

REPLAT NUMBER 2021-000

A replat of Lots 3 and 4, Block 5, J.M. Boyd's Addition to the City of Baker City Situated in the Northeast quarter of the Southeast quarter of Section 17, Township 9 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

LEGEND

- Found 1" iron pipe in monument box
- Found 3/4" iron pin (unless otherwise specified) in monument box
- ⊙ Position of intersecting punch marks on manhole rim
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Fenceline
- Easement Line
- [] Record measurement as per Survey Number 9-40-0110BC
- () Record measurement as per Survey Number 9-40-0011BC
- { } Record measurement as per Survey Number 9-40-0189
- - - Record measurement as per plat of J.M. Boyd's Addition

BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

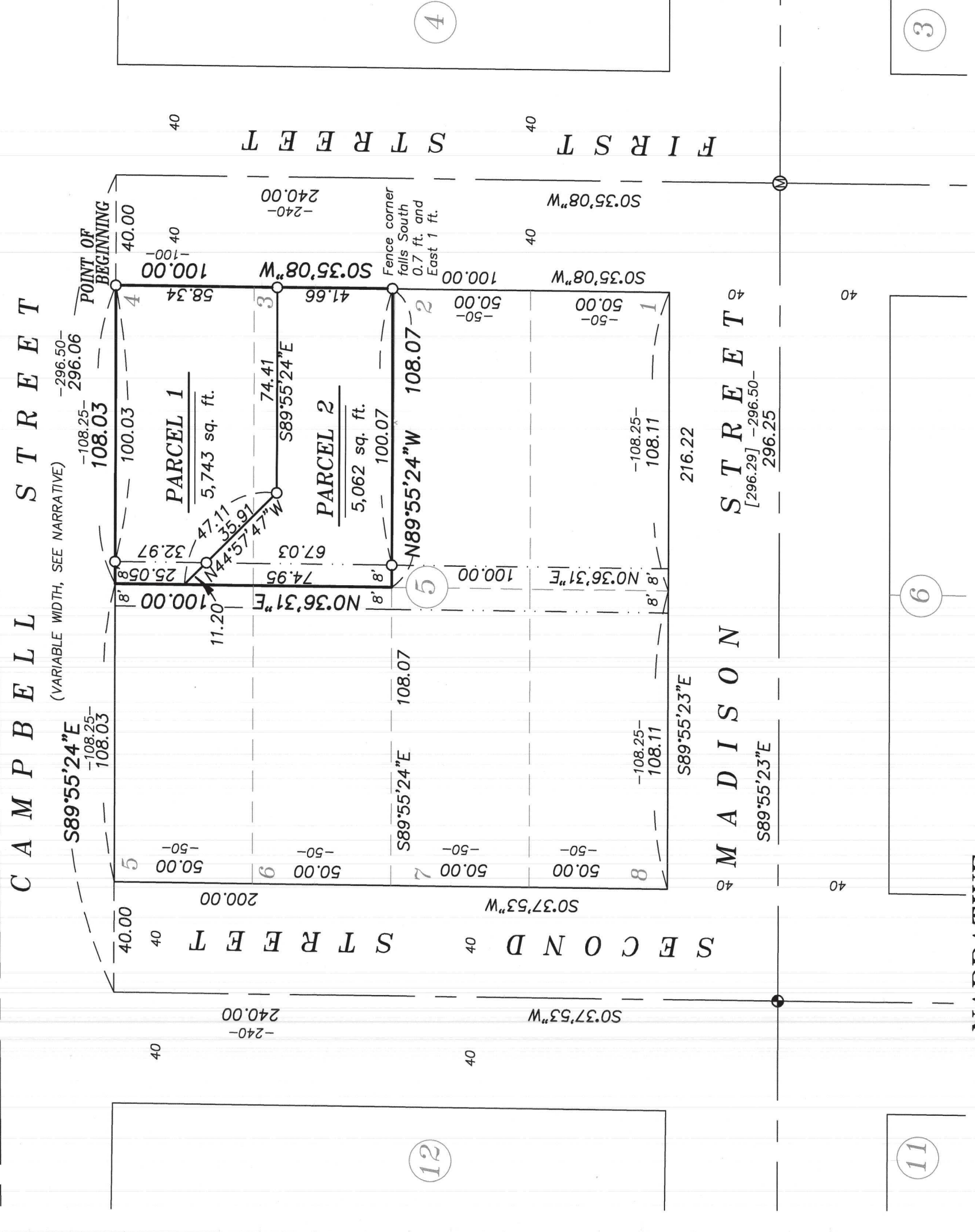
SCALE: 1"=40'

