

SURVEYOR'S CERTIFICATE

I, ERIC P. HYATT, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING A PORTION OF LOT 1, "GRIER'S ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON, AS RECORDED IN DOCUMENT NO. B18110071, BAKER COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 17, BLOCK C, PLAT OF "M.C. PLACE'S ADDITION", MARKED BY A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HANLEY ENGR PLS 1817";

THENCE, ALONG THE SOUTH LINE OF SAID LOT 17 AND ITS EASTERLY EXTENSION, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, SOUTH 64°52'02" EAST FOR A DISTANCE OF 217.13 FEET, MORE OR LESS, TO THE WESTERLY ORDINARY HIGH WATER LINE OF THE POWDER RIVER, REFERENCED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HANLEY ENGR PLS 1817" FALLING NORTH 64°52'02" WEST 8.46 FEET;

THENCE, DEPARTING SAID LOT 1 NORTH LINE ALONG THE FOLLOWING COURSES OF SAID ORDINARY HIGH WATER LINE:

SOUTH 04°22'58" WEST FOR A DISTANCE OF 31.38 FEET TO A POINT;

SOUTH 08°55'04" WEST FOR A DISTANCE OF 25.07 FEET TO A POINT;

SOUTH 04°14'40" WEST FOR A DISTANCE OF 13.53 FEET TO A POINT;

SOUTH 01°19'41" WEST FOR A DISTANCE OF 41.85 FEET TO A POINT;

SOUTH 09°35'48" WEST FOR A DISTANCE OF 22.25 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 1, REFERENCED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWLS INC" FALLING NORTH 49°11'27" WEST 13.38 FEET, MORE OR LESS;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 49°11'27" WEST FOR A DISTANCE OF 286.88 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF DEWEY AVE (80 FEET WIDE), ALSO KNOWN AS BAKER-UNITY STATE HIGHWAY 7, MARKED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWLS INC";

THENCE, ALONG THE FOLLOWING COURSES OF SAID RIGHT-OF-WAY LINE:

NORTH 40°48'33" EAST FOR A DISTANCE OF 49.17 FEET TO A POINT, MARKED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWLS INC";

NORTH 25°04'18" EAST FOR A DISTANCE OF 0.92 FEET TO THE INITIAL POINT, CONTAINING 20,843 SQUARE FEET, OR 0.478 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND PARTITION A PORTION OF LOT 1, PLAT OF "GRIER'S ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON, AS RECORDED IN DOCUMENT NO. B18110071, BAKER COUNTY DEED RECORDS.

THE PROJECT BEGAN WITH A SEARCH FOR AND SURVEY OF EXISTING MONUMENTS CONTROLLING THE SUBJECT PROPERTIES AS SHOWN. UTILIZING SAID DEED AND EXISTING EVIDENCE FOUND ON THE GROUND, THE DEED LINES DETERMINED AS FOLLOWS:

L1: ESTABLISHED BY HOLDING A 40' OFFSET LINE FROM THE CENTERLINE RESOLUTION AS SHOWN ON SURVEY NUMBER 9-40-871 (S7), BAKER COUNTY SURVEY RECORDS, SAID CENTERLINE RESOLUTION WAS BASED ON OREGON STATE HIGHWAY DEPARTMENT BAKER-UNITY HIGHWAY DRAWING NO. 7B-7-7.

L2: ESTABLISHED BY HOLDING A 40' OFFSET LINE FROM THE FOUND CENTERLINE MONUMENTS AT (A) & (B), SAID OFFSET LINE LOCATION SUPPORTED BY FOUND MONUMENTS HELD AT (E), (F), (H), (I), AND (K).

L3: DEFINED BY HOLDING MONUMENTS FOUND AT (K), (L), AND (M) AND TERMINATING AT THE WESTERLY LINE OF ORDINARY HIGH WATER.

L4: ESTABLISHED BY AVERAGING THE DISTANCE BETWEEN THE TOP OF AN EXISTING ROCK RETAINING WALL AND THE EDGE OF WATER AS DETERMINED PER 2012 DOGAMI OLC (OREGON LIDAR CONSORTIUM) LIDAR DATA OBTAINED 08/12/2024.

L5: ESTABLISHED BY HOLDING A 90° ANGLE FROM THE RIGHT-OF-WAY LINE PER SAID PLAT OF "GRIER'S ADDITION", PRORATING DISTANCES BETWEEN (N) AND (K), AND INTERSECTING THE LINE WITH L4.

MONUMENTS WERE THEN CALCULATED AND SET AS SHOWN PER MY CLIENT'S REQUEST AND CITY OF BAKER CITY LAND USE CASE FILE NO. PP-24-104 (124-24-000198-PLNG).

