

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF ED JACA OF JACA CONSTRUCTION, INC. WITH THE PURPOSE OF DIVIDING THE SUBJECT PROPERTY INTO 3 NEW LOTS. THE PROPERTY IS A PORTION OF TRACT "H" OF JACKSON ADDITION, AS DESCRIBED IN DEED NO. B16370012.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. JACKSON ADDITION WAS PLATTED BY IRA HOFFMAN IN 1905. FOOTHILLS ESTATES SUBDIVISION WAS PLATTED BY JAMES HANLEY IN 1996, WHICH SUBDIVIDED TRACT "H" OF JACKSON ADDITION. THE PLAT SHOWS THAT 5/8" REBAR WITH HANLEY ENGINEERING CAPS WERE FOUND AT THE SOUTHWEST AND SOUTHEAST CORNERS OF TRACT "H", HOWEVER I CAN FIND NO RECORD OF A SURVEY IN WHICH THESE WERE SET. THE CENTER QUARTER CORNER OF SECTION 20 WAS REMONUMENTED IN SURVEY NO. 9-40-736 AND THE SOUTH QUARTER CORNER OF SECTION 20 WAS MONUMENTED IN SURVEY NO. 9-40-628C. I ALSO UTILIZED INFORMATION FROM SURVEY NO. S 9-40-325, 9-40-760 AND PARTITION PLAT NO. P1995-016.

FIELD MEASUREMENTS WERE MADE TO RECOVER CONTROLLING MONUMENTS. I FOUND A 1/2" IRON PIN WITH NO CAP AT THE SOUTHEAST CORNER OF TRACT "H". THE PLAT OF FOOTHILLS ESTATES SHOWS THIS POINT BEING MONUMENTED WITH A 5/8" IRON PIN WITH CAP. ALTHOUGH THE ORIGIN OF THE 1/2" PIN IS UNKNOWN, I FIND IT TO BE IN RECORD POSITION AND I ACCEPT IT. NEAR THE CORNER OF LOTS 3 AND 4 OF FOOTHILLS ESTATES, I FOUND A 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206", WHICH BEARS S.22°E, 1.00 FOOT FROM THE RECORD CORNER POSITION. THE RECORD POSITION FALLS SOUTH AND ALONGSIDE AN OLD CONCRETE FOUNDATION (THE REST OF THE HOUSE HAS BEEN REMOVED). IT'S POSSIBLE THE INTENT MAY HAVE BEEN FOR THIS TO BE AN OFFSET MONUMENT TO THE CORNER DUE TO ITS PROXIMITY TO THE HOUSE, BUT HANLEY'S PLAT MAKES NO MENTION OF IT. I DO NOT ACCEPT THIS PIN FOR THE CORNER AS IT IS WELL OUTSIDE ACCEPTABLE TOLERANCE. I LEFT THE PIN IN PLACE, BUT DROVE IT DOWN 6" BELOW GROUND, AND MONUMENTED THE TRUE POSITION. ALL OTHER FOUND MONUMENTS WERE ACCEPTED.

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED LOTS 1, 2 AND 3 OF THIS REPLAT, BEING SITUATED IN THE SW1/4SE1/4 SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF TRACT "H", JACKSON ADDITION TO BAKER CITY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH IS SOUTH 165 FEET FROM THE NORTHWEST CORNER OF TRACT "H", JACKSON ADDITION; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF TRACT "H" WHICH IS NORTHWESTERLY 181 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT "H", BEING THE POINT OF TERMINATION OF SAID LINE.

THIS PARTITION CONTAINS 33,798 SQUARE FEET.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF TRACT "H" AS THE INITIAL POINT OF THIS REPLAT.

SUBJECT TO THE FOLLOWING:

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JACA CONSTRUCTION, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION 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, AS SHOWN HEREON.

SAID CORPORATION DOES HEREBY CREATE A NEW PRIVATE EASEMENT TO THE BENEFIT OF THE CITY OF BAKER CITY FOR STORM WATER DRAINAGE AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, BEING 10 FEET IN WIDTH AND SITUATED OVER, ACROSS AND UNDER LOTS 2 AND 3 OF THIS REPLAT, AS SHOWN HEREDIN.

