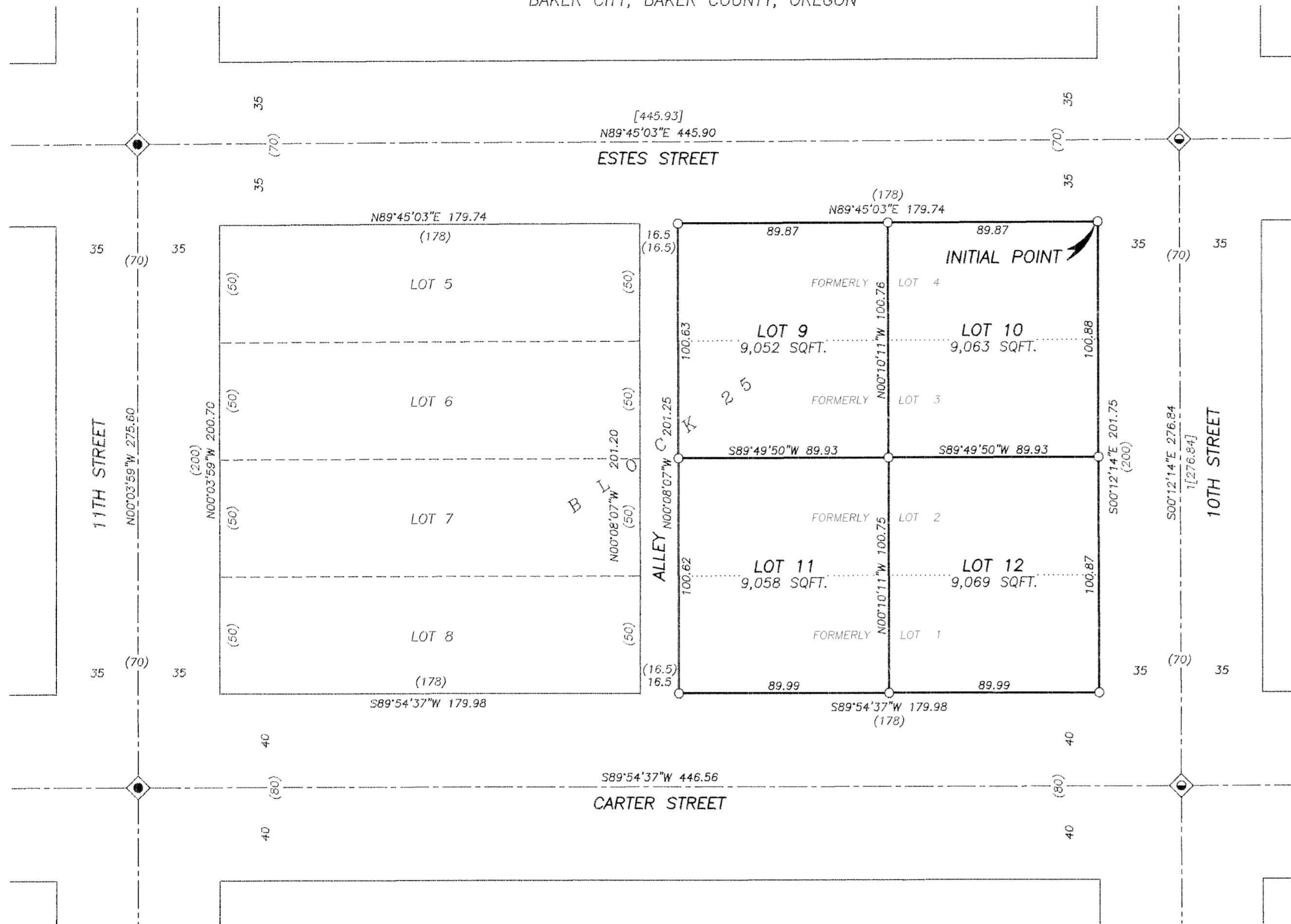


# REPLAT NO. 2018-002

A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 25 OF McCRARY'S REVISED ADDITION SITUATED IN THE NE1/4NW1/4 SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON



### APPROVALS

APPROVED THIS 28<sup>th</sup> DAY OF September, 2018

*Thomas D. Fish*  
BAKER CITY SURVEYOR

APPROVED THIS 28<sup>th</sup> DAY OF September, 2018

*Sarah Nicholas*  
BAKER CITY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Mike Sullivan*  
BAKER COUNTY TAX COLLECTOR  
DATE: 9-28-18

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 28<sup>th</sup> DAY OF September, 2018 AT 10:00 O'CLOCK A.M., AND RECORDED AS REPLAT NO. 2018-002, BAKER COUNTY RECORDS.

