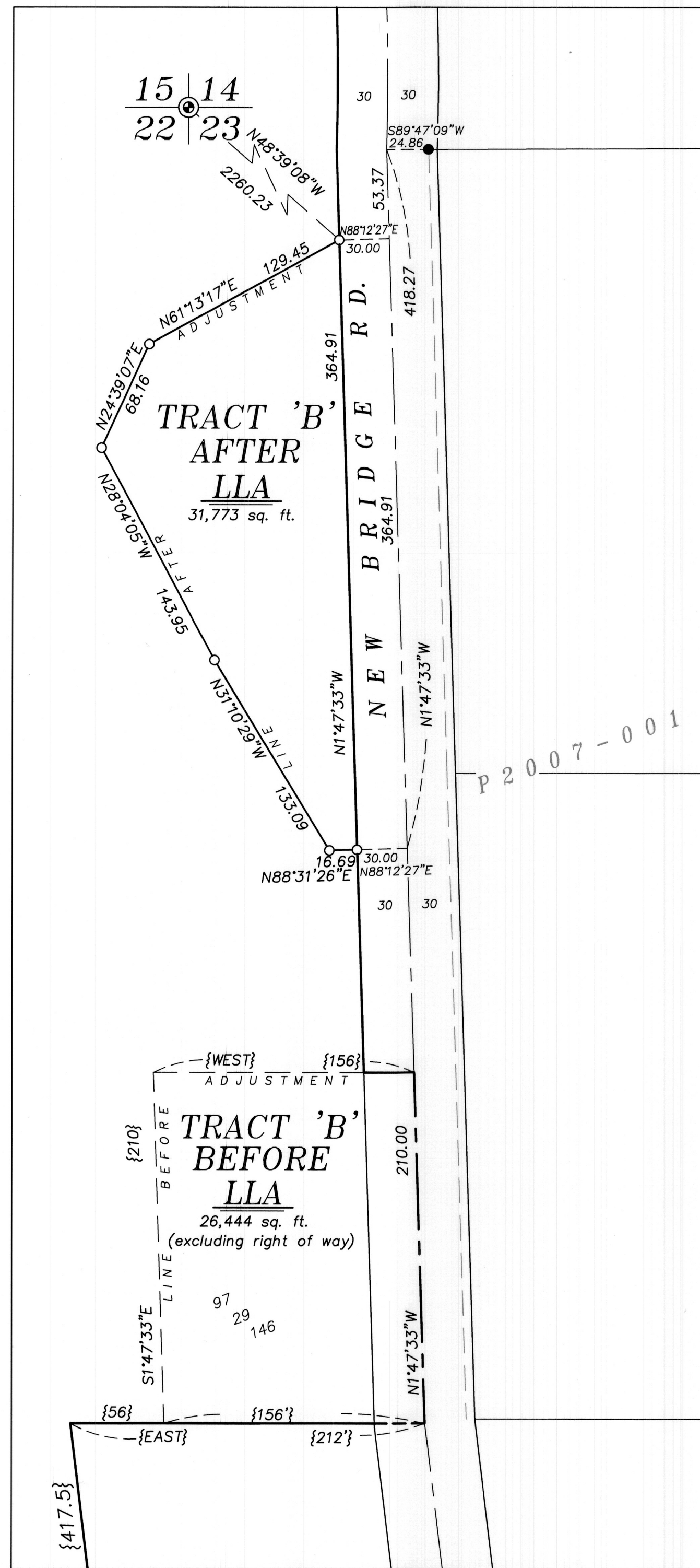




DETAIL SCALE: 1"=60'

