

# REPLAT NUMBER P2021-009

A Replat of Blocks 7 and 8 of Mix's Addition to Baker City  
Situating the Northwest quarter of Section 16, 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 Blocks 7 and 8 of Mix's Addition to the City of Baker City with portions vacated C St and F St, situated in the Northwest quarter of Section 16, 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 Block 7,

Thence: North 89°08'04" East, along the South right-of-way line of 'H' Street, a distance of 216.26 feet,

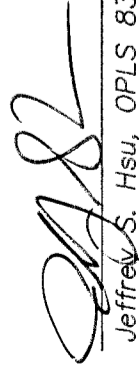
Thence: South 1°53'20" East, along the West right-of-way line of Walnut Street, a distance of 593.93 feet,

Thence: South 89°00'30" West, along the North right-of-way line of 'F' Street, a distance of 214.23 feet,

Thence: North 2°05'00" West, along the East right-of-way line of Resort Street, a distance of 594.44 feet, to the Point of Beginning.

Containing 127,875 sq. ft. (2.94 acres)

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  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: June 30, 2023.

## DECLARATION

Know all people by these presents that FTK HOLDING GROUP, 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, and does hereby create the 20 ft wide public utility easement, to the City of Baker City, over Parcels 1 and 3, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, FTK HOLDING GROUP, LLC, pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by GUST TSIATSOS.

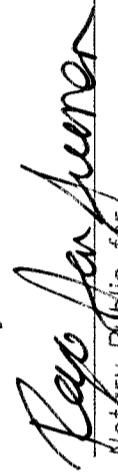
  
GUST TSIATSOS, AGENT  
FTK HOLDING GROUP, LLC

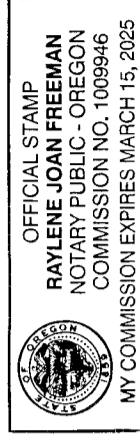
## ACKNOWLEDGMENT

State of Oregon

County of Union

Know all people by these presents, on this 4<sup>th</sup> day of November, 2021, before me a Notary Public in and for said County and State, personally appeared GUST TSIATSOS, 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.

  
Notary Public for  
the State of Oregon

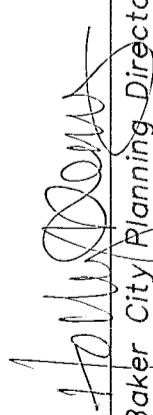


Notarial seal

## APPROVALS

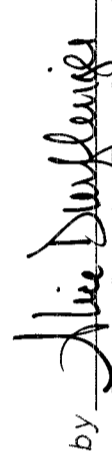
BAKER CITY PLANNING

Approved this 5<sup>th</sup> day of November, 2021.

  
Baker City Planning Director


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 2021-2022 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   
Baker County Tax Collector Date: 11.05.2021

BAKER CITY SURVEYOR

Approved this 5<sup>th</sup> day of November, 2021.

  
Thomas D. Fisk  
Baker City Surveyor


## FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS

County of Baker

I do hereby certify that the attached replat plat was received for record on the 5<sup>th</sup> day of November, 2021, at 2:40 o'clock P.M., and recorded in Baker County Records.

  
Baker County Clerk by Karen Phillips, Deputy