

Cracker Creek Estates

A RE-PLAT OF A PORTION OF VINSON'S ADDITION ALL OF BLOCK 12; LOT 6 IN BLOCK 13; A PORTION OF BLOCK 14 AND BLOCK 23; ALL OF BLOCK 15; ALL OF BLOCK 22; ALL OF THAT PORTION OF BLOCKS 24 AND 25 LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SUMPTER VALLEY HIGHWAY CITY OF SUMPTER, BAKER COUNTY, OREGON

DATED SEPTEMBER 2, 2008
SHEET 2 OF 2

APPROVALS

Approved this 23rd day of Jan., 2009
FR Atley
Baker County Surveyor

Approved this 6 day of APRIL, 2009
David Hale
City of Sumpter, Mayor

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Alex Duffinger
Tax Collector
Date 4-7-09

I do hereby certify that this plat was received on the 17 day of April, 2009 at 11:30 o'clock A.M., and recorded in the subdivision records in the Baker County, Oregon.

Jamara Galloway
Baker County Clerk
by *Karen Phillips, Deputy*

Michelle Shultz has consented to the declaration of this Re-Plat by an Affidavit of Consent recorded as Instrument No. 8014-0201, deeds of Baker County, Oregon.

DECLARATION AND DEDICATION

Know all people by these presents that we, Chase Real Property, LLC, and Tom Pieratt, and Michelle Shultz do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be re-platted into lots, streets, and an alley in accordance with the provisions of ORS Chapter 92 as shown hereon. We do hereby dedicate to the City of Sumpter Park Street, New Street, High Street, the portion shown as an Alley, Summit Loop, Magnolia Avenue and Bourne Avenue all as shown hereon. We do hereby dedicate to the City of Sumpter a 15.00 foot wide storm sewer easement over and across Lots 34 and 39. We do hereby dedicate to the City of Sumpter a 15.00 foot wide utility easement over and across Lot 6. We do hereby dedicate to the City of Sumpter a 20.00 foot wide easement for snow storage over and across Lots 21, 22, 23, 24, 25 and 26.

Michelle Clarke
Michelle L. Clarke, Member
Chase Real Property, LLC

Tom Pieratt
Tom Pieratt

Tom Pieratt, the owner of lands described in a deed recorded on July 6, 2007, in Baker County deed records as Instrument B07 28 0042 and denominated in this replat of a portion of Vinson's Addition to the City of Sumpter, Oregon, as Lot 42, hereby joins in this replat for the purpose of replating the property described in said deed and to acquire title to the portion of Fairview Street and the portion of Bourne Avenue adjacent to said property shown hereon as Lot 42. By joining in this plat said Tom Pieratt does not assume any liability for any improvements or costs associated with this replat or the development of the lands contained herein

ACKNOWLEDGEMENT
STATE OF OREGON }
COUNTY OF BAKER }
My commission expires: January 11, 2013

This instrument was acknowledged before me on this 6th day of April, 2009, by
Michelle L. Clarke
Notary Public of Oregon
My commission expires: January 11, 2013

ACKNOWLEDGEMENT
STATE OF OREGON }
COUNTY OF Baker }
My commission expires: January 11, 2013

This instrument was acknowledged before me on this 6th day of April, 2009, by Tom Pieratt.
Tom Pieratt
Notary Public of Oregon
My commission expires: January 11, 2013

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) A private utility easement, including the terms and conditions thereof, to The Sumpter Light and Water Company, a Washington corporation, recorded September 1, 1903, in Book 54, Page 557, deeds of Baker County, Oregon. Not shown due to insufficient data given in the deed.
- 2) A private utility easement, including the terms and conditions thereof, to The Sumpter Light and Water Company, a Washington corporation, recorded November 13, 1903, in Book 50, Page 340, deeds of Baker County, Oregon. Not shown due to insufficient data given in the deed.
- 3) A private utility easement, including the terms and conditions thereof, to Eastern Oregon Light and Power Company, an Oregon corporation, recorded December 1, 1936, in Book 123, Page 124, deeds of Baker County, Oregon. Not shown due to insufficient data given in the deed.
- 4) A private right of way easement, including the terms and conditions thereof, to California-Pacific Utilities Company, a corporation, 40 feet in width, recorded November 18, 1949, in Book 151, Page 649, deeds of Baker County, Oregon. Not shown due to insufficient data given in the deed.

