

REPLAT NO. SD2009-004

BEING A REPLAT OF A PORTION OF BLOCK 17 AND A PORTION OF PLUM STREET
IN THE VACATED PORTION OF FAULT'S ADDITION TO BAKER CITY,
SITUATED IN THE NW1/4NE1/4 SECTION 16, T.9S., R.40E., W.M.,
CITY OF BAKER CITY, BAKER COUNTY, OREGON
SURVEY COMPLETED MAY 21, 2009

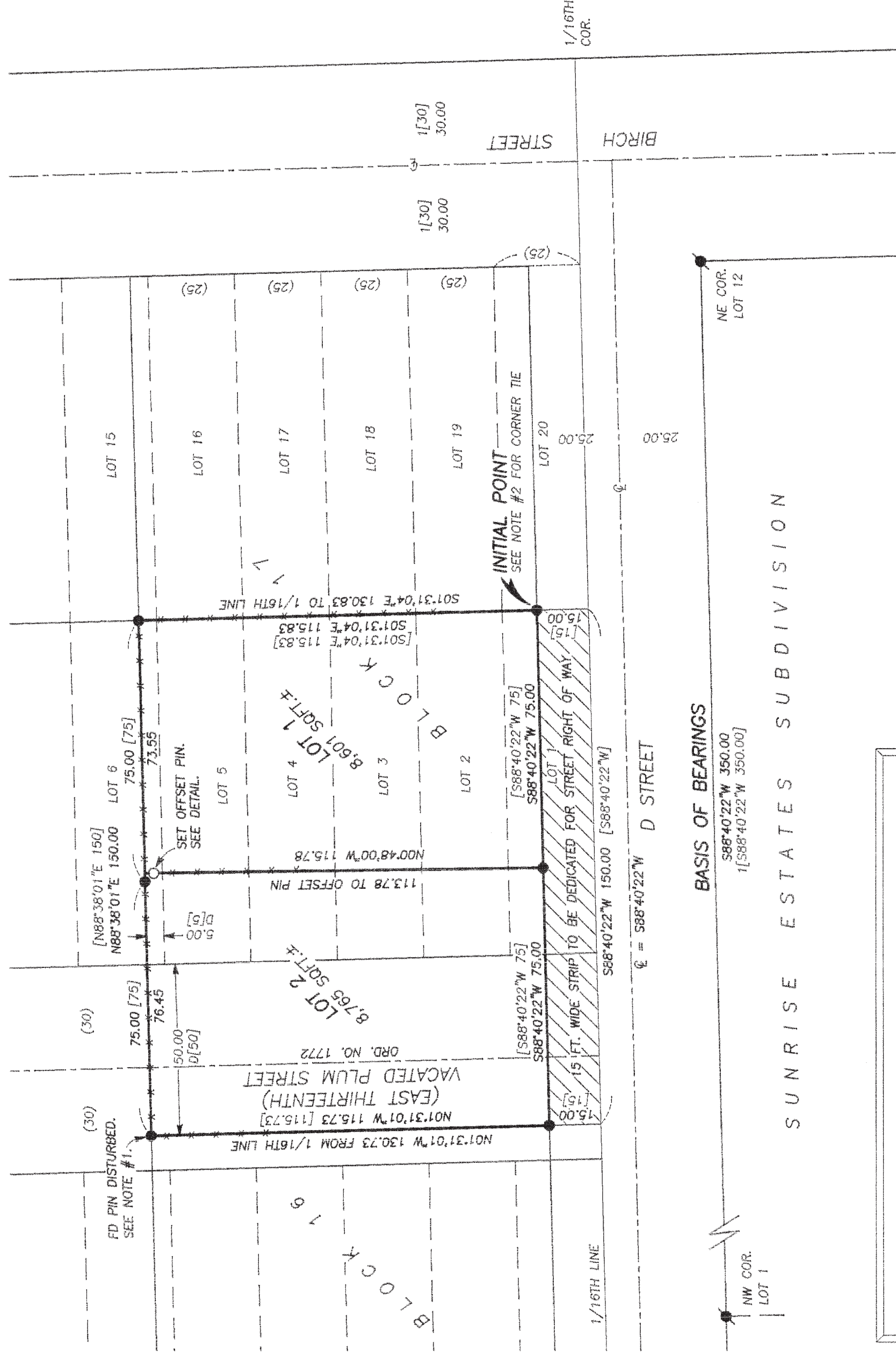


BASIS OF BEARINGS

PLAT OF SUNRISE ESTATES SUBDIVISION
AS SHOWN

LEGEND

- FOUND 1/2" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "RPE 2808" FROM SURVEY NO. 9-40-104BC
- ⦿ FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" FROM SUNRISE ESTATES SUBDIVISION
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- ⌈ DEED RECORD BEARING AND DISTANCE
- () RECORD BEARING AND DISTANCE FROM THE PLAT FAULT'S ADDITION TO BAKER CITY
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-104BC
- 1[] RECORD BEARING AND DISTANCE FROM THE PLAT OF SUNRISE ESTATES SUBDIVISION
- X-X FENCE LINE



