

Replat No. SD 2022-007

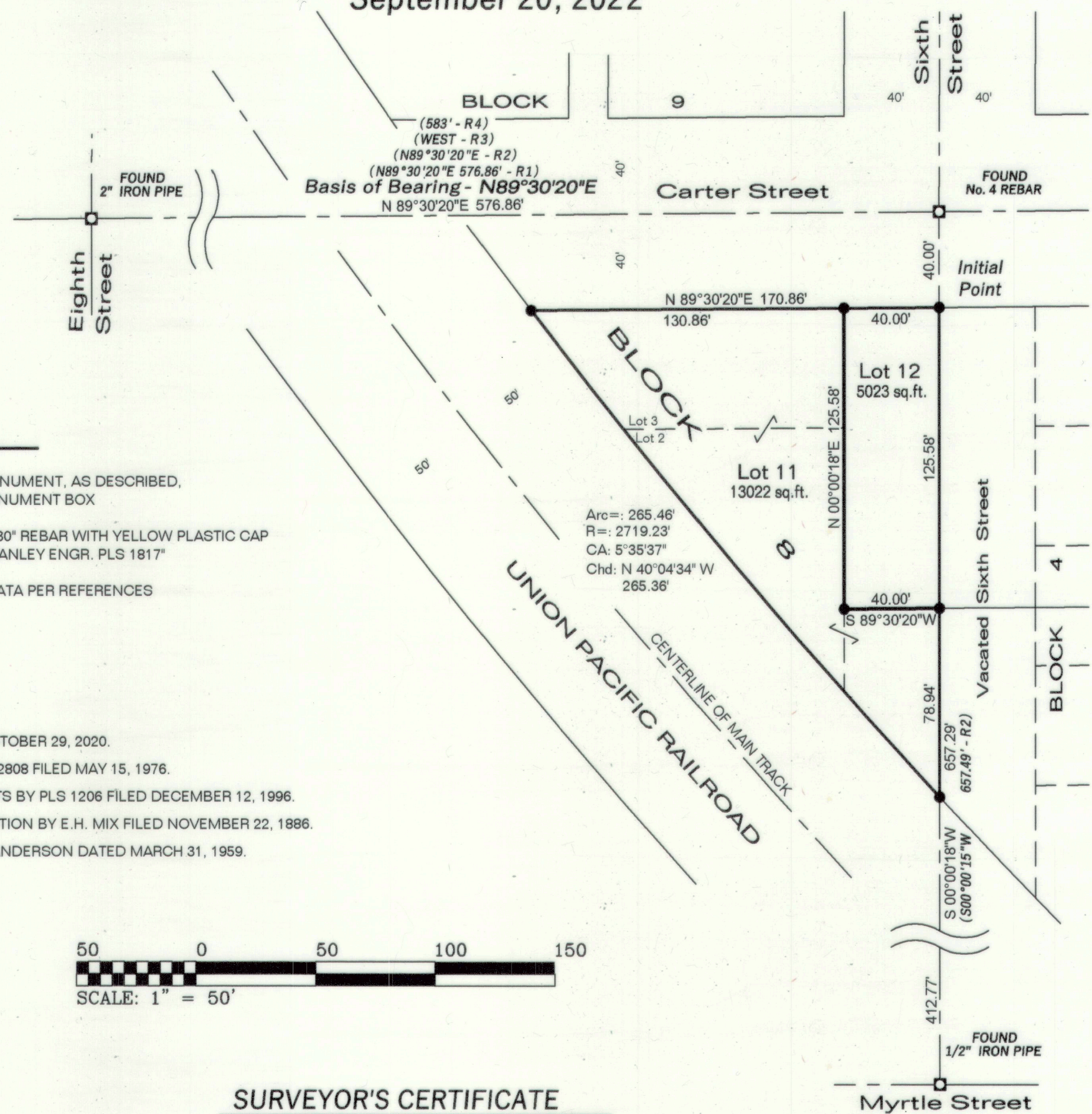
A Replat of Lots 2 and 3, Block 8, Revised plan of McCrary Addition, and a portion of vacated Sixth Street, situated in the NW1/4 NE1/4 of Section 20, T9S, R40E, WM, Baker City, Baker County, Oregon

September 20, 2022

HANLEY ENGINEERING, INC.

P.O. BOX 701 2043 MAIN STREET BAKER CITY OREGON 97814 (541) 523-3803

BASIS OF BEARING
N89°30'20"E PER CS 9-40-813
CENTERLINE OF CARTER STREET BETWEEN
EIGHTH AND SIXTH STREETS

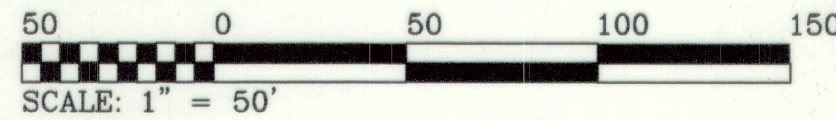


LEGEND

- FOUND MONUMENT, AS DESCRIBED, IN CITY MONUMENT BOX
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817"
- (.....) RECORD DATA PER REFERENCES