REFERENCE MATERIAL

- Survey Number AD 17-23 DEED REFERENCES
- Survey Number AD 19-17 B19 19 0068
- Survey Number AD 20-13 Book 53, page 404
- Survey Number 09-40-0011BC Status of Record Title No. 438056AM, dated January 22, 2021, prepared by Amerititle
- Survey Number 09-40-0110BC
- Survey Number 09-40-0272
- Survey Number 09-40-0293
- Survey Number 09-40-0297
- Survey Number 09-40-0785
- Plat of J.M. Boyd's Addition
- Plat of Father Deroo's Addition
- Plat of Brattain and McComas Addition

NOTES AND EASEMENTS

Easement for alley, 8 ft. wide, including terms and provisions thereof, reserved by deed recorded January 28, 1903 in Book 53, Page 404, deed records of Baker County



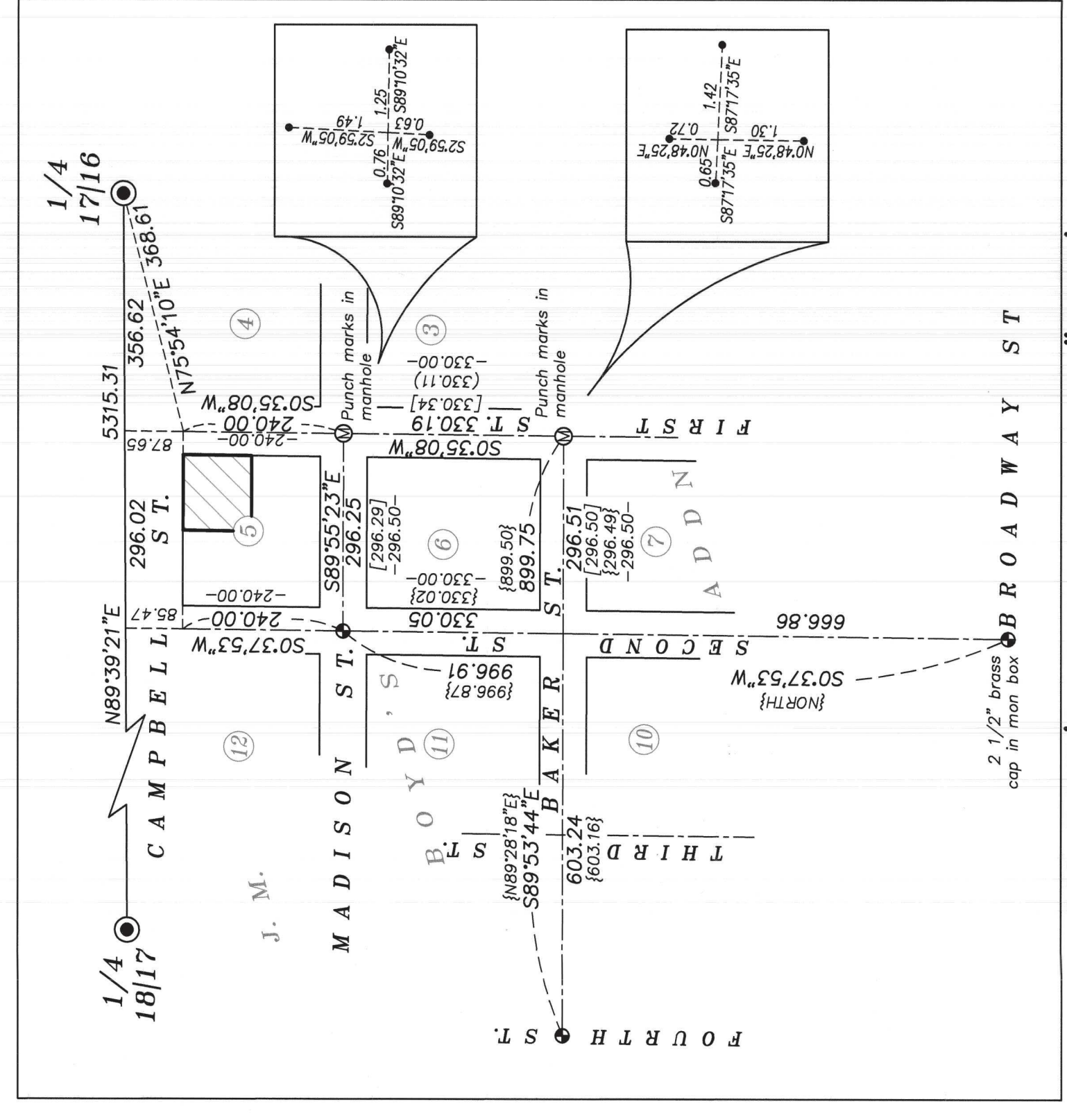
NARRATIVE

This partition was done at the request of Haden Damschen, on behalf of Damschen LLC. Mr. Damschen wanted to replat the lots as shown. To establish block exteriors, I recover monuments within J.M. Boyd's Addition as shown. The original plat of J.M. Boyd's Addition shows the North line being located along the center of section, which is consistent with the plats of Father Deroo's and Brattain and McComas Addition. Though the width of Campbell Street had been shown on various maps to have an 80 foot width (Survey 09-40-0785 and 09-40-0297), the width is not specified on the original plat. I find that the centerline monuments within J.M. Boyd's addition would have a 5-7 foot excess in distance to the Section line, if an 80 foot width of Campbell Street were assumed. If an 80 foot width from the center of section line were used, and a standard proportion were done along the North tier of blocks in J.M. Boyd's Addition, this would be deleterious to lines of possession. I therefore hold the bearing of the line between the monuments at 2nd and Madison and 2nd and Broadway, and extend this North a record 240 feet. Along First Street, I hold the monuments at the intersections of Madison and 1st and the one at Baker and 1st, and extend this North record platted 240 feet. I drive a line between these to establish the North line of the Block. Interior lot lines are established by standard proportion. Along the West side of the property, I set monuments at the East edge of the alley. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
85571

Renewal Date: June 30, 2021



REPLAT NUMBER 2021-000

