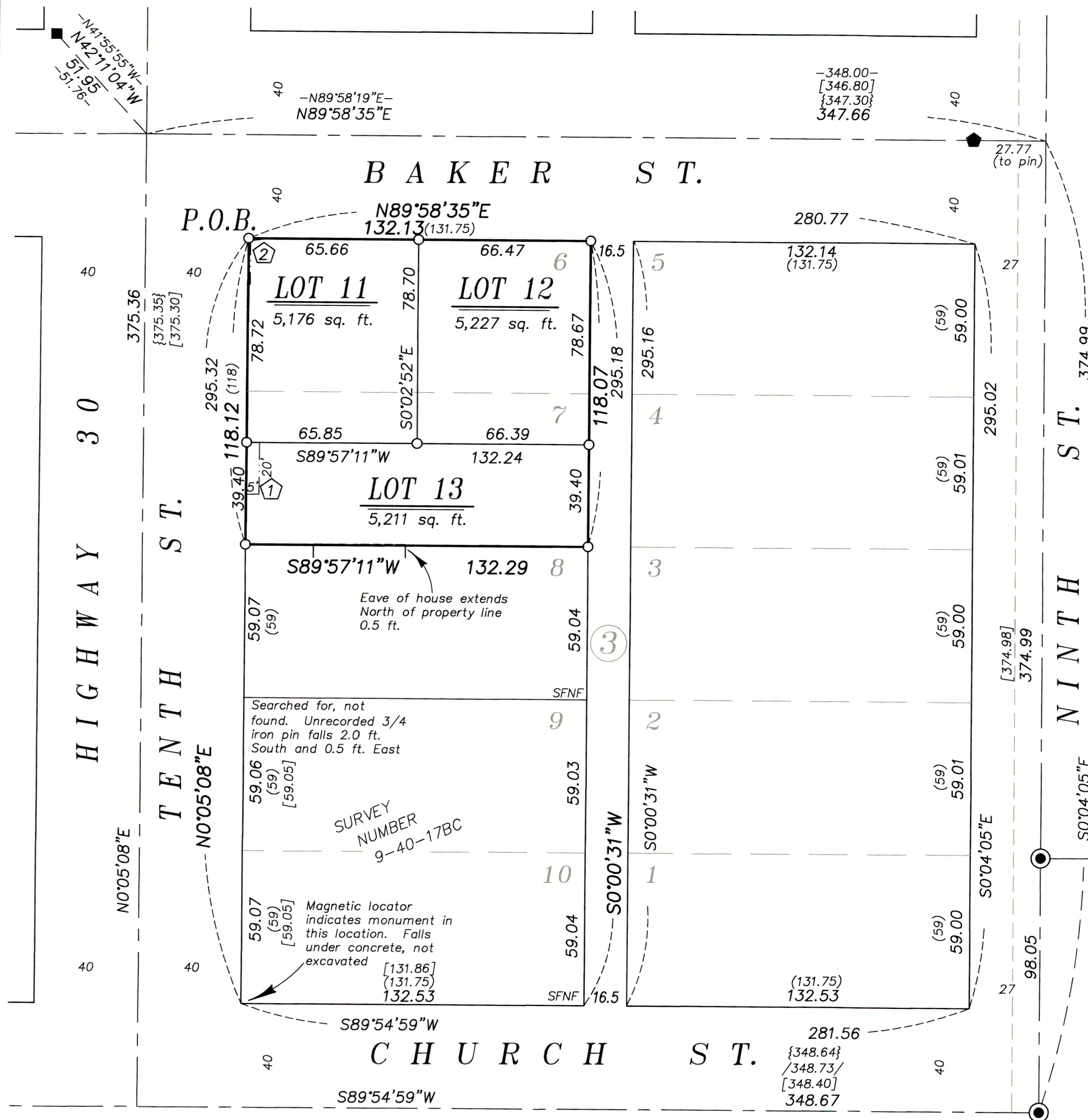


REPLAT NUMBER P2025-002

A REPLAT of Lots 6 and Lot 7, Block 3, John Stewart's Addition to Baker City
Situating in the Northeast quarter of the Southwest quarter of Section 17, Township 9 South, Range 40 East
of the Willamette Meridian, Baker County, Oregon



NARRATIVE

This partition was done at the request of Jennifer Orr, owner of the land within. Ms. Orr wanted to replat the lots to the configuration shown. I recover monuments as shown. I hold centerline monuments along 9th Street. I place Baker Street as per Survey Number 9-40-844. To place Church Street centerline I drive a line from the monument at 9th Street to a point 40 feet off of the SE corner of Lot 10, Block 6 of John Stewart's Addition, as set by Survey 9-40-311. I compute a record distance from a point 40 feet South of this pin to the 10th Street centerline based on said survey and use this as a basis for proportioning the 10th Street/Church Street intersection.

