

PATTERSON'S ADDITION SP2023-002

A subdivision of a portion of the Southwest quarter of Section 29, Township 9 South, Range 37 East of the Willamette Meridian, also being a portion of Blocks 21 and 26, Vinson's Addition to the City of Sumpter and portions of vacated Ellis Avenue, High Street and alleys within said Blocks, City of Sumpter, Baker County, Oregon

REFERENCE MATERIAL

Survey Number 9-37-05
Survey Number 9-37-61
Survey Number 9-37-231
Survey Number 9-37-240
Survey Number 9-37-293
Survey Number 9-37-317
Survey Number 9-37-338
ODOT Strip Map 8B-35-6
Plat of Vinson's Addition

DEED REFERENCES

B19 16 0095
Ordinance No. 2020-1
Ordinance No. 1984-9 (84 51 100)

Preliminary Title Report 288881AM, dated April 2, 2019, prepared by AmeriTitle

NOTES AND EASEMENTS

16 ft. wide sewer easement, over the South 8 feet of Lot 2 and the North 8 feet of Lot 3, created by this plat. The purpose of this is to fix the location of the easement reserved by the vacation of High Street (Ordinance No. 2020-1).

15 ft. wide utility easement, over the East 15 feet of Lots 1, 2, 3, and 4, for the benefit of the lots within this subdivision, created by this plat.

Existing easements for utilities over and across the premises formerly included within Ellis Avenue, now vacated.

Conditions and stipulations in Patent, recorded March 14, 1899 in Book 33, page 370, concerning reservation of minerals, access rights of mineral claim holders, and reservation of rights of way for ditches or canals.

BASIS OF BEARING

Bearing of the Woodwell Baseline being N8°16'00"E

SCALE: 1"=50'

LEGEND

- Found 1 1/2" aluminum cap, set by ODOT strip map 8B-35-6, unless otherwise specified
- Found 5/8" iron pin with plastic cap marked PLS 699, set by Survey Number 9-37-338
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement
- Original Lot Lines of Vinson's Addition
- () Record measurement as per deed B19 16 0095
- [] Record measurement as per Survey Number 9-37-338

NARRATIVE

This subdivision was done at the request of Jon Patterson on behalf of Patterson Investment Properties, LLC. Mr. Patterson wanted to divide the property as shown. I place the exteriors of the property as per Survey Number 9-37-338. I find monumentation to fit harmoniously, with exception of the pin at the Northeast corner which I find off from record by a few tenths. I hold the record position as per said survey. The Sumpter Valley Highway was established by the found pins as shown, based on ODOT strip map 8B-35-6. The iron pipe marking Corner No. 1 of the Gold Wedge Placer Claim is buried approximately 9 feet, according to Mr. Patterson. I replace this corner holding record bearings from the corner to the North and South as per Survey Number 9-37-338.

I find no unusual conditions with this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

