_ _ - - S88°59'44"E 2257.39 -H-(McEnroe Street) (N89°07'09"E) Searched for, S88°59'44"E not found 35 *35* 105.67 35 35 (105.67)Unrecorded 1/2" iron pin falls East 3.0 ft. and South Found pin with (S89°06'10"W) 7 plastic cap in 0.4 ft. from true S89°05'45"E M I X ' Sfence corner, falls 0.51 feet 105.71 corner pin falls West of true underneath (105.69)corner position fenceline. TRACT 13,290 SQ. FT. 0081 90 Unrecorded 1/2" iron COO pin falls North 1.0 ft. 160.6 **505.** (505. 16,992 SQ. FT. AFTER ADJ. and West 0.2 ft. from true corner pin. S89°07'53"E 105.77 SLINE BEFORE ADJUSTMENT \mathcal{O} ADJUSTED TRACT-LINE AFTER ADJUSTMENT S 3,702 SQ. FT. S89°07'53"E 105.79 S 1 t 4 No cap, \square Ŀ, (Wright ∇ VACATED V) \forall 0 40,244 SQ. FT. **380**. (380. BEFORE ADJ. ∞ 36,542 SQ. FT. 35 AFTER ADJ. A D D0 BLOCK 37 -No cap ¶ 35 NO.31'37"E (S1'20'55"E) 9 76.00) 76.05 75.24 [75.1 NO'28'01 10 (S89°01'06"W) [100.82] S89'09'26"E -100.96(105.82) 105.96 **105.96** (105.82) Held 5/8" pin. A S89'09'26"E 1/2" iron pin falls on [105.82] the SE side of 5/8" (S89°01'06"W)

LOT LINE ADJUSTMENT

REFERENCE MATERIAL

Survey Number 09–40–0175BC Survey Number 09–40–0416 Survey Number 09–40–0551 Survey Number 09–40–0144 Survey Number 09–40–0732P

> DEED REFERENCES B07 11 0007 01 31 0118 84-23-026

NARRATIVE

This survey was done at the request of Micah Blank, potential purchaser of Tract 'A' of the land within. Mr. Blank wanted to adjust the common line to accrue 35 additional feet to the tract prior to purchase as per Baker City Planning decision PLA-20-158. I recover monuments as shown and find them harmonious with the measurements as per Survey Number 9-40-551, with the exception of the monument at the Northwest corner. There are a number of unrecorded 1/2" iron pin within the vicinity of the true pins, origins unknown. I find no other unusual conditions with this survey.

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"=60'

LEGEND

- Found 2 1/2" brass cap monument
- Found 1/2" iron pin with plastic cap (unless otherwise noted) set by Survey Number 9-40-0551
- Found 5/8" iron pin set by Survey Number 9–40–175BC
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-416
- O Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- _ _ _ Centerline
- () Record measurement as per Survey 9-40-0551
 - Record measurement as per Survey 09-40-416

LEGAL DESCRIPTIONS

<u>Tract 'A' (before adjustment)</u>

The South half of Lot 7 and all of Lots 8 and 9, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon

Tract 'B' (before adjustment

Lot 10, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

ALSO, Lots 6, 7, 8, 9 and 10, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

ALSO, that portion of 'G' Street lying between Lot 10, Block 39, and Lot 6, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon, as vacated by Ordinance No. 2894, a certified copy of which was recorded June 5, 1984, in Deed 84 23 026, Baker County Deed Records.

Adjusted Tract (to accrue to Tract 'A')
The North 35 feet of Lot 10, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

<u>Tract 'A' (after adjustment)</u>
The South half of Lot 7, the North 35 feet of Lot 10, and all of Lots 8 and 9, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon

<u>Tract 'B' (after adjustment)</u>
Lot 10, Block 39, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon, EXCEPTING the North 35 feet thereof.

ALSO, Lots 6, 7, 8, 9 and 10, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon.

ALSO, that portion of 'G' Street lying between Lot 10, Block 39, and Lot 6, Block 40, MIX'S ADDITION TO BAKER CITY, according to the official plat thereof, Baker City, Baker County, Oregon, as vacated by Ordinance No. 2894, a certified copy of which was recorded June 5, 1984, in Deed 84 23 026, Baker County Deed Records.

FILED January 26, 2021

SURVEY NO. 9-40-816

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU

Renewal Date: June 30, 2021

83571

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in Blocks 39 and 40, Mix's Addition to

Situated in Blocks 39 and 40, Mix's Addition the City of Baker City

BAKER COUNTY, OREGON

SURVEYED FOR Micah Blank

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. Jan 2021