As mentioned in Survey 9-40-844 and 9-40-846, there is some discrepancy between the distance from the centerline monuments in 9th Street to the East line of blocks in John Stewart's Addition. Said surveys use a distance of 27 feet. Survey 9-40-17BC uses a distance of 28 feet. I find no remains of monumentation along the alley from this survey. I use a distance of 27 feet from the 9th St. centerline. I place lots by standard proportion.

The North edge of the structure situated on Lot 8 is located on the property line. Eaves of the building extend North of the property line, as shown. The centerline stationing and alignment of 10th Street as per Survey 9-40-838 differs slightly from the placement of the centerline. I base this on previous ties to monuments from said survey, that have since been removed from a sidewalk project. I show the difference in the alignments on the Easement 2 detail on Page 2.

I find no other unusual conditions with this survey.

NOTES AND EASEMENTS

1 Easement for water line and sanitary sewer line, over the West 5 feet of the North 20 feet of Parcel 3, for benefit of Parcel 1, created by this plat

2 Permanent easement for sidewalk, granted to State of Oregon by and through its Department of Transportation, granted by 23 48 0043. Temporary work easement as expired. Detail shown on Page 2.

LEGEND

- Found 5/8" iron pin in monument box
- Found 1" brass cap, set by Survey Number 9-40-838
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1206, set by Survey Number 9-40-311
- Found unrecorded 5/8" iron pin, as shown on Survey 9-40-506
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement Line
- () Record measurement as per Plat of John Stewart's Addition
- [] Record measurement as per Survey 9-40-17BC
- / / Record measurement as per Survey 9-40-311
- { } Record measurement as per AD 21 10
- - Record measurement as per Survey 9-40-838

BASIS OF BEARING

Geodetic North at the Section 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"=40'

