

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 2022-003 822 19 0299

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being situated in Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated alleys, Park Blvd, Church Street and Fir Street, 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, more particularly described as follows;

Beginning at the Northeast corner of Lot 5, Block 12 of said Hot Springs Park Addition,

Thence: South 0°03'45" East, along the East line of said Block 12, and extension thereof, a distance of 229.73, to the centerline of vacated Church Street,

Thence: South 0°08'25" East, along the East line of Block 11 of said Hot Springs Park Addition, and extension thereof, a distance of 129.98 feet, to the Southeast corner of Lot 6 of said Block 11 of Hot Springs Park Addition,

Thence: South 89°19'40" East, along the South line of Lots 3 and 6 of Block 10, the South line of Lot 3 of Block 9 and Easterly and Westerly extensions thereof, a distance of 471.62 feet, to the Southeast corner of Lot 3, Block 9 of Hot Springs Park Addition,

Thence: North 0°06'02" West, along the East line of Lots 3 and 4 of said Block 9, a distance of 99.98 feet, to the Northeast corner of said Lot 4,

Thence: North 89°19'40" West, along the North line of said Lot 4, a distance of 99.93 feet, to the Northwest corner thereof,

Thence: North 0°07'26" West, a distance of 30.00 feet, to the centerline of vacated Church Street,

Thence: North 89°19'40" West, along said centerline of vacated Church Street, a distance of 30.00 feet, to its intersection with the centerline of vacated Fir Street,

Thence: North 0°00'24" West, along said centerline of vacated Fir Street, a distance of 130.02 feet, to the Easterly extension of the North line of Lot 7, Block 13 of said Hot Springs Park Addition,

Thence: North 89°21'13" West, along said North line and Easterly extension thereof, a distance of 129.95 feet, to the Northwest corner of said Lot 7,

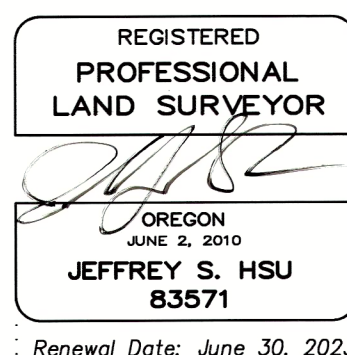
Thence: North 0°02'03" West, along the West line of Lots 5 and 6 of said Block 13, a distance of 99.96 feet, to the South right-of-way line of Baker Street,

Thence: North 89°22'46" West, along said South right-of-way line, a distance of 211.99 feet, to the Point of Beginning.

Containing 2.844 acres

I further certify that I made this plat by order of and under the direction of the owner thereof, and all lot corners are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that BIG CREEK BUILDERS, INC, an Oregon Corporation, is the owner of the land within this Subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted, and do hereby create the 6 and 12 foot wide utility easements, as shown on the annexed plat, in accordance with O.R.S. Chapter 92. In witness whereof, BIG CREEK BUILDERS, INC., pursuant to its operating agreement, duly and legally adopted, had caused these presents to be signed by DAVID RUSSELL HAYS.

David Russell Hays
DAVID RUSSELL HAYS
BIG CREEK BUILDERS, INC.

ACKNOWLEDGMENT

State of Oregon

SS

County of Baker

Know all people by these presents, on this 5th day of May, 2022, before me a Notary Public in and for said County and State, personally appeared DAVID RUSSELL HAYS, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

Jeri Lavine Shaffer
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

BAKER CITY PLANNING

Approved this 11th day of May, 2022.

Haley Demos
Baker City Planning Director

BAKER CITY MANAGER

Approved this 2nd day of May, 2022.

Jonathan Cannon
Jonathan Cannon
Baker City Manager

BAKER CITY SURVEYOR

Approved this 2nd day of May, 2022.

Thomas D. Fisk
Thomas D. Fisk
Baker City Surveyor

BAKER COUNTY TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2021-2022 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Alice Diefelinger by Traci Robinson Date: May 11, 2022
Baker County Tax Collector

BAKER COUNTY COMMISSIONERS

I hereby approve this plat this 11th day of May, 2022.

William (Bill) Harvey
William (Bill) Harvey
Chairman

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon
County of Baker

I do hereby certify that the attached subdivision plat was received for record on the 11th day of May, 2022, at 2:05 o'clock P.M., and recorded in Baker County Records.

Stephanie Kirby, Co. Clerk
Baker County Clerk by Karen Phillips