

# REPLAT OF LOTS 32, 33, 39, 40 & 41 OF CRACKER CREEK ESTATES SD NO. 2022-008

SITUATED IN THE NE1/4SW1/4 SECTION 29, T.9S., R.37E., W.M., CITY OF SUMPTER, BAKER COUNTY, OREGON

## BASIS OF BEARINGS

CRACKER CREEK ESTATES AS SHOWN

## EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A PIPE LINE. SAID EASEMENT IS GRANTED TO THE SUMPTER LIGHT AND WATER COMPANY, A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED SEPTEMBER 1, 1903 IN BOOK 50, PAGE 340. THIS EASEMENT IS NOT PLOTTED DUE TO AN INSUFFICIENT DEED DESCRIPTION. NO WIDTH IS SPECIFIED IN THE DEED DESCRIPTION.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, ELECTRIC TRANSMISSION LINES. SAID EASEMENT IS GRANTED TO EASTERN OREGON LIGHT AND POWER COMPANY. RECORDED DECEMBER 1, 1936 IN BOOK 123, PAGE 124. DESCRIPTION STATES THAT IT AFFECTS LAND IN SECTION 29, T.9S., R.37E. THIS EASEMENT IS NOT PLOTTED DUE TO AN INSUFFICIENT DEED DESCRIPTION. NO WIDTH IS SPECIFIED IN THE DEED DESCRIPTION.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR MAINTENANCE AND ERECTION OF ELECTRIC DISTRIBUTION LINES. SAID EASEMENT IS GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY. RECORDED NOVEMBER 18, 1949 IN BOOK 151, PAGE 649. DESCRIPTION STATES THAT IT AFFECTS LAND IN SECTION 29, T.9S., R.37E. THIS EASEMENT IS NOT PLOTTED DUE TO AN INSUFFICIENT DEED DESCRIPTION. SAID EASEMENT BEING 40 FEET IN WIDTH.
- A PUBLIC STORM WATER EASEMENT CREATED ON THE PLAT OF CRACKER CREEK ESTATES. SAID EASEMENT BEING 15 FEET IN WIDTH AND IS SITUATED ON THE NORTHERLY 15 FEET OF LOTS 34 AND 39 OF CRACKER CREEK ESTATES, AS SHOWN.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

## APPROVALS

APPROVED THIS 29<sup>TH</sup> DAY OF Nov., 2022,

*Th S. Huley*  
BAKER COUNTY SURVEYOR

APPROVED THIS 29<sup>TH</sup> DAY OF NOVEMBER, 2022.

*Paul Wier*  
CITY OF SUMPTER, MAYOR

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

*Alice DuBois by Tracy Robinson*  
TAX COLLECTOR  
DATE: 11/29/22

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 29<sup>TH</sup> DAY OF November, 2022 AT 12 O'CLOCK 30M., AND RECORDED AS REPLAT NO. 2022-008 BAKER COUNTY RECORDS.

*Stephanie Kirby by Yvonne Park, Deputy*  
BAKER COUNTY CLERK

## LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING INC. FROM THE PLAT OF CRACKER CREEK ESTATES
- FOUND 5/8" IRON PIN WITH PARTIALLY DESTROYED OR MISSING CAP FROM THE PLAT OF CRACKER CREEK ESTATES
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- ( ) RECORD BEARING AND DISTANCE FROM THE PLAT OF CRACKER CREEK ESTATES
- REPLATTED LOT LINE

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE EXTERIOR BOUNDARY AND MARKED WITH PROPER MONUMENTS, THE NEW LOT LINES OF THIS REPLAT. SAID REPLAT BEING SITUATED IN THE NE1/4SW1/4 SECTION 29, T.9S., R.37E., W.M., CITY OF SUMPTER, BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 32, 33, 39, 40 AND 41 OF CRACKER CREEK ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 7, 2009 IN THE OFFICE OF THE BAKER COUNTY, OREGON CLERK.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF REPLATTED LOT NO. 47 AS THE INITIAL POINT OF THIS REPLAT CONTAINING 0.72 ACRES (31,464 SQ. FT.)

## NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF DOUG SCHMITT ON BEHALF OF AMBER WAVES PROPERTIES, LLC AS OWNER OF LOTS 32 THROUGH 40 (INCLUSIVE) OF CRACKER CREEK ESTATES, AND LUKE MCKINNEY AS OWNER OF LOT 41 OF CRACKER CREEK ESTATES, AS EVIDENCED BY DEED INSTRUMENT NO.'S B22300186 AND B14190231, RESPECTIVELY. THE PURPOSE OF THIS SURVEY WAS TO RECONFIGURE LOTS 32, 33, 39, 40 AND 41 INTO NEW LOTS, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM CRACKER CREEK ESTATES. ALL FOUND PINS SHOWN HEREON ARE ACCEPTED AND UTILIZED AS CONTROL FOR THIS SURVEY.

