

REPLAT No. SD2008-001

of Lots 7, 8 & 9, Block 23, Revised McCrary Addition NE1/4NW1/4 of Section 20, T9S, R40E, WM City of Baker City, Baker County, Oregon

• set 30' long No 5 Ribbar with Yellow Plastic Cap marked PLS 699



BASIS FOR BEARINGS
GPS State Plane Coordinates



NARRATIVE

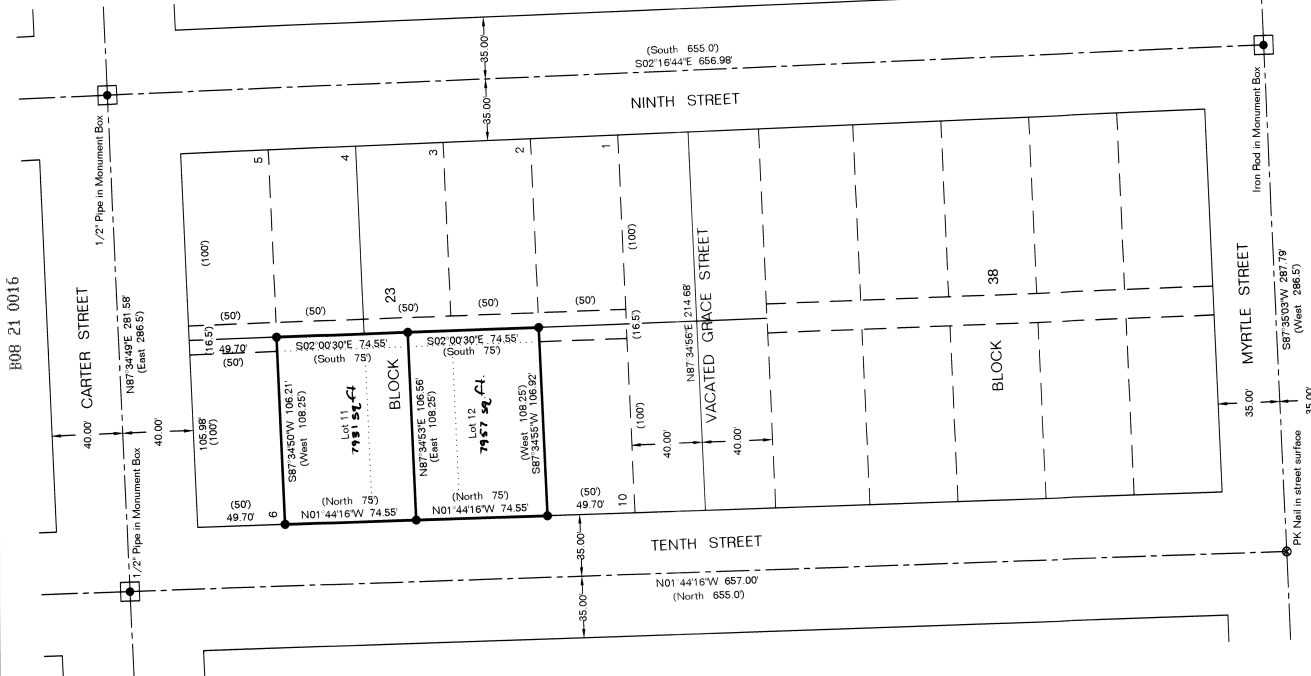
The purpose of this survey was to adjust a property line by replat of Lots 7, 8 & 9 and that portion of the West half of the vacated alley adjacent to said lots, all in Block 23, Revised McCrary Addition, City of Baker City, Baker County, Oregon, in the NE1/4NW1/4 of Section 20, T9S, R40E, WM, at the request of Allen & Sherry Younger, plattee through Block 23 and Grace Street between Blocks 23 and 38 vacated by Ordinance No. 3145 in 1999. There are two homes on the 3 lots and in March, 2005, I did a foundation survey for the Youngers that showed each house lapped over onto Lot 8. The survey showed that each house would have the proper setbacks if Lot 8 was split in half and shared with Lots 7 and 9. However at some time since my foundation survey a deed transferring the North 13.4 feet of Lot 8 to be with Lot 7 was made not using the proper procedures for a property line adjustment. The 13.4 feet was the distance measured by me that the Northerly house was from the South line of the North half of Lot 8. The result of the adjustment was to place the property line about 4 feet into the South side of the said house. This survey is correcting the problem so that each house is in better compliance with Baker City regulations.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97177, completed this survey on May 15, 2008, do hereby certify that I have correctly surveyed and marked with proper monuments, including an Initial Point, as shown, in accordance with ORS Chapter 91, the laws as referenced and that the information shown on this map is correct to the best of my knowledge.

The lands being replatted are Lots 7, 8 & 9 and that portion of the West half of the vacated alley adjacent to said lots, all in Block 23, Revised McCrary Addition, City of Baker City, Baker County, Oregon, in the NE1/4NW1/4 of Section 20, T9S, R40E, WM.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 9, 1965
LELAND LEE MYERS
Renewal Date 1/1/09



DECLARATION

We, Allen D. Younger and Sherry H. Younger, husband and wife, do hereby declare that we have caused this replat to adjust a property line by creating new Lots 11 & 12, Block 23, Revised McCrary Addition to be prepared in accordance with Oregon Revised Statutes, Chapter 92. Further we hereby vacate Lots 7, 8 & 9, Block 23, Revised McCrary Addition, City of Baker City, Baker County, Oregon.

Allen D. Younger
STATE OF OREGON }
COUNTY OF BAKER } ss
Sherry H. Younger

Signed and sworn to before me on May 15, 2008, by Allen D. Younger and Sherry H. Younger, husband and wife.

Nancy H. Beach
My Commission Expires Feb 2, 2011



APPROVALS

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

Sherry Ann Patton PLS 2162
Baker City Surveyor Date 5-15-2008

I have reviewed this partition and find it complies with the regulations of the City of Baker City, Oregon.

Scott Chappell
Baker City Planning Director Date 5-15-2008

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

Allen D. Younger
Baker County Surveyor Date 5-19-08

STATE OF OREGON }
COUNTY OF BAKER }

I do hereby certify that the attached replat was received for recording on the 15th day of May, 2008, at 1:50 o'clock P. M. as Slide No. B39.

Sherry Ann Patton, Co. Clerk
Baker County Clerk by *Open 4/2/08, Deputy*

FILED
BAKER COUNTY SURVEYOR
SURVEY No. _____