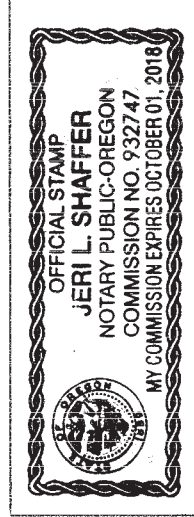
EDWARD S. JACA, PRESIDENT

ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 7, 2018, BY EDWARD S. JACA

Jeri L. Shaffer, Notary Public for Oregon, My Commission Expires 10/15



APPROVALS

APPROVED THIS 11th DAY OF SEPTEMBER, 2018

Planned Field, Baker City Surveyor
Approved this 11th day of September, 2018
Alice VanDerKam, Baker City Planning Director

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

Baker County Tax Collector
DATE: 9-11-18

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 11th DAY OF September, 2018 AT 10:30 O'CLOCK A.M., AND RECORDED AS REPLAT NO. P2018-005, BAKER COUNTY RECORDS.

Cinela Carpenter, Deputy Baker County Clerk

BASIS OF BEARINGS

SURVEY NO. 9-40-760
THE WEST LINE OF JACKSON ADDITION BEARS S.00°13'12"W. AS SHOWN

LEGEND

- 1" IRON PIPE WITH ATTACHED 2 1/2" ALUMINUM CAP FROM SURVEY NO. 9-40-628C
5/8" IRON PIN WITH ATTACHED 2" ALUMINUM CAP IN A BAKER CITY MONUMENT CASE WITH LID FROM SURVEY NO. 9-40-736
5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" SHOWN ON FOOTHILLS ESTATES SUBDIVISION
UNRECORDED 1/2" IRON PIN - THE PLAT OF FOOTHILLS ESTATES SUBDIVISION SHOWS A 5/8" PIN WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" - SEE NARRATIVE
5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
RECORD DISTANCE FROM THE PLAT OF JACKSON ADDITION
DEED RECORD BEARING AND DISTANCE
RECORD BEARING AND DISTANCE FROM FOOTHILLS ESTATES SUBDIVISION
RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-760
FENCE LINE

REFERENCES

- RECORD MAP OF SURVEY NO. S 9-40-628C, 9-40-325, 9-40-736 AND 9-40-760
PARTITION PLAT NO. P1995-016
PLAT OF FOOTHILLS ESTATES SUBDIVISION
PLAT OF JACKSON ADDITION
DEED RECORD INSTRUMENT NO. S B11070070 AND B16370012
PRELIMINARY TITLE REPORT - ORDER NO. 2325644M

REPLAT NO. P2018-005

A REPLAT OF A PORTION OF TRACT "H" JACKSON ADDITION SITUATED IN THE SW1/4SE1/4 SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

[S89°46'48"E 170.30]
[S89°46'48"E 170.30]

(170.3)

(276)
(276)

TRACT "G"

TRACT "H"

589°46'48"E 174.70

(174.7)

MITCHELL AVE.

BASIS OF BEARINGS

NINTH STREET

(80)



(80)

(80)

(80)

(80)

(80)

(80)

(80)

(80)

(80)

(80)

(80)

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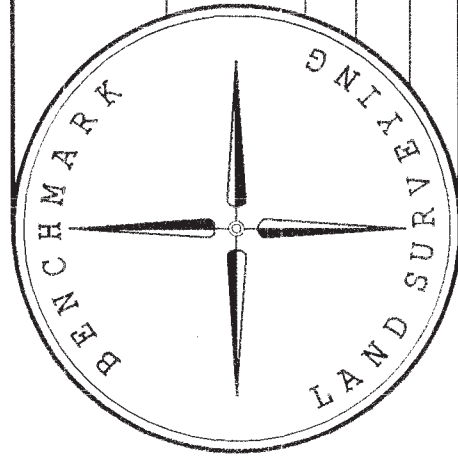
(80)

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REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
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 PORTION OF TRACT "H" JACKSON ADDITION SITUATED IN THE SW1/4SE1/4 SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR JACA CONSTRUCTION, INC.
SURVEYED BY JLH
SCALE: 1"=40'
DRAWN BY: JLH
8/3/2018