*Cindy Carpenter*  
BAKER COUNTY CLERK

### NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF JEFF PETRY GENERAL CONTRACTORS, INC., WITH THE PURPOSE OF REPLATTING THE SUBJECT PROPERTY INTO 4 NEW LOTS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE REVISED PLAN OF McCRARY'S ADDITION WAS SURVEYED AND PLATTED OCTOBER 1886 BY E.H. MIX. I ALSO FOUND BAKER COUNTY SURVEY NO.'S 9-40-208 AND 9-40-312, WHICH WERE SURVEYS WITHIN ADJACENT BLOCKS.

FIELD MEASUREMENTS WERE MADE TO RECOVER STREET CENTERLINE MONUMENTS WHICH CONTROL THE GEOMETRY OF BLOCK 25. I FOUND AN UNRECORDED 1/2" IRON PIN AT THE NORTHEAST CORNER OF BLOCK 25, WHICH WAS BENT. THE SPIN POINT OF THE PIN WAS IN THE RECORD POSITION. I REPLACED THE PIN WITH A NEW MONUMENT AS PART OF THIS SURVEY. I ACCEPT THE CENTERLINE MONUMENTS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND, AS SHOWN.

### REFERENCES

- RECORD MAP OF SURVEY NO.'S 9-40-208 & 9-40-312
- DEED RECORD INSTRUMENT NO. 18340023
- REVISED PLAN OF THE McCRARY'S ADDITION (DEED BOOK K PAGE 615)
- PRELIMINARY TITLE REPORT FILE NO. 254331AM

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT J. PETRY GENERAL CONTRACTORS, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

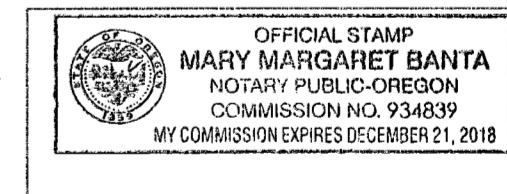
*Jeffery D. Petry*  
JEFFERY D. PETRY  
PRESIDENT

### ACKNOWLEDGMENTS

STATE OF OREGON }  
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept. 28, 2018, BY JEFFERY D. PETRY

*Mary Margaret Banta*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 12/21/2018



### LEGEND

- FOUND A 1/2" IRON PIPE INSIDE A STEEL CITY MONUMENT BOX WITH LID
- FOUND A 1/2" IRON PIN IN A 3/4" IRON PIPE INSIDE A STEEL CITY MONUMENT BOX WITH LID
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- RECORD DISTANCE FROM REVISED PLAN OF THE McCRARY ADDITION
- RECORD DISTANCE FROM SURVEY NO. 9-40-208
- RECORD DISTANCE FROM SURVEY NO. 9-40-312
- LOT LINE VACATED BY THIS REPLAT

### SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED LOTS 9, 10, 11 AND 12 OF THIS REPLAT, BEING SITUATED IN THE NE1/4NW1/4 SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4, BLOCK 25, McCRARY'S REVISED ADDITION  
THIS REPLAT CONTAINS 36,242 SQUARE FEET.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF BLOCK 25 AS THE INITIAL POINT OF THIS REPLAT.

### SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

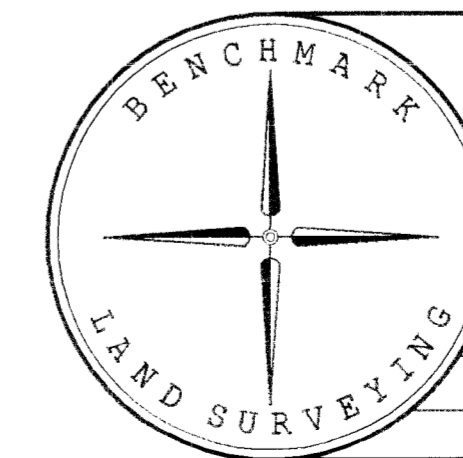
### BASIS OF BEARINGS

GEODETIC NORTH  
DETERMINED BY GPS OBSERVATION TAKEN AT THE CENTER OF 10TH STREET

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason L. Hatfield*  
OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454

EXPIRES: 6/30/2019



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
1207 DEWEY AVE., BAKER CITY, OREGON  
541-575-1251 ~ 541-523-5852

### REPLAT

LOTS 1, 2, 3 & 4, BLOCK 25 OF McCRARY'S REVISED ADDITION SITUATED IN THE NE1/4NW1/4 SECTION 20, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	J. PETRY GENERAL CONTRACTORS, INC.	
SURVEYED BY	JLH	9/12/2018
SCALE: 1"=40'	DRAWN BY: JLH	