WE RESET THE MISSING PIN AT THE SOUTHEAST CORNER OF LOT 38 AT ITS RECORD POSITION FROM THE FOUND PINS AT THE SOUTHWEST CORNER OF SAID LOT 38 AND THE SOUTHWEST CORNER OF LOT 35. NEW PINS WERE SET AT THE CORNERS OF THE REPLATTED LOTS AT POSITIONS SELECTED BY THE LANDOWNERS AND ACCORDING TO THE EVIDENCE FOUND. GOD BLESS AMERICA.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT LUKE J. MCKINNEY, (AS TO LOT 41 OF CRACKER CREEK ESTATES) AND AMBER WAVES PROPERTIES, LLC, AN OREGON FOREIGN LIMITED LIABILITY COMPANY (AS TO LOTS 32, 33, 39 AND 40 OF CRACKER CREEK ESTATES), DO HEREBY DECLARE THAT LUKE J. MCKINNEY AND SAID LLC ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE REPLATTED INTO THE LOTS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

*LUKE J. MCKINNEY*  
LUKE J. MCKINNEY

*Andrew G. Martin*  
ANDREW MARTIN, ATTORNEY  
FOR AMBER WAVES PROPERTIES, LLC

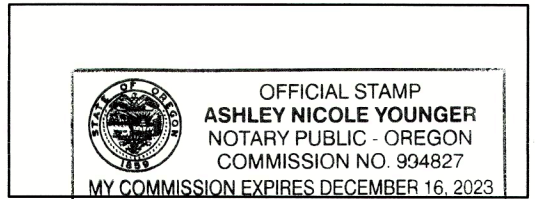
## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF BAKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/29, 2022, BY LUKE J. MCKINNEY.

*Ashley Younger*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 12/16/23



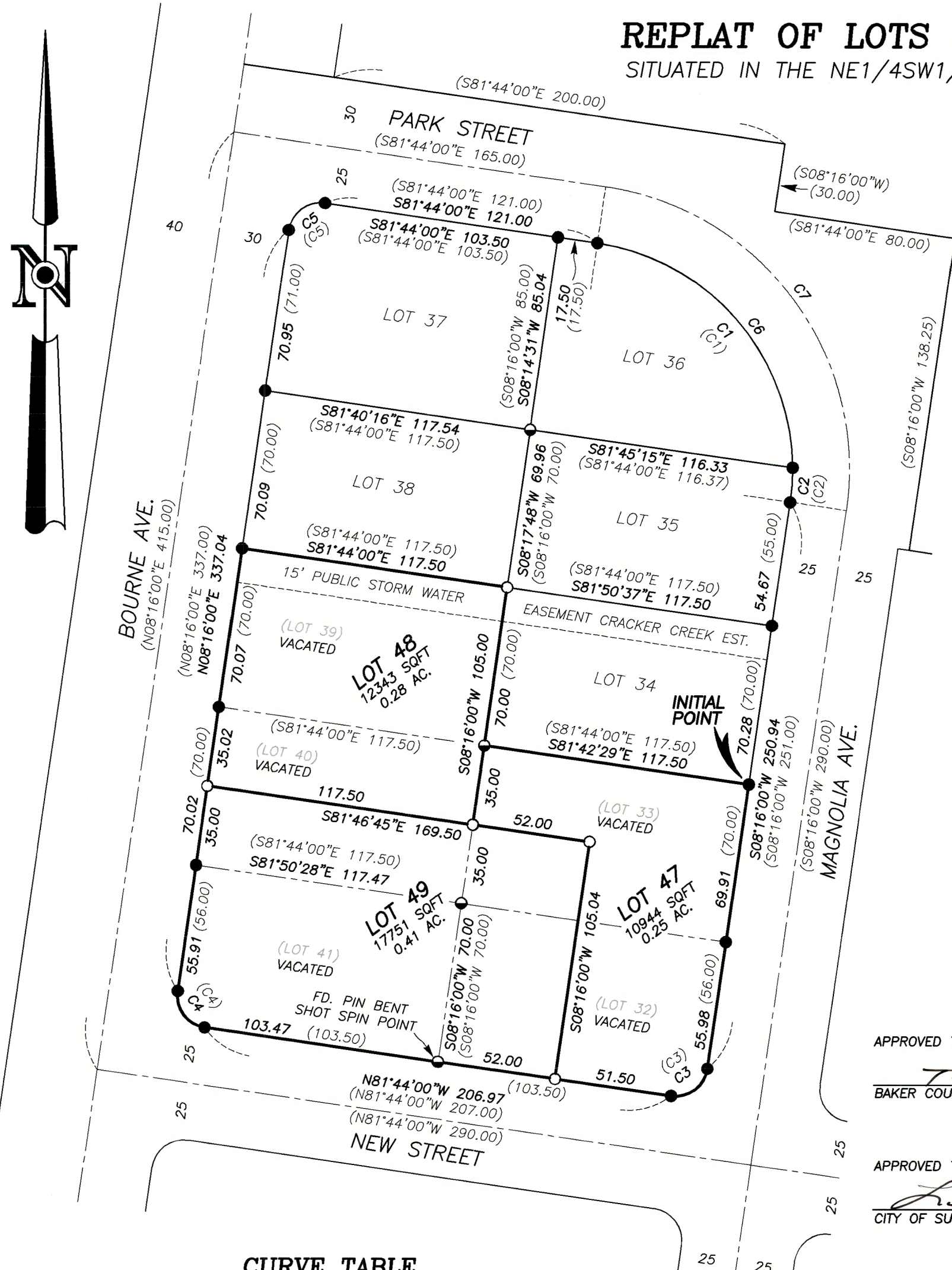
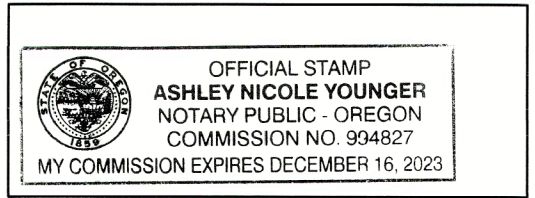
## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF BAKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/29, 2022, BY ANDREW MARTIN.