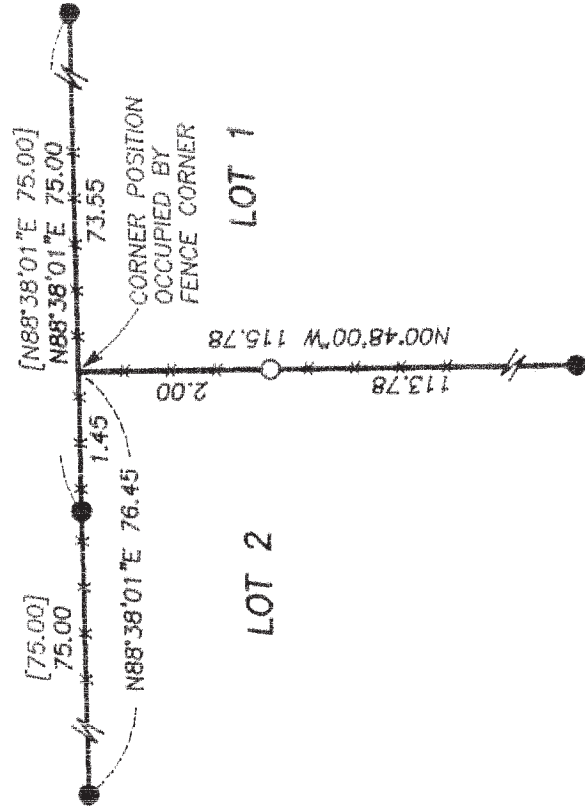
BASIS OF BEARINGS

S88°40'22\"/>

SUNRISE ESTATES SUBDIVISION

DETAIL

SCALE: 1"=2'



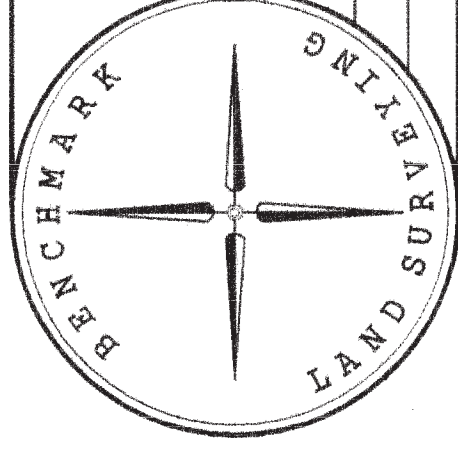
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 2008
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2011

NOTES:

1. FOUND PIN DISTURBED. PIN IS 0.23 FT. SOUTH AND 0.45 FT. EAST OF THE CORNER POSITION, WHICH IS OCCUPIED BY A FENCE CORNER.
2. THE INITIAL POINT IS 1278.76 FT. SOUTH AND 1171.93 FT. EAST OF THE N1/4 COR. SEC. 16, T.9S., R.40E., W.M.



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

BEING A REPLAT OF A PORTION OF BLOCK 17
AND A PORTION OF PLUM STREET IN THE VACATED PORTION OF
FAULT'S ADDITION TO BAKER CITY,
SITUATED IN THE NW1/4NE1/4 SECTION 16, T.9S., R.40E., W.M.,
CITY OF BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR MIKE SULLIVAN

SURVEYED BY JLH & MCS

5/21/2009

Scale: 1"= 30'

Drawn by: JLH

SHEET 1 OF 2

REPLAT NO. SD 2009-004

BEING A REPLAT OF A PORTION OF BLOCK 17 AND A PORTION OF PLUM STREET
IN THE VACATED PORTION OF FAULL'S ADDITION TO BAKER CITY,
SITUATED IN THE NW1/4NE1/4 SECTION 16, T.9S., R.40E., W.M.,
CITY OF BAKER CITY, BAKER COUNTY, OREGON
SURVEY COMPLETED MAY 21, 2009

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 LAND REPRESENTED AS SHOWN ON THIS REPLAT. SAID REPLAT BEING SITUATED IN THE NW1/4NE1/4 SECTION 16, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF FAULL'S ADDITION TO BAKER CITY, AS SAID PORTION WAS VACATED BY ORDINANCE NO. 1772 DATED APRIL 21, 1919, RECORDED MAY 7, 1919 IN BOOK 90 PAGES 67-68, SAID VACATED PORTION DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 5, AND THE SOUTH 5 FEET OF LOT 6, BLOCK 17, AND ALSO THE EAST 50 FEET OF VACATED PLUM STREET (FORMERLY EAST 13TH STREET) ADJOINING SAID PROPERTY ON THE WEST.

