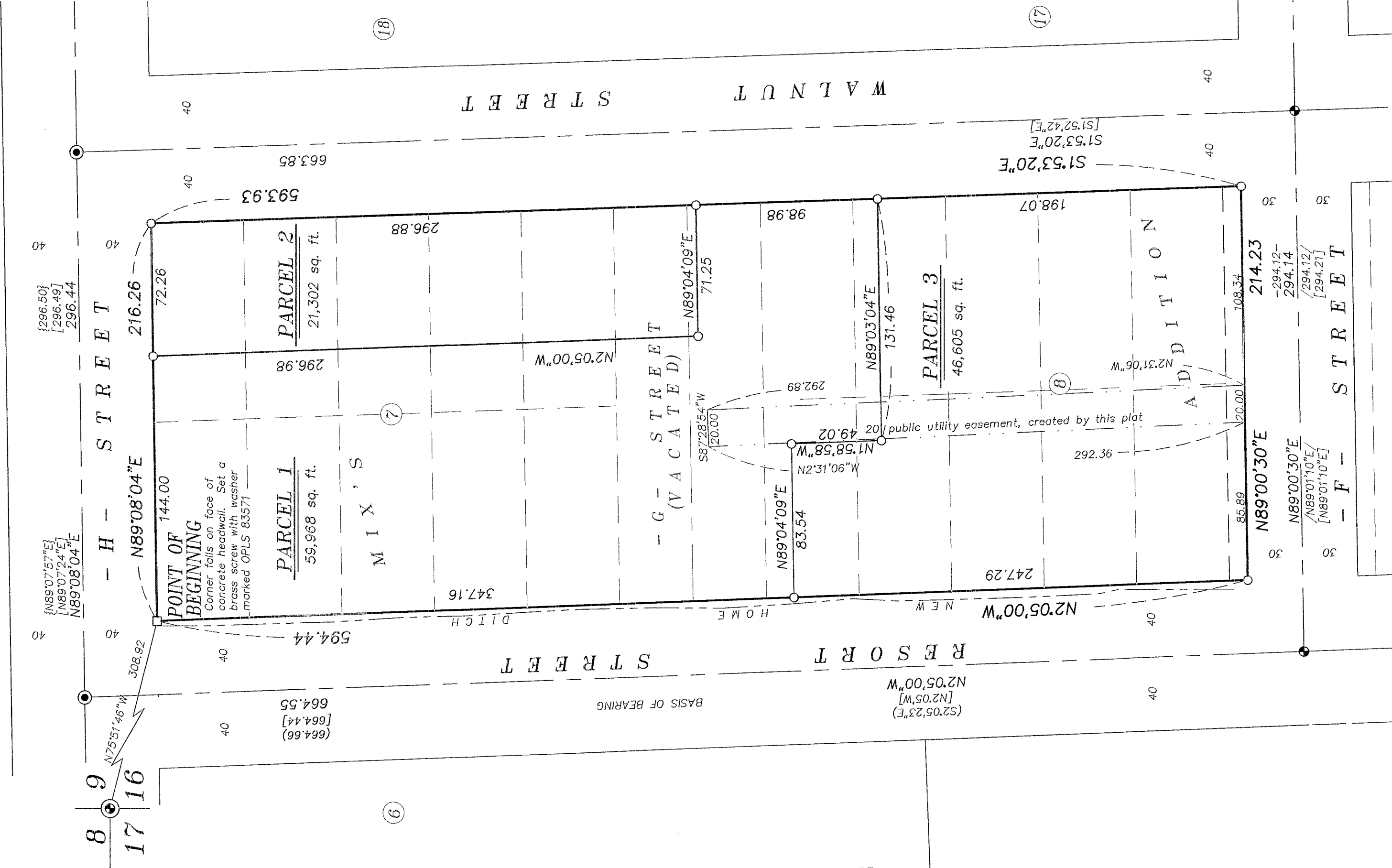


REPLAT NUMBER P2021-009

A Replat of Blocks 7 and 8 of Mix's Addition to Baker City
Situated the Northwest quarter of Section 16, Township 9 South, Range 40 East
of the Willamette Meridian Baker County, Oregon



BASIS OF BEARING

The bearing of Resort Street centerline being N2°05'W, as per survey Number 09-40-167ABC

SCALE: 1"=50'

LEGEND

- Found 2 1/2" Brass Cap, accepted as Section Corner
- Found 5/8" iron pin with plastic cap marked PLS 2162 in mon box, set by Survey Number 09-40-515
- Found 5/8" iron pin in mon box, accepted as centerline monument
- Set 5/8"x30" iron pin with plastic cap marked BCB SURVEY MARKER
- Set brass screw in lead plug with brass washer marked OPLS 83571
- Centerline
- Easement Line
- Original line of Mix's Addition
- Ditch
- Record measurement as per Survey Number 09-40-167ABC
- Record measurement as per Survey Number 09-40-197
- Record measurement as per Replat 1997-016
- Record measurement as per Survey Number 09-40-644

REFERENCE MATERIAL

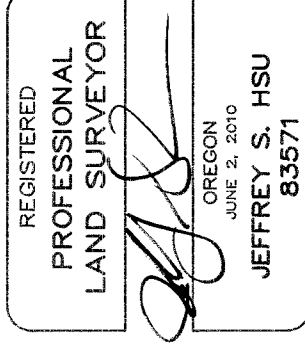
- Survey Number 1-62
- Survey Number 09-40-515
- Survey Number 09-40-167ABC
- Survey Number 09-40-197
- Survey Number 09-40-644
- Survey Number 09-40-670
- Partition Plat 1997-016

DEED REFERENCES
Deed 78 31 095
Deed 20 20 0098

Preliminary Title Report 21-23029, dated March 15, 2021, prepared by Elkhorn Title Company

NARRATIVE

This replat was done at the request of Gust Tsiatsos on behalf of FTK Holding Group, LLC. Mr. Tsiatsos wanted to reconfigure the lots into the configuration as shown. I recover and accept the centerline monuments as shown. I find no unusual conditions with this replat.



Renewal Date: June 30, 2023.

NOTES AND EASEMENTS

Any and all matters, including easements and assessments, if any, pertaining to the New Home Ditch. Ditch primarily falls in the Resort Street right of way. East back of ditch falls approx. 1-2 feet East of the West line of the property.

Baker City vacation ordinance No. 2772, recorded in deed 78 31 095, does not appear to make reservations of easements for utilities lying within vacated 'G' Street as noted in title report referenced.

20 ft wide public utility easement, granted to the City of Baker City, over portion of Parcels 1 and 3, created by this plat.