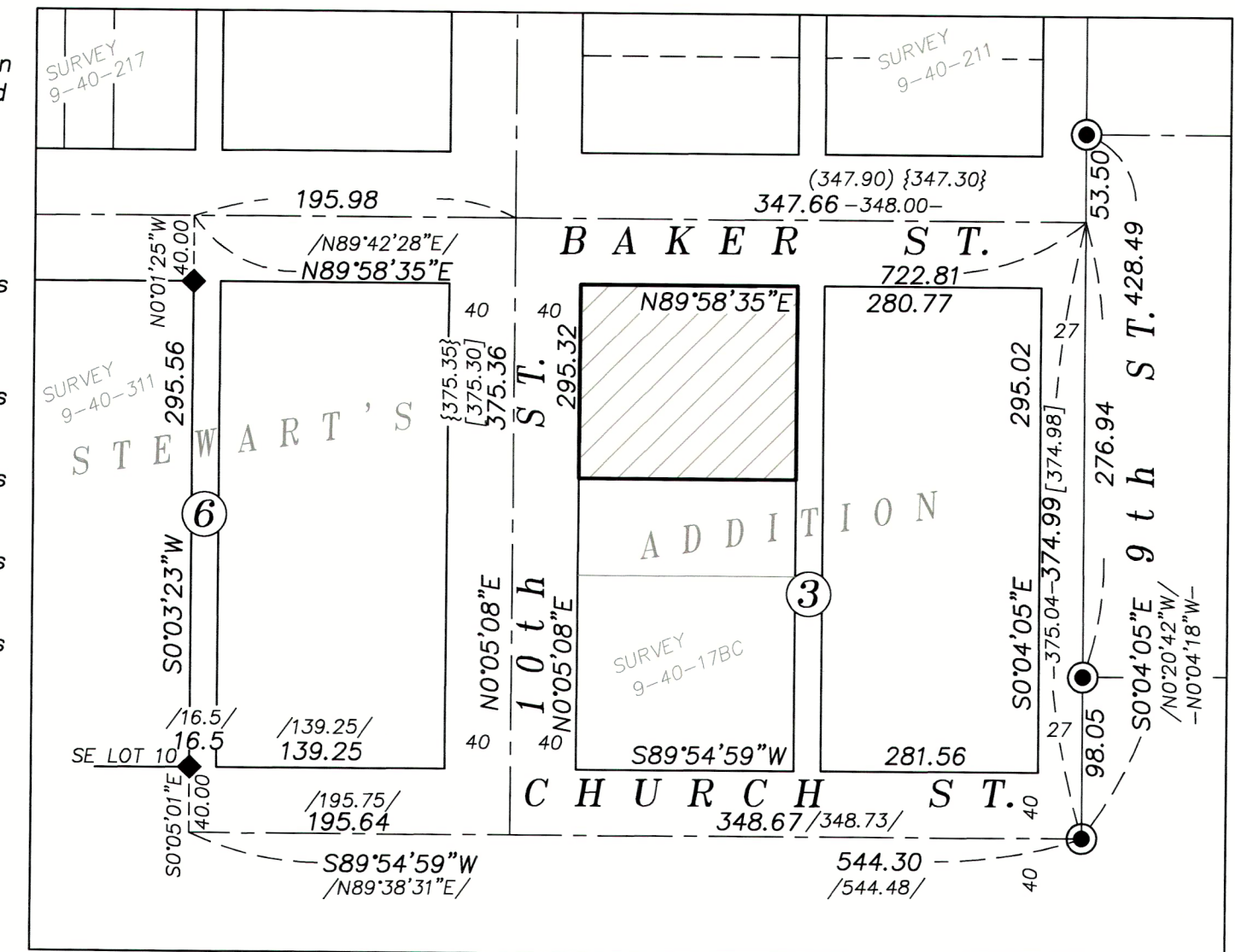
REFERENCE MATERIAL

Survey Number AD 21-10
Survey Number 9-40-17BC
Survey Number 9-40-211
Survey Number 9-40-217
Survey Number 9-40-311
Survey Number 9-40-506
Survey Number 9-40-823
Survey Number 9-40-838
Survey Number 9-40-844
Survey Number 9-40-846
Plat of John Stewart's Addition

DEED REFERENCES

18 05 0187
23 48 0043

Partition Plat Report 25-24388, dated January 28, 2025, prepared by Elkhorn Title Company



BLOCK DETAIL SCALE: 1"=100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

REPLAT NUMBER P2025-002

A REPLAT of Lots 6 and Lot 7, Block 3, John Stewart's Addition to Baker City
Situating in the Northeast quarter of the Southwest quarter of Section 17, Township 9 South, Range 40 East
of the Willamette Meridian, Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this replat, being a replat of Lots 6 and 7, Block 3, John Stewart's Addition to the City of Baker City, situated in the Northeast quarter of the Southwest quarter of Section 17, Township 9 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows;

Beginning at the Northwest corner of said Lot 6,

Thence: North 89°58'35" East, along the South right-of-way line of Baker Street, a distance of 132.13 feet,

Thence: South 0°00'31" West, along the East line of said Lots 6 and 7, a distance of 118.07 feet, to the Southeast corner of said Lot 7,

Thence: South 89°57'11" West, along the South line of said Lot 7, a distance of 132.29 feet, to the East right-of-way line of 10th Street,

Thence: North 0°05'08" East, along said East right-of-way line, a distance of 118.12 feet, to the Point of Beginning.

Containing 15,614 sq. ft.

I further certify that I made this plat by order of and under the direction of the owner thereof, and all lot corners are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that TODD ORR and JENNIFER ORR, are the owners of the land within this Replat, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, and do hereby create the 5 ft. wide water and sewer easement over Parcel 3 for benefit of Parcel 1, all as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

