit very well with title lines. Improvements pertaining to properties on the East side of the line fall 0.1-0.8 ft East of line and the chain line fence fencing the School District falls approx. 1.5 feet West of the property line.

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, 2021

FILED August 11, 2020

BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-805

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

Situated in Block 13 and a portion of vacated
"C" Ave., Brattan and McComas Addition to the
City of Baker City

BAKER COUNTY, OREGON

SURVEYED FOR	Sid Johnson
SURVEYED BY	J. S. H.
Scale: 1" = 100'	Drawn by: J. S. H. Aug. 2020