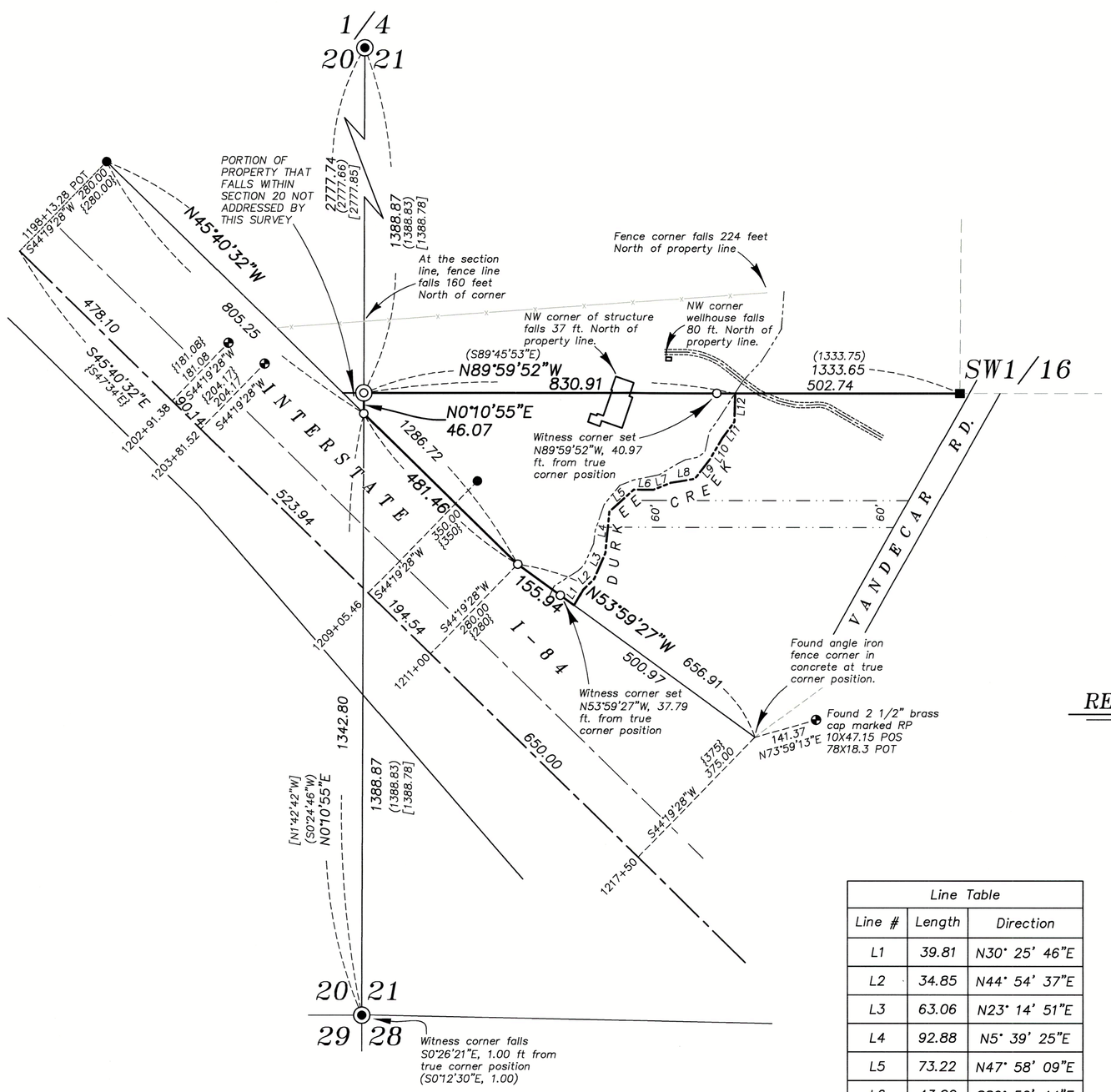

BASIS OF BEARING

Oregon Coordinate Reference System – Baker Zone
(Transverse Mercator Projection – Central Meridian at 117°50'00" W Longitude)

SCALE: 1"=200'

LEGEND

- Found 2 1/2" brass cap on iron pipe
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1817, set by Survey Number 11–43–10
- Found 2 1/2" brass cap, set by ODOT Strip Map 8B–29–1
- Found 5/8" iron pin, set by ODOT Strip Map 8B–29–1
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Set 5/8"x30" iron pin with 2 1/2" aluminum cap marked as per monumentation record, filed concurrently
- Centerline
- Fenceline
- Easement Line
- ( ) Record measurement as per Survey Number 11–43–07
- [ ] Record measurement as per Survey Number 11–43–09
- { } Record measurement as per ODOT Strip Map 8B–29–1

REFERENCE MATERIAL

Survey Number 11–43–01
Survey Number 11–43–07
Survey Number 11–43–09
Survey Number 11–43–10
Survey Number 11–43–12
Survey Number 11–43–15
Survey Number 11–43–17
Survey Number 11–43–18
Survey Number 11–43–23
ODOT Strip Map 8B–29–1

DEED REFERENCES
66 16 076
66 16 080
90 32 062
13 52 0034
B20 43 0001

Line Table		
Line #	Length	Direction
L1	39.81	N30° 25' 46"E
L2	34.85	N44° 54' 37"E
L3	63.06	N23° 14' 51"E
L4	92.88	N5° 39' 25"E
L5	73.22	N47° 58' 09"E
L6	43.99	S89° 50' 44"E
L7	42.07	N67° 59' 21"E
L8	54.57	N80° 29' 20"E
L9	56.75	N37° 41' 42"E
L10	53.52	N30° 38' 55"E
L11	45.52	N36° 25' 29"E
L12	63.51	N1° 18' 05"E

FILED February 8, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 11-43-16 28

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2023

NARRATIVE

This survey was done at the request of Jeff Anderson, realtor for the potential purchaser of this property. Mr. Anderson wanted to have the exteriors of the property monumented. I recover corners as shown. Aliquot monuments I find very harmonious with Survey 11–43–07. I use the record 1 foot. offset from the witness corner at the Southwest corner of Section 21, rotating to my basis of bearing. For the Interstate 84 right–of–way, I hold monuments found at Stations 1198+13.28, 1202+91.38, 1203+84.52, and 1209+05.46 as I find them harmonious with Strip Map 8B–29–01. Holding stations and offsets as per Circuit Court Case recorded in 66 16 076 and 66 16 080, I find that a prominent braced angle iron fence corner in concrete occupies the monument position at Station 1217+50. I hold the center of the fence corner as the true corner position.

The structure on the property encroaches about 37 feet onto the the property to the North, as does a well house and the access to the property. The fenceline falls well to the North as shown.

A small area of this property may fall within Section 20. The preliminary title report indicates there to be a cloud on this portion of property. Due to added expense of section subdivision and title research, this area was not addressed by this survey.

I find no other unusual conditions with this survey.

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in the Southwest quarter of Section 21, Township 11 South, Range 43 East of the Willamette Meridian

BAKER COUNTY, OREGON

SURVEYED FOR	Jeff Anderson	
SURVEYED BY	J. S. H.	
Scale: 1" = 200'	Drawn by: J. S. H.	Feb. 2023