

REPLAT NUMBER SD 2022-002

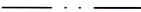
A Replat of a portion of Blocks 5 and 12 of Sally's Addition to the City of Baker City with vacated alleys, 19th Street and Estes Street accruing by way of vacation, Situated in the Northeast quarter of the Northeast quarter of Section 19, Township 9 South, Range 40 East of the Willamette Meridian

BASIS OF BEARING

True geodetic North at the corner common to Sections 8,
9, 16 and 17, Township 9 South, Range 40 East of the
Willamette Meridian, as determined by GPS observation

SCALE: 1"=100'

LEGEND

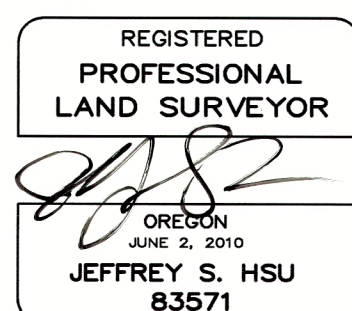
- | | |
|---|---|
|  | Found Iron pipe in monument box |
|  | Found 2 1/2" brass cap set by Survey Number 9-50-563 |
|  | Found monument as described, set by Survey Number 9-40-29 |
|  | Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-237 |
|  | Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-427 |
|  | Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER |
|  | Centerline |
|  | Easement Line |
| () | Record measurement as per Plat of Sally's Addition |
| - - | Record measurement as per Survey Number 9-40-29 |
| [] | Record measurement as per Survey Number 9-40-237 |
| { } | Record measurement as per Survey Number 9-40-427 |

REFERENCE MATERIAL

Survey Number 9-40-29	<u>DEED REFERENCES</u>
Survey Number 9-40-31BC	Book 168, Page 605
Survey Number 9-40-237	73 47 029
Survey Number 9-40-256	75 17 022
Survey Number 9-40-427	86 22 074
	B03 26 049
Lot Book Report 535112AM	B20 31 0077
dated April 11, 2022, prepared by Amerititle	

NOTES AND EASEMENTS

60 foot wide non-exclusive easement, for future public roadway, ingress, egress, and utilities, in favor of the City of Baker City, created by this plat.



Renewal Date: June 30, 2023

NARRATIVE

This partition was done at the request of Matt Kerns, owner of the land within. Mr. Kerns wanted his land divided as shown. There is a notable deficiency in the East/West dimension of the Section when compared to the original plat of Sally's Addition. Surveys in the area have held the aliquot line for the centerline of Estes Street. For Block dimensions, surveys have used a standard proportionate method to place these block lines. I recover monuments as shown. I find the pins set by Survey 9-40-427 to be slightly different than my block break, but due to long standing nature of these pins, I hold these as being on the true West line of the alley of Block 5. I use a line holding the pin set at the intersection of the centerline of said alley driving a line to a point 7.5 feet East of the pin at the North end of the West line of the alley. From this line, I proportion the centerlines of 19th, 20th and 21st Streets and use these to place the blocks. The pin set at the jog in East line of this was set by Survey 9-40-427. I hold this pin as found. To place the jog in the line, I hold points 370 feet West of the Northeast and Southeast corner of Block 4.

I find no other unusual conditions with this partition.