

LAND PARTITION PLAT NO. P2020-008

A PORTION OF LOT 2, BLOCK 2 OF J.J. CAMPBELL'S ADDITION
SITUATED IN THE SE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M.,
BAKER CITY, BAKER COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PARCELS OF THIS PARTITION, SITUATED IN THE SE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 2 OF J.J. CAMPBELL'S ADDITION TO BAKER CITY (SOMETIMES REFERRED TO AS G.W. CAMPBELL'S ADDITION TO BAKER CITY), THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE BAKER COUNTY CLERK.

EXCEPTING THEREFROM, THE SOUTH 50 FEET OF SAID LOT 2.

THIS PARTITION CONTAINS 33,203 SQUARE FEET.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, AARON STILL DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO 3 PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Aaron Still
AARON STILL

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 31, 2020, BY
AARON STILL

Jeri Lavine Shaffer
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 9-9-2022



APPROVALS

APPROVED THIS 31st DAY OF July, 2020

Thomas D. Fick
BAKER CITY SURVEYOR

APPROVED THIS 31st DAY OF July, 2020

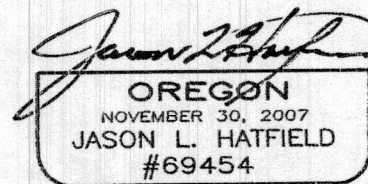
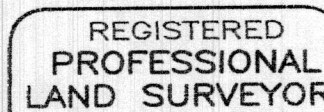
Holly Jones
BAKER CITY PLANNING DIRECTOR

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

Alice Dunham by Traci Thummet
BAKER COUNTY TAX COLLECTOR
DATE: 07/31/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 31st DAY OF July, 2020 AT 3:50 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. P2020-008.
BAKER COUNTY RECORDS.

Stephanie Kirby
BAKER COUNTY CLERK,
by *Karen Phillips, Deputy*



NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF AARON STILL WITH THE PURPOSE OF DIVIDING HIS PROPERTY INTO THREE PARCELS. THIS LAND USE ACTION WAS APPROVED BY THE BAKER CITY-COUNTY PLANNING DEPARTMENT ACCORDING TO CITY CASE NO. PP-20-066.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. MR. STILL ACQUIRED TITLE TO THE SUBJECT PROPERTY PER DEED NO. B19200002. THE SUBJECT PROPERTY IS A PORTION OF LOT 2, BLOCK 2 OF J.J. CAMPBELL'S ADDITION (A.K.A. G.W. CAMPBELL'S ADDITION), THE PLAT OF WHICH WAS RECORDED DECEMBER 26, 1887 IN BOOK "M" PAGE 214, DEED RECORDS OF BAKER COUNTY, OREGON.

FIELD MEASUREMENTS WERE MADE TO RECOVER CONTROLLING MONUMENTS SHOWN ON SURVEY NO.'S 9-40-130BC, 9-40-380, 9-40-657, 9-40-682 AND 9-40-802, AND ON PARTITION PLAT NO'S P1995-027 AND P1999-011. I FOUND THE 5/8" REBAR FROM SURVEY NO. 9-40-657 NEAR THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED NO. B19420085 DISTURBED BY FENCE CONSTRUCTION. THE PIN WAS FOUND OUT OF POSITION BY THE AMOUNT NOTED HEREON AND WAS NOT ACCEPTED. ALL OTHER FOUND CONTROLLING MONUMENTS WERE ACCEPTED.

I DETERMINED THE POSITION OF THE SOUTHWEST CORNER OF BLOCK 1 BY MEASURING THE DEED AND SURVEY RECORD DISTANCES ALONG THE EAST LINE OF CLARK STREET, MEASURING FROM THE FOUND PIN FROM SURVEY NO. 9-40-802. I HELD THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. P1995-027, WHICH YIELDED A BEARING OF N.89°00'45"E. FOR "C" STREET. I THEN HELD PLAT RECORD DIMENSIONS MEASURING SOUTHERLY FROM "C" STREET AND EASTERLY FROM CLARK STREET TO DETERMINE THE CORNERS OF LOT 2, BLOCK 2.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND, THE METHODS DESCRIBED HEREIN, AND PER BAKER CITY-COUNTY PLANNING APPROVAL.

REFERENCES

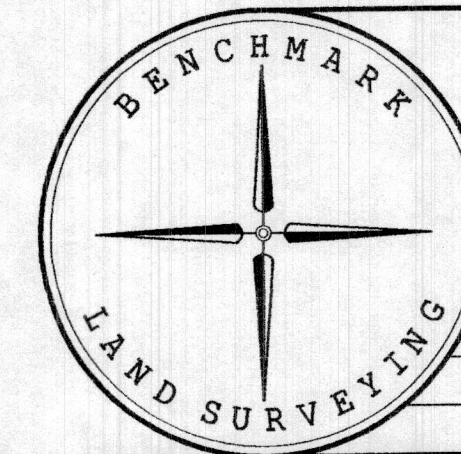
RECORD MAP OF SURVEY NO.'S 9-40-130BC, 9-40-380
9-40-657, 9-40-682 AND 9-40-802

DEED RECORD INSTRUMENT NO.'S B19200002 AND B19420085

PARTITION PLAT NO.'S P1995-027 AND P1999-011

THE PLAT OF J.J. CAMPBELL'S ADDITION

AMERITITLE PRELIMINARY TITLE REPORT - ORDER NO. 298074AM



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

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A PORTION OF LOT 2, BLOCK 2 OF J.J. CAMPBELL'S ADDITION
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BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	AARON STILL	
SURVEYED BY	JLH	7/18/2020
DRAWN BY:	JLH	SHEET 2 OF 2