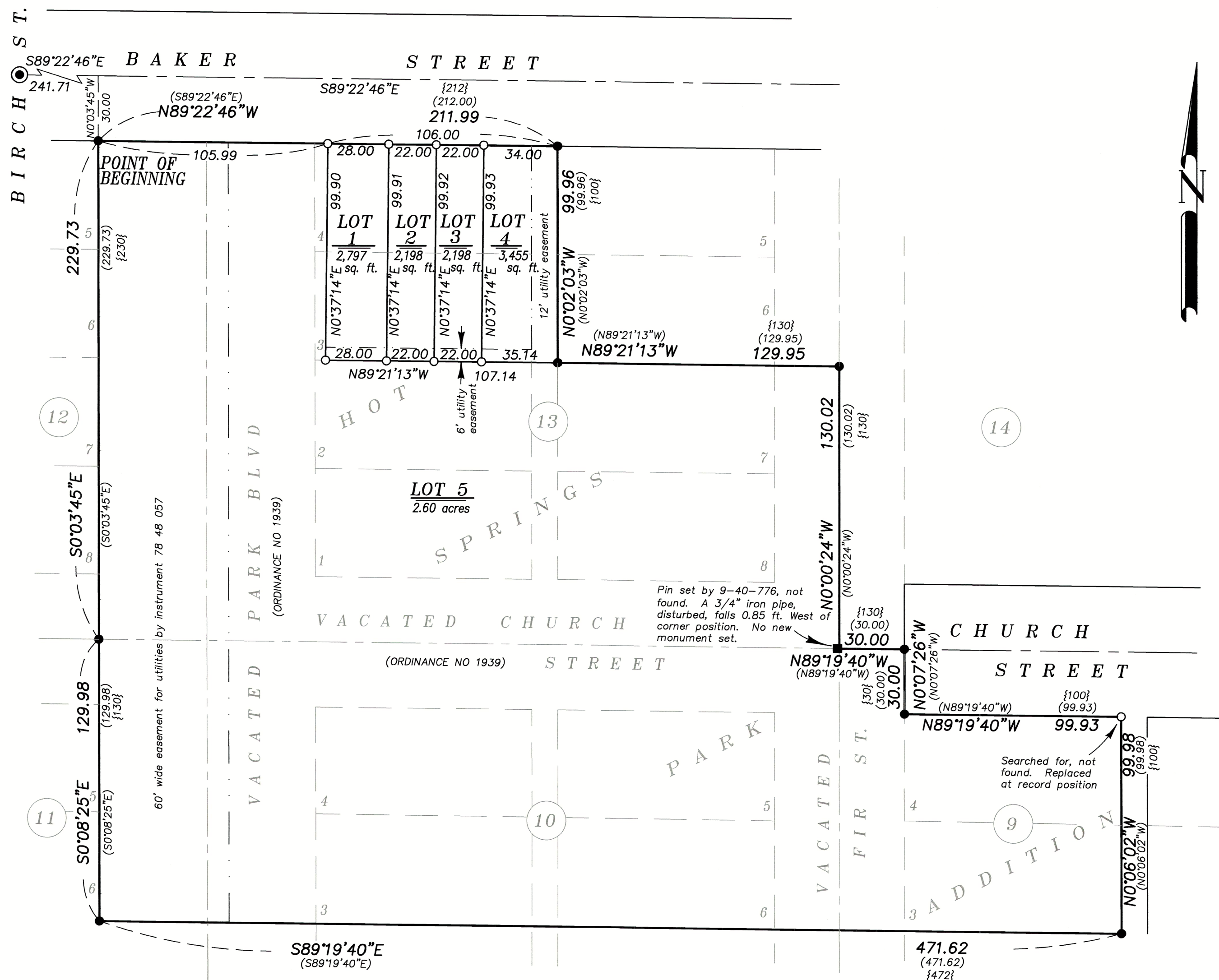


PARK SPRINGS SUBDIVISION PHASE 1

A subdivision in Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated Park Blvd, Church Street and Fir Street
Situating in the Northeast quarter of the Southeast quarter of Section 16, Township 9 South, Range 40 East of the Willamette
Meridian, Baker City, Baker County, Oregon

SD 2022-003



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"=40'

LEGEND

- Found 3/4" iron pin in monument box
- Found 3/4" iron pipe
- Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING, set by Survey Number 9-40-776
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement Line
- () Record measurement as per Survey Number 9-40-776
- { } Record measurement as per Plat of Hot Springs Park Addition

REFERENCE MATERIAL

Survey Number 9-40-141B
Survey Number 9-40-164BC
Survey Number 9-40-167
Survey Number 9-40-277
Survey Number 9-40-776
Survey Number AD 18 22
Plat of Hot Springs Park Addition

DEED REFERENCES
Deed 78 48 057
Deed B22070137

Preliminary Title Report 523271AM,
dated February 4, 2022, prepared
by Amerititle, LLC

NOTES AND EASEMENTS

1. Easements for utilities over and across the premises formerly included within the boundaries of Park Boulevard, Church Street, Fir Street and the alleys, now vacated, if any such exist.
2. Easement, to the City of Baker, recorded November 29, 1978 in Instrument 78 48 057, for right to operate, maintain and repair public utilities, over the West 60 feet of this property.
3. Covenants, conditions and restrictions for PARK SPRINGS SUBDIVISION, being filed concurrently with this plat.
4. Utility easement, over the South 6 feet of Lots 1-4 and the East 12 feet of Lot 4, for benefit of lots within this subdivision, created by this plat.

NARRATIVE

This subdivision was done at the request of Kyle Carpenter on behalf of the landowners. He wanted to subdivide the property as shown hereon. I recover monuments set by Survey Number 9-40-776, which resolved the exterior of the property. I find the measurements match the record very harmoniously. I replace the lost pin at the Northeast corner of Lot 1 of Block 9 as per record position. I find no remains of the pin at the intersection of Church Street and Fir Street. A 3/4" iron pipe, possibly set by the original plat falls approximately 0.8 ft. to the West. I find this disturbed and hold the record position as established by 9-40-776. Since there is a road that will be constructed in a future phase of this subdivision, I do not reset this pin.

I find no other unusual conditions with this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023