

REPLAT SD2008-005

OF A PORTION OF BLOCK 16 AND BLOCK 17 OF SALLY'S ADDITION TO BAKER CITY,
SITUATED IN THE SE1/4NE1/4 SECTION 19, T.9S., R.40E., W.M.,
CITY OF BAKER CITY, BAKER COUNTY, OREGON

SEPTEMBER 26, 2008

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED AS SHOWN ON THIS REPLAT, SAID REPLAT BEING SITUATED IN THE SE1/4NE1/4 SECTION 19, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTIONS OF SALLY'S ADDITION TO BAKER CITY, SAID ADDITION IS ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON, AS FOLLOWS:

LOTS 33 THROUGH 48 INCLUSIVE, BLOCK 16, EXCEPTING THEREFROM THE WEST 20 FEET;

LOTS 25 THROUGH 32 INCLUSIVE, BLOCK 16;

LOTS 17 THROUGH 24 INCLUSIVE, BLOCK 17;

TOGETHER WITH ALL THAT PORTION OF 21ST STREET (FORMERLY COOKINGHAM STREET) LYING BETWEEN THE SOUTH RIGHT OF WAY LINE OF TRACY STREET AND THE NORTH LINE OF LOT 16 OF SAID BLOCK 17, EXTENDED EAST OF THE WEST LINE OF SAID BLOCK 16, ADJOINING BLOCK 16 ON THE WEST AND BLOCK 17 ON THE EAST WHICH INURED BY REASON OF VACATION ORDINANCE NO. 2539, RECORDED JULY 12, 1960 IN DEED BOOK 170, PAGE 1149

ALSO TOGETHER WITH ALL THAT PORTION SOUTHERLY OF THE CENTERLINE OF VACATED TRACY STREET, AS SAID TRACY STREET IS DESCRIBED IN VACATION ORDINANCE NO. 3191, RECORDED MARCH 27, 2003 AS DOCUMENT NO. 03130035, RECORDS OF BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACY STREET FROM THE WEST CITY LIMITS TO A POINT 8.5 FEET WEST OF THE WEST LINE OF THE ALLEY IN BLOCK 16 OF SALLY'S ADDITION.

SAID TRACT CONTAINING 2.44 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NE CORNER OF LOT 25, BLOCK 16 OF SAID SALLY'S ADDITION AS THE INITIAL POINT OF THIS LAND PARTITION.

BAGETT, GRIFFITH & BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 NORTH CANYON BLVD.
JOHN DAY, OREGON
1-800-699-0516

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2010

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF JEFF PETRY. ITS PURPOSE BEING TO REPLAT THE ORIGINAL LOTS FROM SALLY'S ADDITION TO BAKER CITY INTO FOUR NEW LOTS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM BAKER COUNTY RECORD SURVEY NO. 9-40-24, 9-40-458, 9-40-567 & 9-40-353. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM SAID SURVEYS.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. PETRY, AS SHOWN HEREON.

REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-24, 548, 567 & 353
ORIGINAL PLAT OF SALLY'S ADDITION TO BAKER CITY
DEED RECORD DOCUMENT 08 31 0127
PRELIMINARY TITLE REPORT ORDER NO. 00017824

SUBJECT TO THE FOLLOWING:

1. EXISTING UTILITIES, IF ANY, IN THAT PORTION OF SAID PROPERTY LYING WITHIN VACATED STREETS.
2. PRIVATE UTILITY EASEMENT GRANTED TO THE CITY OF BAKER CITY BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 1, 2002, IN BOOK 02 03 0033, LYING IN THE SOUTH HALF OF VACATED TRACY STREET. A PORTION OF SAID EASEMENT IS LOCATED OVER AND UNDER THE S1/2 OF VACATED TRACY STREET, AS SHOWN HEREON. THE PORTION OF SAID EASEMENT APPURTENANT TO THIS REPLAT IS 30 FEET IN WIDTH.
3. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 8th DAY OF October, 2008
Harry Van Pelt PLS 2162
BAKER CITY SURVEYOR

APPROVED THIS 8th DAY OF October, 2008
Ed Chance
BAKER CITY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Mike Swilling
BAKER COUNTY ASSESSOR Tax Collector
DATE: 10/9/08

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 9th DAY OF October, 2008 AT 9:20 O'CLOCK
A.M., AND RECORDED AS THE REPLAT OF A PORTION OF
BLOCK 16 AND BLOCK 17 OF SALLY'S ADDITION TO BAKER
CITY, BAKER COUNTY RECORDS.

Barbara Green by Cindy Carpenter
BAKER COUNTY CLERK

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT J. PETRY GENERAL CONTRACTORS, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID CORPORATION HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

SAID CORPORATION DOES HEREBY CREATE THE FOLLOWING EASEMENTS:

A PRIVATE ACCESS AND UTILITY EASEMENT, OVER, ACROSS AND UNDER THE SOUTH 35 FEET OF LOT R-2, TO THE BENEFIT OF LOT R-1. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM SAID LOT R-1 TO BOULDER DRIVE AND FOR PROVIDING UTILITIES TO SAID LOT R-1, AS SHOWN HEREON.

A PRIVATE UTILITY EASEMENT, OVER, ACROSS AND UNDER LOT R-2, LOT R-3 AND LOT R-4 TO THE BENEFIT OF LOT R-1, LOT R-2, LOT R-3 AND LOT R-4. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING UTILITIES TO SAID LOTS. SAID EASEMENT IS VARIABLE IN WIDTH AND SITUATED ALONG THE EAST SIDE OF SAID LOT R-3 AND LOT R-4 AND ALONG THE EAST AND NORTH SIDES OF LOT R-2, AS SHOWN HEREON.

Jeff Petry
JEFF PETRY, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF BAKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 8, 2008,
BY JEFF PETRY, PRESIDENT OF J. PETRY GENERAL CONTRACTORS, INC.

Cheryl A Guzman
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES January 19, 2009

