

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF ANDY BARR, WITH THE PURPOSE OF RECONFIGURING LOTS 8 THROUGH 15 IN BLOCK 5 OF J.P. ATWOOD'S THIRD ADDITION INTO TWO NEW LOTS.

J.P. ATWOOD'S THIRD ADDITION WAS PLATTED IN 1882 BY C.M. FOSTER. THE NORTH 10 FEET OF LOTS 10 THROUGH 14 OF BLOCK 5 WAS CONVEYED TO THE CITY FOR ADDITIONAL RIGHT OF WAY ON CAMPBELL STREET BY DEED NO.'S 71-13-021 AND 71-13-022. TWO TRIANGULAR PORTIONS OF LOTS 10 AND 14 OF BLOCK 5 WERE CONVEYED TO O.D.O.T. FOR RIGHT OF WAY IN DEED NO. B06030027.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE CITY MONUMENTS AT STREET CENTERLINE INTERSECTIONS, AS WELL AS MONUMENTS FROM SURVEY NO.'S 9-40-204, 9-40-461 AND 9-40-755. I SEARCHED FOR, BUT FOUND NO TRACE OF THE MONUMENT SET DURING SURVEY NO. 9-40-461 AT THE SOUTHWEST CORNER OF LOT 8.

DURING THE COURSE OF THIS SURVEY, IT WAS NOTED THAT ALTHOUGH THE EAVES OF A BUILDING ENCR OACH OVER THE NORTH LINE OF LOT 16, THE BUILDING ITSELF DOES NOT. I ACCEPT ALL THE MONUMENTS FOUND DURING THE COURSE OF THIS SURVEY, AND SET NEW MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND, AS SHOWN.

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED LOTS 19 AND 20 OF THIS REPLAT, BEING SITUATED IN THE NE1/4SW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 5, J.P. ATWOOD'S THIRD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 10 FEET OF EACH OF SAID LOTS 10, 11, 12, 13 AND 14.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY INSTRUMENT RECORDED JANUARY 23, 2006, IN BOOK 06 03 0027, RECORDS OF BAKER COUNTY, OREGON.

THIS REPLAT CONTAINS 41,193 SQUARE FEET.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF LOT 19 AS THE INITIAL POINT OF THIS REPLAT.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JOHN ANDREW BARR AND KRISTIN LOU BARR, TRUSTEES OF THE JOHN ANDREW BARR AND KRISTIN LOU BARR REVOCABLE LIVING TRUST, DATED MARCH 7, 2013, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AND HEREBY CREATES THE FOLLOWING EASEMENT:

A PRIVATE NON-EXCLUSIVE MUTUAL EASEMENT FOR ACCESS AND UTILITIES, BEING OF VARIABLE WIDTH, TO THE BENEFIT OF LOTS 19 AND 20 OF THIS REPLAT, SITUATED OVER, ACROSS AND UNDER LOT 19 AS SHOWN HEREON.

John Andrew Barr
JOHN ANDREW BARR, TRUSTEE

Kristin Lou Barr
KRISTIN LOU BARR, TRUSTEE

ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 3rd, 2017, BY JOHN ANDREW BARR

Jarrod M.S. Moothart
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 4-9-21



STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 3rd, 2017, BY KRISTIN LOU BARR

Jarrod M.S. Moothart
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 4-9-21



LEGEND

- ◆ FOUND CENTERLINE MONUMENT: A 5/8" IRON PIN IN A STEEL CITY MONUMENT CASE
- ◆ FOUND CENTERLINE MONUMENT: A 3/4" IRON PIPE IN A STEEL CITY MONUMENT CASE
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" FROM SURVEY NO. 9-40-204
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" FROM SURVEY NO. 9-40-461
- FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 9-40-204
- FOUND 5/8" IRON PIN WITH 1/2" ALUMINUM O.D.O.T. CAP FILED AS SURVEY NO. 9-40-755
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () PLAT RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-204 & 9-40-461
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-755
- X-X CHAINLINK FENCE
- ▨ NEW PRIVATE EASEMENT FOR ACCESS AND UTILITIES

APPROVALS

APPROVED THIS 6th DAY OF JULY, 2017

Thom D. Fink
BAKER CITY SURVEYOR

APPROVED THIS 6th DAY OF July, 2017

Haley Lewis
BAKER CITY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Nice Surber
BAKER COUNTY TAX COLLECTOR
DATE: 7-6-17

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 7 DAY OF July, 2017 AT 8:30 O'CLOCK A.M., AND RECORDED AS REPLAT NO. P2017-005, BAKER COUNTY RECORDS.

