

REPLAT IN JACKSONS' ADDITION BAKER CITY, OREGON

SURVEYOR'S CERTIFICATE

I, James D. Hanley, hereby certify that I have correctly surveyed and marked with proper monuments the land represented on the annexed replat of a portion of Jackson's Addition. The exterior boundary of the replatted parcel is described as follows: Beginning at the point of intersection of the centerline of Pennsylvania Ave. with the West right of way line of vacated Fourth Street; thence N.89°29'51"W. along the centerline of Pennsylvania Ave. 311.05 feet to the East line of Tract "U"; thence N.00°37'32"W. along the East line of Tract "U" 11.50 feet to the NE cor. said Tract "U"; thence N.89°32'46"W. along the North line of Tract "U" 121.55 feet to the East line of OSHD HWY 7; thence along a 2824.79 foot radius curve right (the long chord of which bears N.14°50'49"E., 227.09 feet) a distance of 227.15 feet to the South line of Tract "Q"; thence S.89°32'46"E. along the South line of Tract "Q" 61.13 feet to the Southeast corner of Tract "Q"; thence N.00°34'41" W. along the East line of Tract "Q" 44.71 feet to the centerline of vacated Ohio Avenue; thence S.89°34'52" E. along the centerline of vacated Ohio Avenue 316.30 feet to the West line of vacated Fourth Street; thence S.00°30'30"W. along the said West line of Fourth Street 276.63 feet to the point of beginning.



NARRATIVE

The purpose of this plat for Ted W. and Virginia Orr is to replat a portion of Tract "T" and Block 5 Jackson's Addition (including portions of vacated Ohio, Pennsylvania Avenues, 4th Street and a vacated alley) into four parcels as shown hereon. Controlling city street intersection monumentation, O.S.H.D. monumentation along Hwy. 7 and record monumentation from Baker County Surveys 9-40-158 and 177 was recovered and held as control for this survey.

DECLARATION

Know all people by these presents that Ted W. Orr and Virginia Orr are the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and that they together have caused the same to be Surveyed and Replatted as shown, in accordance with O.R.S. Chapter 92, and do hereby create a 15' wide utility easement along the South line of Lot 2 as shown hereon.

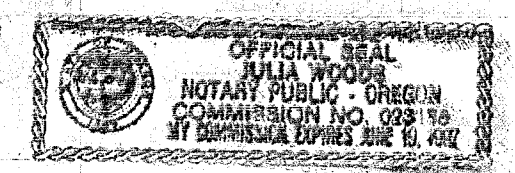
Ted W. Orr
Ted W. Orr

Virginia Orr
Virginia Orr

ACKNOWLEDGMENT

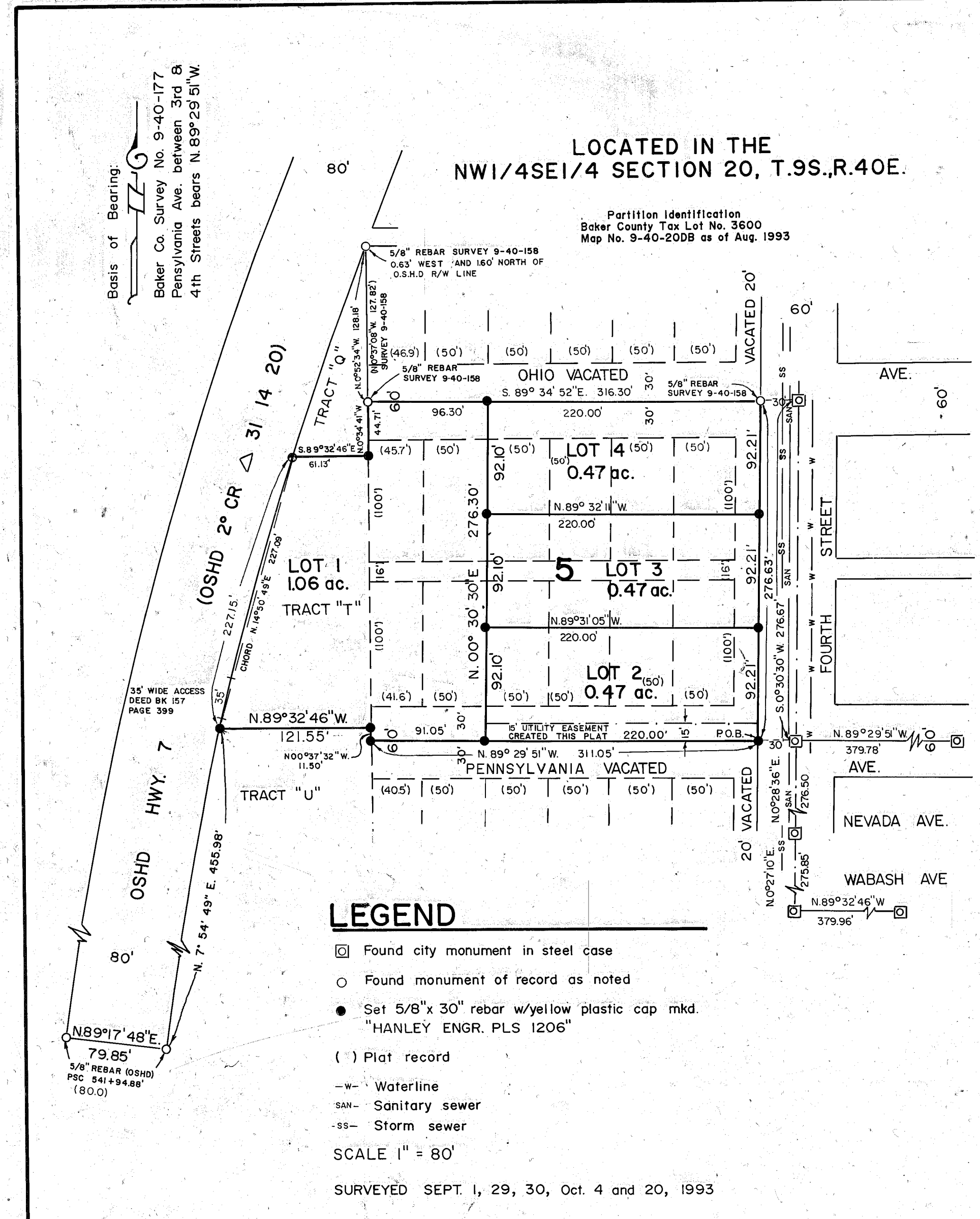
State of Oregon } S.S. On February 15, 1994 before me did personally appear the within named
County of Baker } Ted W. and Virginia Orr, who acknowledged to me that they executed the same
freely and voluntarily.

Julia Woods
My Commission expires 4/17/97



STATEMENT OF WATER RIGHTS:

There are water rights appurtenant to this land under Certificate 4256.



APPROVALS

We the undersigned officers in and for Baker City and Baker County, Oregon, do hereby approve this replat of a portion of Jackson's Addition.

Baker City Surveyor by: Sary Van Patten PLS 2162; Date Dec. 22, 1993.

Baker City Planning by: Arthur Z. Peiff CITY MANAGER; Date Dec 22, 1993

I do hereby certify that all taxes for the subject property have been paid as required.
Baker County Tax Collector by: Sydney Taylor; Date FEB. 15, 1994

State of Oregon } S.S. I do hereby certify that the annexed replat was received for record on the 15th day of
County of Baker } February, 1994 at 2:05 o'clock P. M., and recorded in Baker Co. records and is hereby approved.

Baker County Clerk by: Julia Woods Co. Clerk