REFERENCES

- 1 - CS 9-40-813 SURVEY FOR CROW BY PLS 699 FILED OCTOBER 29, 2020.
- 2 - CS 9-40-84BC SURVEY FOR P&E DISTRIBUTING BY PE 2808 FILED MAY 15, 1976.
- 3 - CS 9-40-453 SURVEY FOR ORCHARD WOOD PRODUCTS BY PLS 1206 FILED DECEMBER 12, 1996.
- 4 - ORIGINAL PLAT OF REVISED PLAN OF MCCRARY ADDITION BY E.H. MIX FILED NOVEMBER 22, 1886.
- 5 - CS 51 UNRECORDED SURVEY OF BLOCK 8 BY PHILO ANDERSON DATED MARCH 31, 1959.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BLOCK 8, REVISED PLAN OF MCCRARY ADDITION LYING NORTHEASTERLY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND AN ADJACENT PORTION OF VACATED SIXTH STREET, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON, AND TO REPLAT SAID PARCEL INTO TWO LOTS, AT THE REQUEST OF JOHN (FRANKLIN) PRINCE.

MONUMENTS WERE FOUND AND HELD AT THE CENTERLINE INTERSECTIONS OF CARTER STREET AND 8TH STREET, CARTER STREET AND SIXTH STREET, AND MYRTLE STREET AND 6TH STREET. THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD WAS LOCATED AND HELD FOR DEFINING THE RAILROAD RIGHT-OF-WAY, AS SHOWN.

THE ORIGINAL "PLAT OF MCCRARY ADDITION" IN 1882 WAS REPLATTED AS THE "REVISED PLAN OF MCCRARY ADDITION" IN 1886. ON THE ORIGINAL PLAT, BLOCK 8 HAD TEN LOTS. ON THE REVISED PLAN THERE ARE SIX LOTS WITH THE RAILROAD RIGHT-OF-WAY DIVIDING SAID BLOCK. LOTS ARE NOT SPLIT BY THE RIGHT-OF-WAY, BUT HAVE BEEN GIVEN FULL MEASURE ON EITHER SIDE. THE REVISED PLAN ALSO APPEARS TO SHOW AN EAST LINE OF AN ALLEY. IN 1959 PHILO ANDERSON PERFORMED AN UNRECORDED SURVEY, DEPICTED ON THE TAX MAP AS CS 51, IN BLOCK 8. ON HIS SURVEY IT SHOWS LOT 3 EXTENDED TO THE RAILROAD RIGHT-OF-WAY. MR. ANDERSON'S HISTORICAL REPUTATION AS AN ENGINEER AND LAND SURVEYOR IS IMPECCABLE. THE BOUNDARY OF LOT 3 WAS HELD PER THIS SURVEY.

MONUMENTS WERE SET AT THE EXTERIOR CORNER POSITIONS FOR THIS REPLAT AND TO DEFINE THE REPLATTED LOTS, AS SHOWN HEREON.

NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PLATTED TWO PARCELS OF LAND ON THIS REPLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92. THE LAND BEING REPLATTED IS MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, BLOCK 8, REVISED PLAN OF MCCRARY ADDITION, TOGETHER WITH A PORTION OF THE ADJACENT VACATED 6TH STREET, BAKER CITY, BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT ON THE CENTERLINE OF THE VACATED PORTION OF SAID 6TH STREET WHICH BEARS N89°30'20"E, 40.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE, ON SAID CENTERLINE, S00°00'18"W, 204.52 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE, ON A 2719.23 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT ON SAID RIGHT-OF-WAY LINE, (CHORD BEARS N40°04'34"W, 265.36 FEET) 265.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARTER STREET; THENCE, ON SAID SOUTH RIGHT-OF-WAY LINE, N89°30'20"E, 170.86 FEET TO THE POINT OF BEGINNING

CONTAINING 18,045 SQUARE FEET, MORE OR LESS

REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas J. Hanley

OREGON
JULY 13, 1979
THOMAS J HANLEY
1817
Renews June 30, 2023

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRANKLIN A. AND CANDIS A. PRINCE, DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND REPRESENTED ON THIS REPLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING "SURVEYOR'S CERTIFICATE", AND DO HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE REPLATTED INTO TWO PARCELS IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

Candis A. Prince 10-17-22
CANDIS A. PRINCE DATE

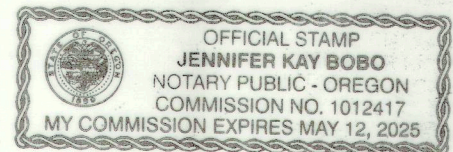
Franklin A. Prince 10-17-22
FRANKLIN A. PRINCE DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF October, 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED FRANKLIN A. PRINCE AND CANDIS A. PRINCE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

Jennifer Kay Bobo
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-12-2025



APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER CITY, OREGON DO HEREBY APPROVE THIS REPLAT.

Richard Erik 10-18-22
BAKER CITY SURVEYOR DATE

Holly Duns 10-18-22
BAKER CITY PLANNING DIRECTOR DATE

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

Alice Surlinger 10-18-2022
BAKER COUNTY TAX COLLECTOR DATE

I DO HEREBY CERTIFY THAT THIS REPLAT WAS RECEIVED FOR RECORDING ON THE 19th DAY OF October, 2022, AT 8:30 O'CLOCK AM AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

Stefanie Kirby
BAKER COUNTY CLERK

Karen Phillips
DEPUTY

FILED _____
BAKER COUNTY SURVEYOR
SURVEY No. _____