TODD ORR

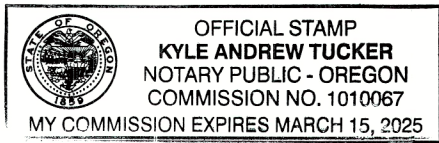
JENNIFER ORR

ACKNOWLEDGMENT

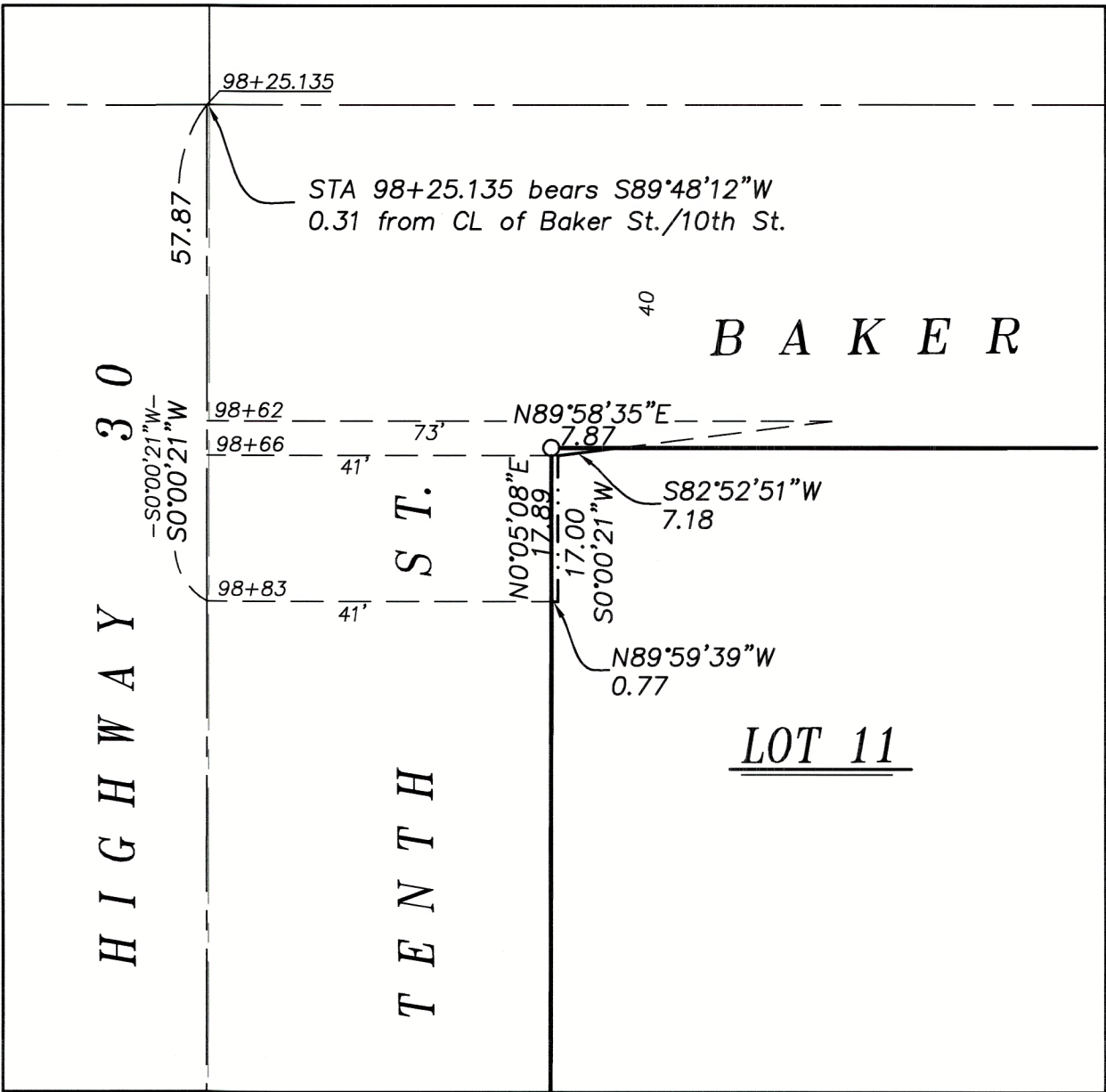
State of Oregon
County of Baker

Know all people by these presents, on this 13th day of February, 2025, before me a Notary Public in and for said County and State, personally appeared TODD ORR and JENNIFER ORR, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.

Notary Public for
the State of Oregon



Notarial seal



EASEMENT 2 DETAIL

SCALE: 1"=20'

APPROVALS

BAKER CITY PLANNING

Approved this 13th day of February, 2025.

Holly Dumas
Baker City Planning Director

BAKER CITY SURVEYOR

Approved this 13th day of February, 2025.

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 upon the 2024-2025 tax roll which became a lien on the land within this replat, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Vrae Robinson
Baker County Tax Collector

Date: Feb 13, 2025

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon
County of Baker

I do hereby certify that the attached replat was received for record on the 13th day of February, 2025, at 3:00 o'clock P M, and recorded in Baker County Records.

Baker County Clerk
by Stefanie Kirby
Deputy