PROPERTY LINE ADJUSTMENT

BASIS OF BEARING

Oregon Coordinate Reference System
Halfway Zone

LEGEND

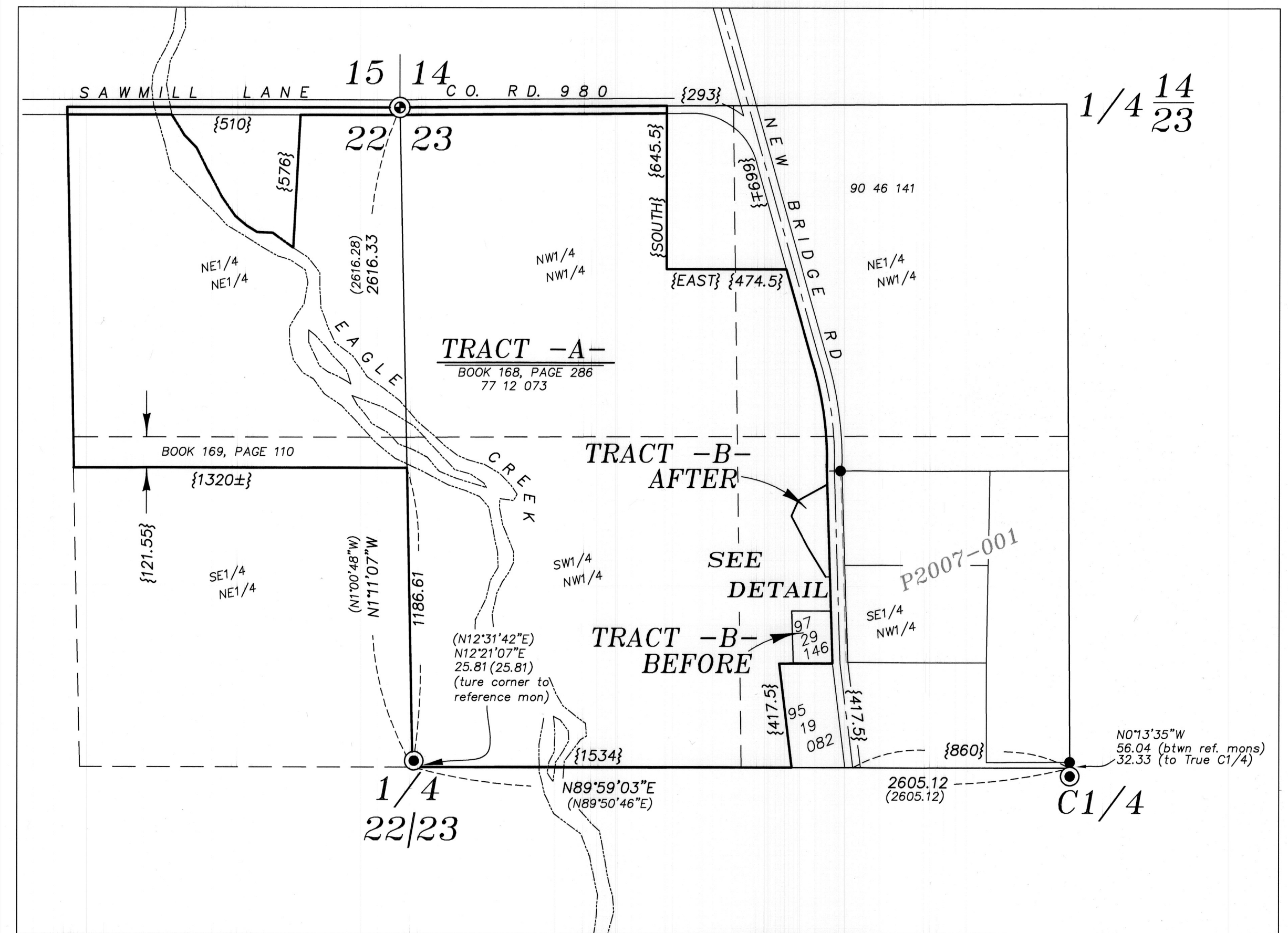
- Found 2 1/2" brass cap set by Baker County Survey Number 09-45-76
- Found 2" aluminum cap, set by Partition Plat P2007-001 (Survey 09-45-82MP)
- Found 5/8" iron pin with red plastic cap marked ORLS 852 WALS 13922, set by Partition Plat P2007-001
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Record measurement as per Partition Plat P2007-001
- Record measurement as per deed record
- Centerline

REFERENCE MATERIAL

Survey Number 09-45-37
Survey Number 09-45-64
Survey Number 09-45-65
Survey Number 09-45-66
Survey Number 09-45-73MP (P2004-009)
Survey Number 09-45-76
Survey Number 09-45-77
Survey Number 09-45-82MP (P2007-001)
ODOT Strip Map 10B-21-11

DEED REFERENCES

Book 168, Page 286
Book 169, Page 110
77 12 073
77 25 064
90 46 141
95 19 082
97 29 146



OVERALL SCALE: 1"=400'

NARRATIVE

This survey was done at the request of Dan Forsea, owner of the land within. Mr. Forsea wanted to adjust the common lines between two of his ownerships as shown. I recover monuments as shown. I place the true Center 1/4 corner position online between the aluminum cap reference monument and the plastic cap reference monument at record 32.33 ft. North from the aluminum capped monument. At the West quarter corner, I hold the distance and angle (between ref monument and center quarter) to place the true position of the West quarter corner. I find these to be harmonious with measurement as per Partition P2007-001.

In said partition, Haddock places the New Bridge Road right of way at deed distance from the center of section line, as per Deed Book 100, page 469, and holds this deed distance as representing the centerline of the road right of way. Due to the steepness of the grade on the West side of the road, I find it unlikely that a centerline of a road would exist in this location, and I am of the opinion that, despite having a specific distance call (to the hundredth of a chain) from the center of section line, this would have made an assumption that a diligent retracement of the center of section line was done in the preparation said deed. It is for this reason that I accept the placement of centerline of the road as it exists, as the constructed road appears to be centered well within existing right of way fences.

The deed which Dan Forsea originally took title (Book 168, Page 286), places the East line of the property along the West line of the county road right of way. The deed for the tract to be adjusted calls to the Center of the County Road. Within the deeds in this area, there does seem to be inconsistencies as to whether the deeds calls are to the centerline or the edges of the right of ways.

For the surveyed portion of this lot line adjustment, I hold the West right of way line, as this is how title was taken to the parent tract. It is beyond the scope of this survey to resolve the discrepancy of the calls to the right of way in the deeds for Tract B.

I place the new pins at the direction of Mr. Forsea. 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, 2025

FILED May 1 2024

BAKER COUNTY SURVEYOR

SURVEY NO. 9-45-114

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

Situate in the Northwest quarter of Section 23,
Township 9 South, Range 45 East of the Willamette
Meridian

BAKER COUNTY, OREGON

SURVEYED FOR Dan Forsea

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. April 2024