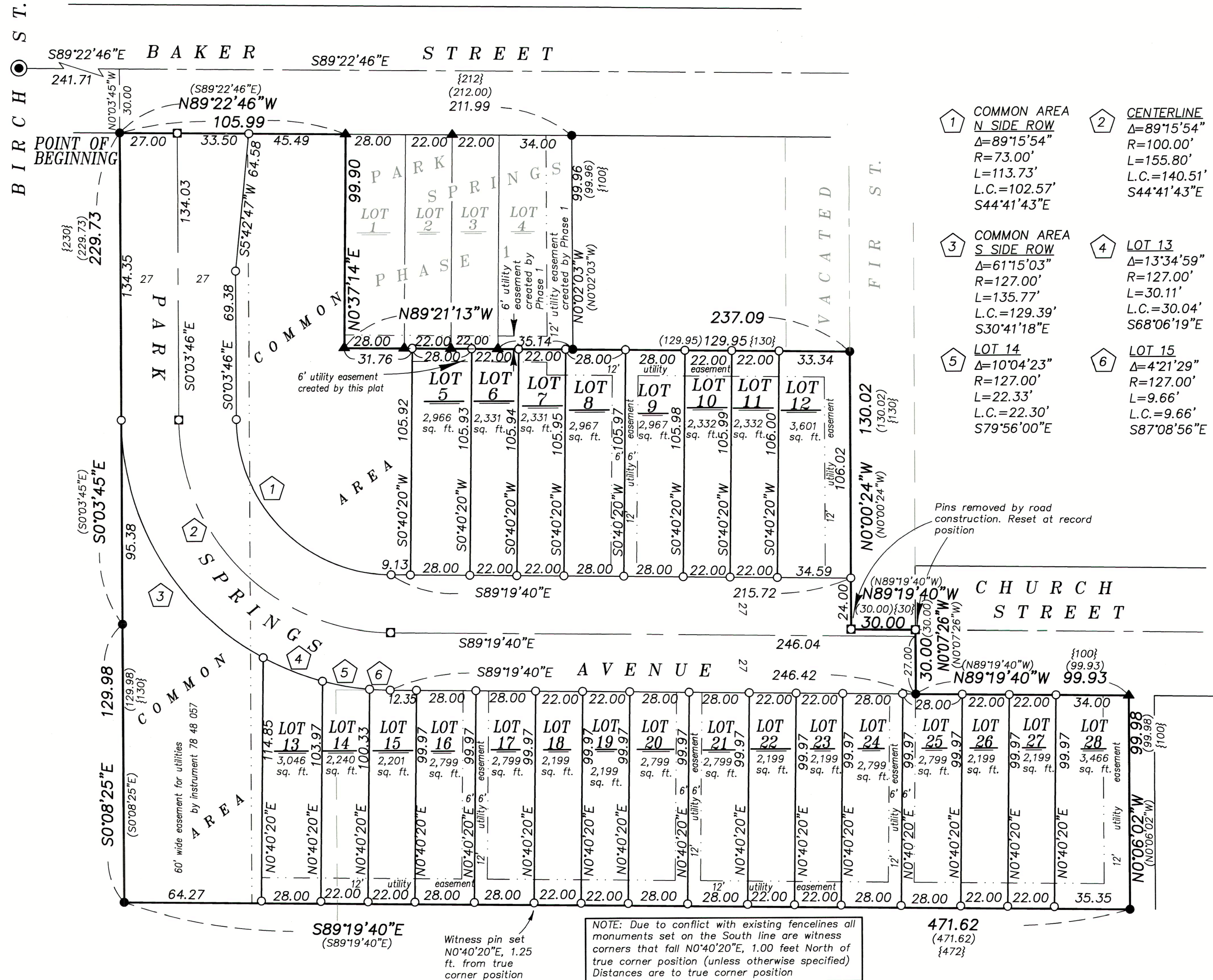


PARK SPRINGS SUBDIVISION PHASE 2

SD 2023-001

A subdivision of Lot 5 of Park Springs Subdivision Phase 1
Being a portion of Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated Park Blvd, Church Street and Fir Street
Situated 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



BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=40'

LEGEND

- Found 3/4" iron pin in monument box
- Found 3/4" iron pipe
- Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING, set by Survey Number 9-40-776
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of Park Springs Subdivision Phase 1
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER in monument box, to be set following construction of road, on or before December 1, 2023
- Centerline
- - - Easement Line
- () Record measurement as per Survey Number 9-40-776
- { } Record measurement as per Plat of Hot Springs Park Addition

REFERENCE MATERIAL

- | | |
|---------------------------------------|------------------------------------|
| Survey Number 9-40-141B | DEED REFERENCES |
| Survey Number 9-40-164BC | Deed 78 48 057 |
| Survey Number 9-40-167 | Deed B22070137 |
| Survey Number 9-40-277 | |
| Survey Number 9-40-776 | Preliminary Title Report 523271AM, |
| Survey Number AD 18 22 | dated February 4, 2022, prepared |
| Plat of Hot Springs Park Addition | by Amerititle, LLC |
| Plat of Park Springs Addition Phase 1 | |

NOTES AND EASEMENTS

- Easements for utilities over and across the premises formerly included within the boundaries of Park Boulevard, Church Street, Fir Street and the alleys, now vacated, if any such exist.
- Easement, to the City of Baker, recorded November 29, 1978 in Instrument 78 48 057, for right to operate, maintain and repair public utilities, over the West 60 feet of this property.
- Covenants, conditions and restrictions for PARK SPRINGS SUBDIVISION, being filed concurrently with this plat.
- Utility easement, over the South 6 feet of Lots 1-4 and the East 12 feet of Lot 4, Park Springs Addition Phase 1, for benefit of lots within this subdivision, created by plat of Park Springs Addition Phase 1
- Utility easements, to be created by this plat, over the following:
 - The North 6 feet of Lots 5 and 6,
 - The North 6 feet of the West 10 feet of Lot 7,
 - The North 12 feet of the East 12 feet of Lot 7,
 - The North 12 feet of Lots 8, 9, 10, 11 and 12,
 - The South 12 feet of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28,
 - The East 6 feet of Lots 8, 16, 20, and 24,
 - The West 6 feet of Lots 9, 17, 21 and 25.
 - The East 12 feet of Lots 12 and 28.

NARRATIVE

This subdivision was done at the request of Kyle Carpenter on behalf of the landowners. He wanted to subdivide the property as shown hereon. Extérieurs of this subdivision were set by Park Springs Addition Phase 1. I find no other unusual conditions with this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025.

NOTE: Due to conflict with existing fencelines all monuments set on the South line are witness corners that fall N0°40'20"E, 1.00 feet North of true corner position (unless otherwise specified) Distances are to true corner position

471.62
(471.62)
{472}