

PARK SPRINGS SUBDIVISION PHASE 2

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
Situating 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

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being 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 St, 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, more particularly described as follows;

Beginning at the Northwest corner of said Lot 5 of Park Spring Subdivision Phase 1,

Thence: South 0°03'45" East, along the East line of Block 12 of Hot Springs Park Addition, and extension thereof, a distance of 229.73, to the centerline of vacated Church Street,

Thence: South 0°08'25" East, along the East line of Block 11 of said Hot Springs Park Addition, and extension thereof, a distance of 129.98 feet, to the Southeast corner of Lot 6 of said Block 11 of Hot Springs Park Addition,

Thence: South 89°19'40" East, along the South line of Lots 3 and 6 of Block 10, the South line of Lot 3 of Block 9 and Easterly and Westerly extensions thereof, a distance of 471.62 feet, to the Southeast corner of Lot 3, Block 9 of Hot Springs Park Addition,

Thence: North 0°06'02" West, along the East line of Lots 3 and 4 of said Block 9, a distance of 99.98 feet, to the Northeast corner of said Lot 4,

Thence: North 89°19'40" West, along the North line of said Lot 4, a distance of 99.93 feet, to the Northwest corner thereof,

Thence: North 0°07'26" West, a distance of 30.00 feet, to the centerline of vacated Church Street,

Thence: North 89°19'40" West, along said centerline of vacated Church Street, a distance of 30.00 feet, to its intersection with the centerline of vacated Fir Street,

Thence: North 0°00'24" West, along said centerline of vacated Fir Street, a distance of 130.02 feet, to the Easterly extension of the North line of Lot 7, Block 13 of said Hot Springs Park Addition,


Thence: North 89°21'13" West, along said North line and Easterly extension thereof and the South line of Lots 1, 2, 3, and 4 of Park Springs Subdivision Phase 1, a distance of 237.09 feet, to the Southwest corner of said Lot 1 of Park Springs Subdivision Phase 1,

Thence: North 0°37'14" East, along the West line of said Lot 1, a distance of 99.90 feet, to the South right-of-way line of Baker Street,

Thence: North 89°22'46" West, along said South right-of-way line, a distance of 105.99 feet, to the Point of Beginning.

Containing 2.600 acres

I further certify that I made this plat by order of and under the direction of the owner thereof, and all lot corners are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that PRIDE, LLC, an Idaho Limited Liability Corporation, is the owner of the land within this Subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted, and do hereby create, donate, dedicate and convey to public use forever PARK SPRINGS AVENUE as well as create utility easements over all the lots within this subdivision, as shown on the annexed map, in accordance with O.R.S. Chapter 92. In witness whereof, PRIDE, LLC., pursuant to its operating agreement, duly and legally adopted, had caused these presents to be signed by RUSSELL D. HUNEMILLER.

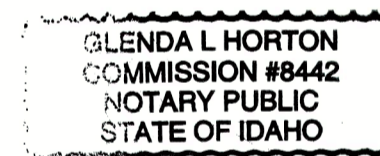

RUSSELL D. HUNEMILLER
PRIDE, LLC.

ACKNOWLEDGMENT

State of Idaho
County of Ada SS

Know all people by these presents, on this 21st day of June, 2023, before me a Notary Public in and for said County and State, personally appeared RUSSELL D. HUNEMILLER, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.


Notary Public for
the State of Idaho



Notarial seal
Exp 05/28/2025

APPROVALS

BAKER CITY PLANNING

Approved this 20th day of June, 2023.


Baker City Planning Director


BAKER CITY MANAGER

Approved this 20th day of July, 2023.


Baker City Manager

BAKER CITY SURVEYOR

Approved this 27th day of JUNE, 2023.


Thomas D. Fisk
Baker City Surveyor

BAKER COUNTY TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2023-2024 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Traei Robinson Date: July 20, 2023
Baker County Tax Collector

BAKER COUNTY COMMISSIONERS

I hereby approve this plat this 19th day of July, 2023.


Shane Anderson Alderson
Chairman

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS
County of Baker

I do hereby certify that the attached subdivision plat was received for record on the 20th day of July, 2023, at 10:15 o'clock A M, and recorded in Baker County Records.

Baker County Clerk Stefanie Kirby Co. Clerk
by Karen Phillips, Deputy