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT JOSEPH YEATES IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED PARTITION PLAT TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF. THE DECLARANT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

JOSEPH YEATES

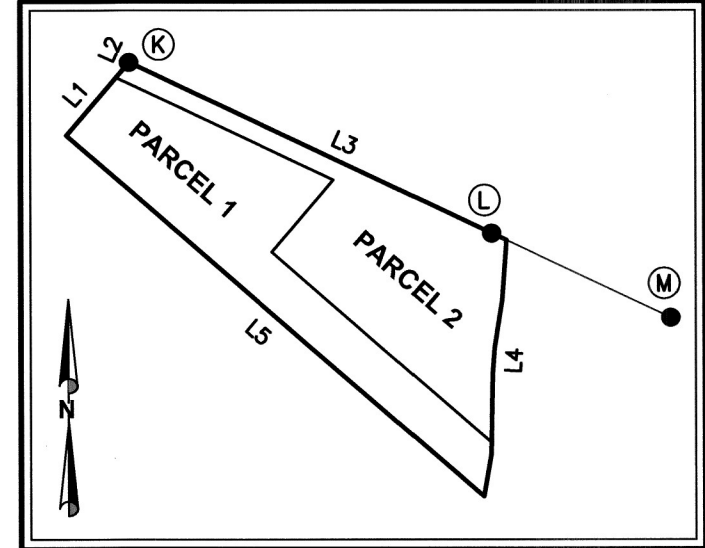
ACKNOWLEDGMENTS

STATE OREGON } SS
COUNTY OF BAKER

KNOW ALL PERSONS BY THESE PRESENTS ON THIS 27 DAY OF January, 2025 BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY, PERSONALLY APPEARED JOSEPH YEATES, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HIS SIGNATURE AFFIXED THERETO IS OF HIS OWN FREE ACT AND DEED.

NOTARY SIGNATURE
TIMOTHY JOSEPH SMOTHERS
NOTARY PUBLIC
COMMISSION NO. 1016621
MY COMMISSION EXPIRES: 9/15/2025

NARRATIVE DETAIL



NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF BAKER CITY IN CASE FILE NO. PP-24-104 (124-24-000198- PLNG).
- BY SIGNING THIS PLAT THE DECLARANT COVENANTS THAT NO ADDITIONAL STRUCTURES SHALL BE CONSTRUCTED ON PARCEL 1, WHICH CURRENTLY CONTAINS A SINGLE FAMILY DWELLING AND DETACHED SINGLE VEHICLE GARAGE.
- EACH PARCEL HAS ACCESS TO EXISTING WATER AND WASTEWATER UTILITIES IN DEWEY AVENUE.
- THIS PLAT IS SUBJECT TO A PRIVATE ACCESS, SERVICES, & UTILITY MAINTENANCE AGREEMENT RELATING TO PARCELS 1-2 AS RECORDED IN DOCUMENT NO. B25050181 BAKER COUNTY DEED RECORDS.

PARTITION PLAT NO. P 2025-001

A REPLAT OF A PORTION OF LOT 1, "GRIER'S ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON

BAKER CITY LAND USE PLANNING NO. PP-24-104 (124-24-000198-PLNG)

APPROVALS

CITY OF BAKER CITY LAND DIVISION CASE FILE NO. PP-24-104 (124-24-000198-PLNG)

BAKER CITY PLANNING

APPROVED THIS 27th DAY OF January, 2025.

BY: Helen Dumas
BAKER CITY PLANNING DIRECTOR

BAKER CITY SURVEYOR

APPROVED THIS 29th DAY OF January, 2025.

BY: Thomas D. Fisk
THOMAS D. FISK
BAKER CITY SURVEYOR

BAKER COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UP ON THE 2024-2025 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

BY: Isaac Robinson DATE: 2/5/2025
BAKER COUNTY TAX COLLECTOR

FILING STATEMENT

BAKER COUNTY CLERK

STATE OF OREGON } SS
COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 5th DAY OF February, 2025.

AT 3:55 O'CLOCK P.M. AND RECORDED IN BAKER COUNTY RECORDS.

BY: Stefanie Kirby C.O. Clerk
BAKER COUNTY CLERK
by ADMIN Yachay, Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric Hyatt

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

STATEWIDE LAND SURVEYING INC.

43 NW AVE AVE 1915 WASHINGTON AVE
GRESHAM, OR 97030 BAKER CITY, OR 97814
503-665-7777 541-406-3012
SURVEY@STATEWIDESURVEYING.COM



REV:	SCALE: 1"=100'	REV:
REV:	DRAWN DATE: 09/13/2024	REV:
REV:	REVIEW DATE: 09/23/2024	REV:
REV:	SURVEY DATE: 07/29/2024	REV:

JOB NUMBER: 2024-156	DRAWN: J.B.	REVIEWED: E.P.H.	SHEET: 3 OF 3
CLIENT: JOSEPH YEATES			