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments as provided by ORS Chapter 92, the lots of Cracker Creek Estates. Cracker Creek Estates is a re-plat of a portion of Vinson's Addition to the City of Sumpter, situated in the SE1/4 and in the SW1/4 Section 29, T9S, R37E, W.M., Baker County, Oregon, described as follows:

This is a re-plat of Block 12; Lot 6 of Block 13, Block 14 and Block 23 lying westerly of the center line of Cracker Creek; all of Block 15 and all of Block 22; all that portion of Block 24 and Block 25 lying north of the northerly right of way line of the Sumpter Valley Highway, all in Vinson's Addition, including a portion of the following streets: Bourne Avenue, Magnolia Avenue, Park Street, New Street, Fairview Street and High Street and the alley's within the boundaries shown hereon. Also a portion of the vacated Riverside Avenue.

The boundary is described as follows;

- Beginning at the SW corner of Block 5 of Vinson's Addition to the City of Sumpter;
- Thence S81°44'00"E, 200.00 feet;
- Thence S08°16'00"W, 30.00 feet;
- Thence S81°44'00"E, 80.00 feet;
- Thence S08°16'00"W, 138.25 feet;
- Thence S81°44'00"E, 80.00 feet;
- Thence S08°16'00"W, 138.25 feet to a point on the center line of New Street;
- Thence S81°44'00"E, 83.44 feet to the center line of Cracker Creek;
- Thence along the center line of Cracker Creek as follows;
- S20°00'00"E, 25.13 feet;
- S30°00'00"E, 75.00 feet;
- S08°30'00"E, 55.00 feet;
- S01°30'00"W, 163.60 feet;
- S07°00'00"W, 62.88 feet;
- S03°30'00"E, 115.05 feet;
- S17°10'00"E, 88.99 feet;
- Thence S08°16'00"W, leaving said center line, 108.42 feet to the northerly right of way line of the Sumpter Valley Highway;
- Thence along the northerly right of way line of the Sumpter Valley Highway as follows:
- N85°11'50"W, 18.41 feet;
- N83°44'09"W, 507.48 feet;
- S89°21'22"W, 91.70 feet;
- N88°54'30"W, 24.05 feet;
- Thence N08°16'00"E, leaving said right of way line, 1002.97 feet;
- Thence S81°44'00"E, 40.00 feet to the point of beginning.

Cracker Creek Estates contains 11.47 acres.

Cornerstone Surveying, Inc
233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813



NARRATIVE

This survey was performed at the request of Cary Clarke, on behalf of Chase Real Property, LLC, an Oregon Limited Liability Company. The purpose of this survey was to re-plat the property described in Instrument No. 07280041 and 07280177 and 08320095 deeds of Baker County, Oregon.

The City of Sumpter approved the re-plat of all of Block 12; Lot 6 of Block 13, Block 14 and Block 23 lying westerly of Cracker Creek; all of Block 15 and all of Block 22; all that portion of Block 24 and Block 25 lying north of the northerly right of way line of the Sumpter Valley Highway, all in Vinson's Addition, including a portion of the following streets: Bourne Avenue, Magnolia Avenue, Park Street, New Street, Fairview Street and High Street and the alley's within the boundaries shown hereon. Also a portion of the vacated Riverside Avenue.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments and to establish the new lot corners of this re-plat. The basis of bearings for this re-plat is the Woodwell Baseline which has been used for many years for the bearings in the City of Sumpter.

I used the plat record bearings and distances shown on Vinson's Addition to establish the north and west boundaries. I located the center line of Cracker Creek to establish the easterly boundary. Reference monuments were set on the lot lines near the edge of Cracker Creek. The offset distance to the true lot corner is given on the plat. The northerly right of way line of the Sumpter Valley Highway was monumented by the Oregon Department of Transportation and shown on Drawing No. 88-35-6. I recovered and accepted the ODOT monuments shown hereon.