*Ashley Younger*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 12/16/23



## CURVE TABLE

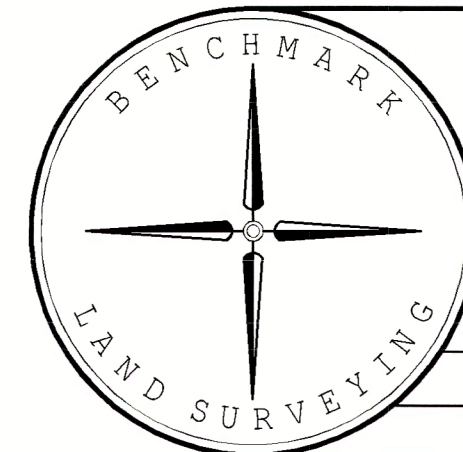
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	81°22'23"	142.02	S41°02'48"E	130.38
(C1)	100.00	81°22'23"	142.02	S41°02'48"E	130.38
C2	100.00	8°37'37"	15.06	N03°57'12"E	15.04
(C2)	100.00	8°37'37"	15.06	N03°57'12"E	15.04
C3	14.00	90°14'40"	22.05	S53°08'39"W	19.84
(C3)	14.00	90°00'00"	21.99	S53°16'00"W	19.80
C4	14.00	90°06'35"	22.02	N36°48'19"W	19.82
(C4)	14.00	90°00'00"	21.99	N36°44'00"W	19.80
C5	14.00	89°51'21"	21.96	N53°20'19"E	19.77
(C5)	14.00	90°00'00"	21.99	N53°16'00"E	19.80
C6	100.00	90°00'00"	157.08	S36°44'00"E	141.42
C7	125.00	90°00'00"	196.35	S36°44'00"E	176.78

## REFERENCES

DEED RECORD INSTRUMENT NO.'S B14190231 & B22300186  
THE PLAT OF CRACKER CREEK ESTATES  
SORT REPORT ORDER NO.'S 566008 & 566009



REGISTERED PROFESSIONAL LAND SURVEYOR  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2024



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
541-575-1251 ~ benchmarkls.com

A REPLAT OF LOTS 32, 33, 39, 40 & 41 OF CRACKER CREEK ESTATES SITUATED IN THE NE1/4SW1/4 SECTION 29, T.9S., R.37E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR	AMBER WAVES PROPERTIES, LLC	
SURVEYED BY	MCS & DDD	10/12/2022
SCALE: 1"=50'	DRAWN BY: MCS	