SAID TRACT CONTAINING 17,366 SQUARE FEET, MORE OR LESS.

I DO HEREBY DESIGNATE THE SE CORNER OF LOT 1 OF THIS REPLAT AS THE INITIAL POINT. SAID POINT BEING 1278.76 FEET SOUTH AND 1171.93 FEET EAST OF THE MONUMENTED NORTH 1/4 CORNER OF SECTION 16, T.9S., R.40E., W.M.

Jason L. Hatfield
JASON L. HATFIELD, PLS #69454
BENCHMARK LAND SURVEYING

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 OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-66BC & 9-40-104BC
PLAT OF FAULL'S ADDITION TO BAKER CITY
PLAT OF SUNRISE ESTATES SUBDIVISION
PLAT OF FAULL'S REVISED SUBDIVISION
ELKHORN PRELIMINARY TITLE REPORT FILE NO. 00018436
DEED RECORD BOOK 90 PAGES 67-68
DEED DOCUMENT NO. 08360102

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MIKE SULLIVAN. THE PURPOSE OF THIS SURVEY WAS TO REPLAT PORTIONS OF BLOCK 17 AND PLUM STREET OF VACATED FAULL'S ADDITION TO BAKER CITY INTO TWO NEW LOTS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. IN 1977, JAMES HANLEY, PE, FILED MAP OF SURVEY NO. 9-40-104BC, WHICH DELINEATED NEW TRACTS WITHIN FAULL'S ADDITION. IT APPEARS THAT MR. SULLIVAN'S PROPERTY, AS ORIGINALLY DESCRIBED IN DEED NO. 77 49 028 WAS WRITTEN WITH REFERENCE TO THIS MAP. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS FROM SURVEY NO. 9-40-104BC AND SUNRISE ESTATES SUBDIVISION. IT BECAME APPARENT THAT THE MONUMENT AT MR. SULLIVAN'S NW CORNER HAD BEEN DISTURBED, AND THE RECORD POSITION WAS OCCUPIED BY A FENCE CORNER. I ACCEPT THE POSITION OF ALL THE OTHER FOUND CONTROLLING MONUMENTS, AS SHOWN.

WE SET A NEW MONUMENT IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT A LOCATION APPROVED BY MR. SULLIVAN, AS SHOWN HEREON.

AFTER EXAMINING THE RECORDS, IT APPEARS THERE WAS AN INTENT TO CONVEY THE SOUTH 15 FEET OF THIS PROPERTY TO THE CITY OF BAKER CITY FOR STREET WIDENING ALONG D STREET. HOWEVER, I FIND NO RECORD OF A STREET DEDICATION FOR THIS 15 FOOT WIDE STRIP. THEREFOR, MR. SULLIVAN HAS AGREED TO DEDICATE SAID STRIP ON THIS PLAT.

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, MIKE D. SULLIVAN AND TERESA L. SULLIVAN, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE CAUSED THE SAME TO BE REPLATED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

WE DO HEREBY DEDICATE, DONATE AND CONVEY TO THE CITY OF BAKER CITY FOR PUBLIC USE FOREVER, THE SOUTH 15 FEET OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AS DEPICTED ON THE ANNEXED PLAT.

Mike D. Sullivan
MIKE D. SULLIVAN

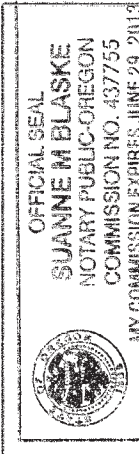
Teresa L. Sullivan
TERESA L. SULLIVAN

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/12, 2009,
BY MIKE D. SULLIVAN AND TERESA L. SULLIVAN, HUSBAND AND WIFE.

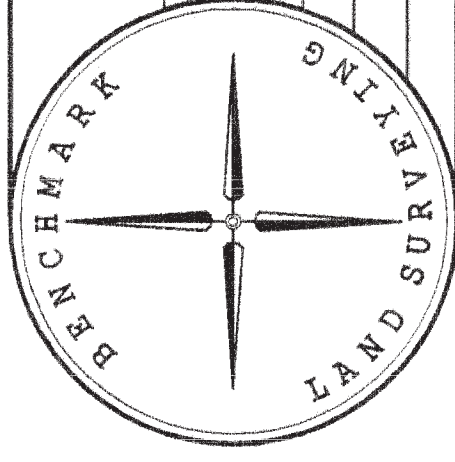
Suann M. Blaske
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6/29/13



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2011



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CITY OF BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR MIKE SULLIVAN

SURVEYED BY J.L.H. & M.C.S.

Scale: 1"= 30' Drawn by: J.L.H.

5/21/2009
SHEET 2 OF 2