Cindy Carpenter by Stefanie Kieby, Deputy
BAKER COUNTY CLERK

BASIS OF BEARINGS

SURVEY NO. 9-40-461
OAK STREET BEARS NORTH AS SHOWN

LINE TABLE

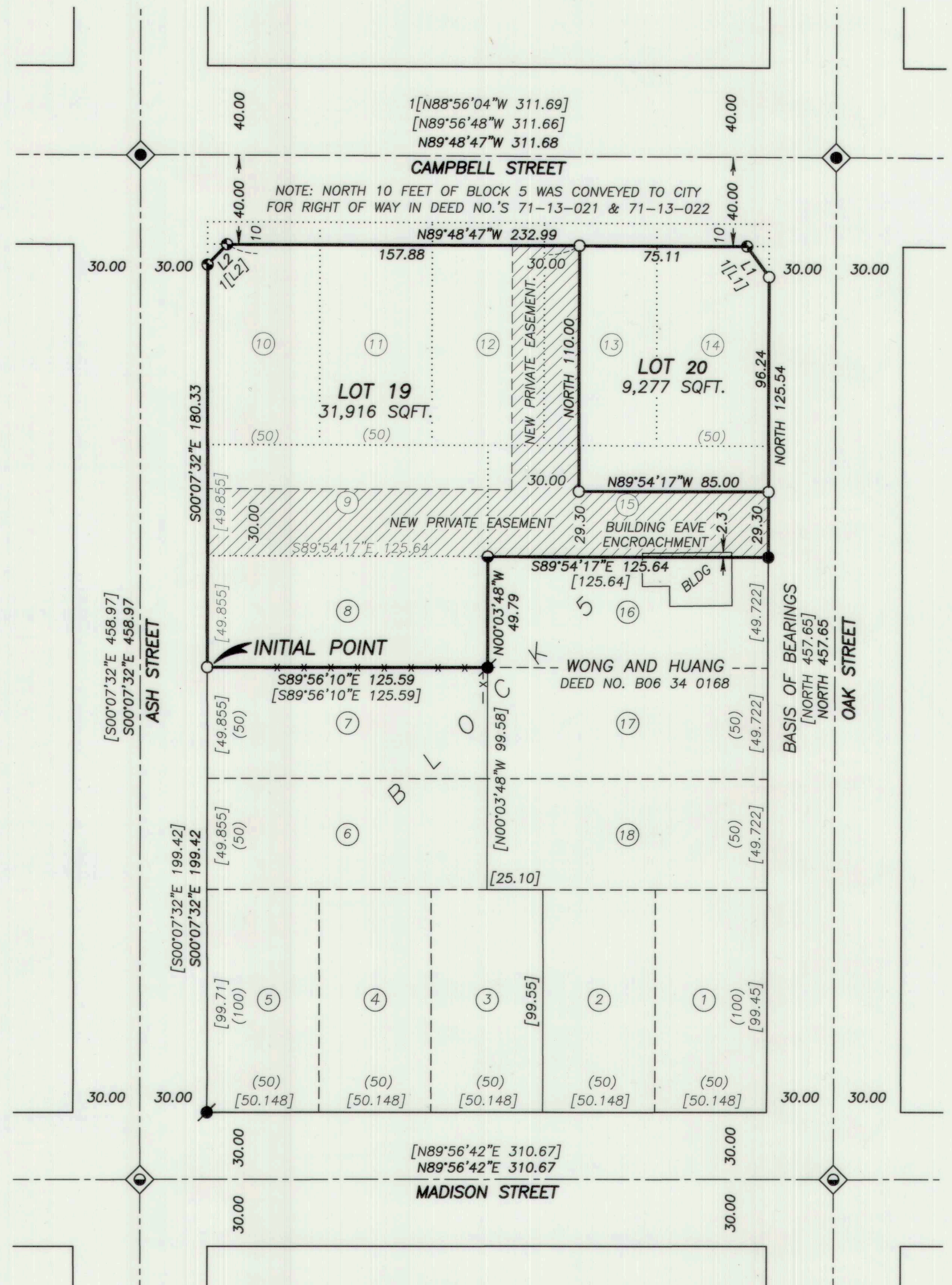
LINE	BEARING	DIST.
L1	N35°54'47"W	16.86
1[L1]	N37°09'56"W	N/A
L2	S43°47'19"W	12.56
1[L2]	S42°33'00"W	12.55

REFERENCES

- RECORD MAP OF SURVEY NO.'S 9-40-204, 9-40-461, & 9-40-755
- DEED RECORD INSTRUMENT NO.'S 71-13-021, 71-13-022, B06030027, B06340168 & B14250086
- PLAT OF J.P. ATWOOD'S THIRD ADDITION ELKHORN TITLE COMPANY FILE NO. 17-21555

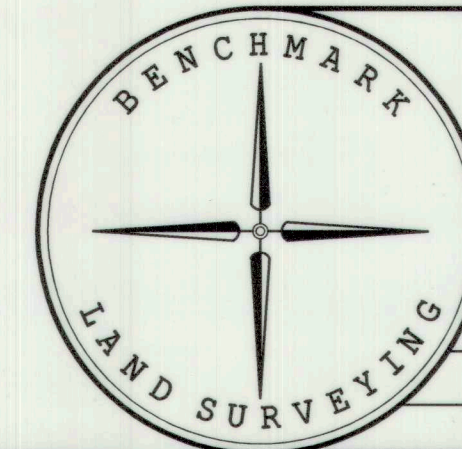
REPLAT NO. P2017-005

A REPLAT OF LOTS 8 THROUGH 15, BLOCK 5 OF J.P. ATWOOD'S THIRD ADDITION SITUATED IN THE NE1/4SW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON



REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2019



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

REPLAT
A REPLAT OF LOTS 8 THROUGH 15, BLOCK 5, J.P. ATWOOD'S THIRD ADDITION, BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	ANDY BARR	
SURVEYED BY	JLH & ETH	06/14/2017
SCALE: 1"=50'	DRAWN BY: JLH	