A replat of Lots 3 and 4, Block 5, J.M. Boyd's Addition to the City of Baker City Situated in the Northeast quarter of the Southeast 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 3 and 4, Block 5, J.M. Boyd's Addition to the City of Baker City, situated in the Northeast quarter of the Southeast 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 Northeast corner of Lot 4 of Block 5, J.M. Boyd's Addition to the City of Baker City, Oregon,

Thence: South 0°35'08" West, along the East line of Lots 4 and 3 of said Block 5, said line being the West right of way line of First Street, a distance of 100.00 feet, to the Southeast corner of said Lot 3;

Thence: North 89°55'24" West, along the South line of said Lot 3, a distance of 108.07 feet, to the Southwest corner thereof,

Thence: North 0°36'31" East, along the West line of said Lots 3 and 4, a distance of 100.00 feet, to the Northwest corner of said Lot 4, said point being on the South right of way line of Campbell Street,

Thence: South 89°55'24" East, along the North line of said Lot 4, said line also being the South right of way line of Campbell Street, a distance of 108.03 feet, to the Point of Beginning.

Containing 10,805 sq. ft.

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



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

DECLARATION

Know all people by these presents that DAMSCHEN LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed plat, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, DAMSCHEN, LLC, pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by HADEN DAMSCHEN.

[Signature]
HADEN DAMSCHEN

ACKNOWLEDGMENT

State of Oregon
County of Baker

Know all people by these presents, on this 23rd day of February, 2021, before me a Notary Public in and for said County and State, personally appeared HADEN DAMSCHEN, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

[Signature]
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

BAKER COUNTY PLANNING

Approved this 30th day of June, 2021.

[Signature]
Baker County Planning Director

BAKER CITY SURVEYOR

Approved this 16th day of February, 2021.

[Signature]
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 2020-2021 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 *[Signature]* Date: 6-30-2021
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 30th day of June, 2021, at 1:45 o'clock P.M., and recorded in Baker County Records.

Baker County Clerk
by *[Signature]*