

# PROPERTY LINE ADJUSTMENT

## BASIS OF BEARING

True Geodetic North at the corner common to Sections 13, 14, 23 and 24, Township 9 South, Range 45 East of the Willamette Meridian as determined by GPS observation

SCALE: 1" = 100'

## LEGEND

- Found 2 1/2" brass cap on 1 1/2" iron pipe, set by Survey Number 09-45-53MP
- Found 5/8" iron pin, set by Partition Plat P2007-002
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- [ ] Record measurement as per Partition Plat P2007-002
- ( ) Record measurement as per deed
- Centerline
- - - - - Creek
- x - Fenceline

## NARRATIVE

This survey was done at the request of Bill Miller, owner of the land within. The purpose of this survey is to monument the lot line adjustment approved by Baker County Planning PLA-20-202. The current Miller deed describes a tract fully encompassing these two tracts, as well as a portion lying East of Eagle Creek Road. Deeds indicate that there are three discrete ownerships; the portion on the East side of the road (Book 141 Page 119), the tract shown as Tract A hereon (Book 167, Page 1022) and the tract shown as Tract B (Book 129, Page 301, the South line adjusted by deeds 78 30 073 and 78 30 075). For this reason, the portion East of Eagle Creek Road is omitted from this survey, as it is a preexisting discrete parcel.

The South line of this tract makes a call to the existing fenceline. I hold the fenceline in its constructed position. The North line is described on the deed as the South line of the 'Laam' tract. Though I do not trace deeds back to the Laam ownership, the description of the tract to the North is consistent throughout the chain, and makes a call to a point, on the West side, along the Moody ditch at a point 6 rods and 4 feet South of the intersection of the Moody ditch and the section line, measured along the ditch, and to a point, on the East side, 7 rods South of the intersection of the New Young Ditch and the section line, measured along the ditch. I hold the brass cap at the quarter corner, set by 9-40-53MP and the pins set along the right of way of Eagle Creek Road, set by Partition Plat 2007-002, to place the section line. I then run the deed calls along the ditches to place the North line. I find the existing fenceline to be approximately 25 feet North of the title line.

The right-of-way for Eagle Creek Road was transferred to the County by deeds in Book 119, Pages 203-206, where it indicates a 40 foot width. To place the right of way, I hold the centerline of the road, as constructed and offset the line 20 feet.

Legal description of the current deed indicates surveyed courses of Moody Ditch. For purposes of this survey, I tie the centerline of the ditch and base the courses on these ties.

I place the adjusted line at the direction of the landowner. I do not make a full break of the section to place the line prior to adjustment, as this line is moot following this lot line adjustment. The location of the line prior to this lot line adjustment, as shown hereon, should therefore be considered approximate.

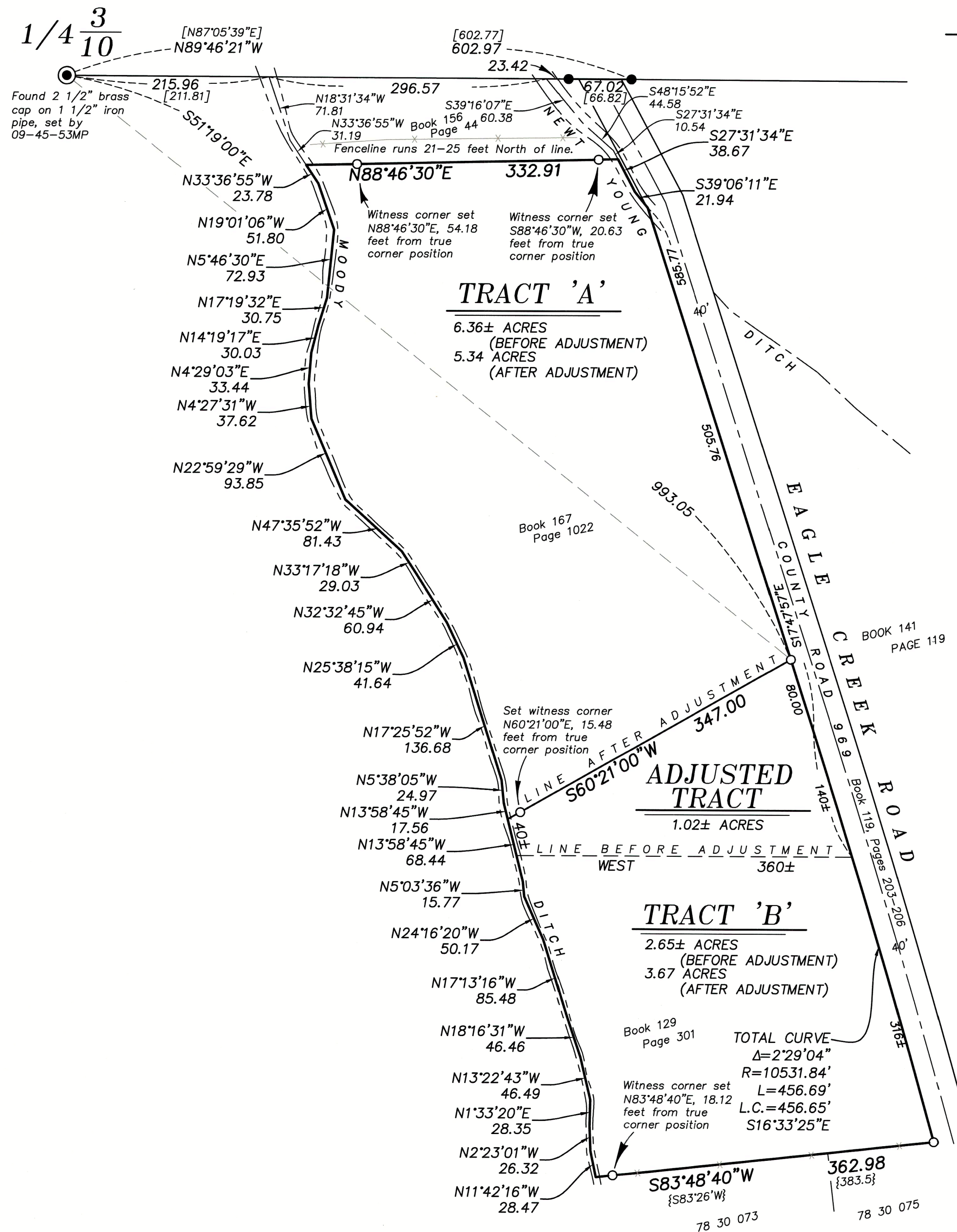
I find no other unusual conditions with this survey.

## REFERENCE MATERIAL

Survey Number 09-45-02  
 Survey Number 09-45-53MP  
 Survey Number 09-45-72  
 Survey Number 09-45-100  
 Partition Plat Number P2001-002  
 Partition Plat Number P2007-002  
 Partition Plat Number P2018-007

## DEED REFERENCES

Book 119, Pages 203-206  
 Book 129, Page 301  
 Book 141, Page 119  
 Book 156, Page 44  
 Book 167, Page 1022  
 72 27 028  
 78 30 073  
 78 30 075  
 98 13 022  
 B20 24 0072



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2023.

FILED June 6, 2022  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-45-107

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

Situate in the NW 1/4 of the NE 1/4 Section 10,  
 Township 9 South, Range 45 East of the Willamette  
 Meridian

BAKER COUNTY, OREGON

SURVEYED FOR	Bill Miller
SURVEYED BY	J. S. H.
Scale: 1" = 500'	Drawn by: J. S. H. May 2022