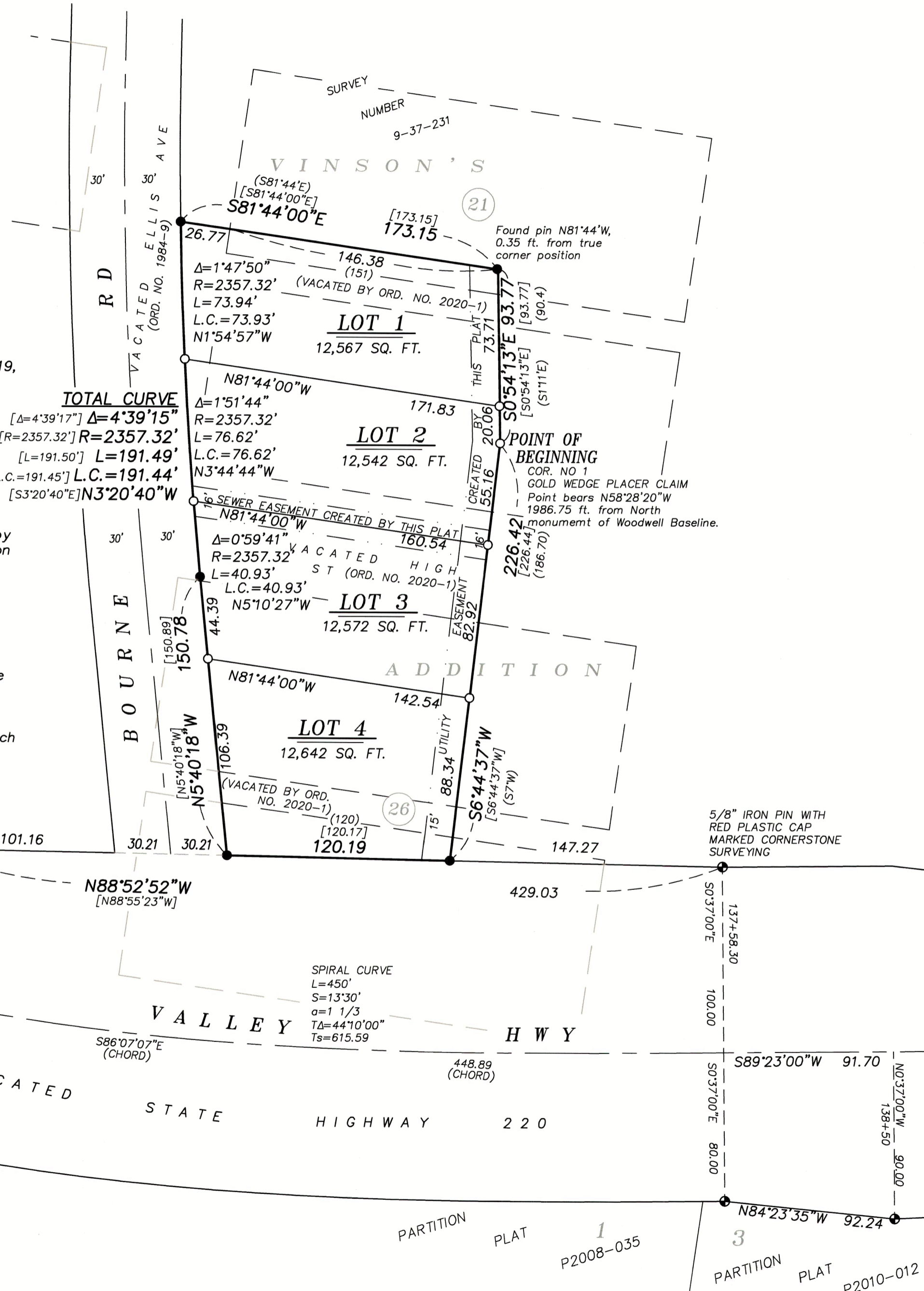
Renewal Date: June 30, 2025

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this subdivision plat and that the annexed tracing is an exact copy of said subdivision as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

FILED October 3, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 9-37-339

Jeffrey S. Hsu, OPLS 83571



PATTERSON'S ADDITION SD 2023-002

A subdivision of a portion of the Southwest quarter of Section 29, Township 9 South, Range 37 East of the Willamette Meridian, also being a portion of Blocks 21 and 26, Vinson's Addition to the City of Sumpter and portions of vacated Ellis Avenue, High Street and alleys within said Blocks, City of Sumpter, Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the lots in this subdivision, being situated in the Southwest quarter of Section 29, Township 9 South, Range 37 East of the Willamette Meridian, being a portion of Blocks 21 and 26, Vinson's Addition to the City of Sumpter and portions of vacated Ellis Avenue, High Street and alleys within said Blocks, City of Sumpter, Baker County, Oregon, more particularly described as follows:

Beginning at Corner No. 1 of the Gold Wedge Placer Claim, Mineral Survey No. 392, said point which bears N58°28'20"W, a distance of 1986.75 ft. from the North monument of the Woodwell Baseline,

Thence: South 6°44'37" West, a distance of 226.42 feet, to the North right-of-way line of relocated State Highway No. 220 (Sumpter Valley Highway),

Thence: North 88°52'52" West, along said North right-of-way line, a distance of 120.19 feet, to the East right-of-way line of Bourne Road,

Thence: North 5°40'18" West, along said East right-of-way line, a distance of 150.78 feet, to the point of curvature of a 2357.32-ft. radius curve to the left,


Thence: Along said curve, a distance of 191.49 feet, through a central angle of 4°39'15" (the long chord which bears North 3°20'40" West, a distance of 191.44 feet),

Thence: South 81°44'00" East, along a line parallel with and 190 feet North of the North line of Block 26 of Vinson's Addition, a distance of 173.15 feet, to the West line of said Gold Wedge Placer Claim,

Thence: South 0°54'13" East, a distance of 93.77 feet, to the Point of Beginning.

Containing 50,323 sq. ft. (1.155 acres)

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


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850



DECLARATION

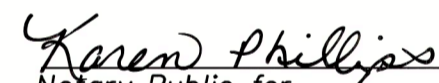
Know all people by these presents that PATTERSON INVESTMENT PROPERTIES, LLC., an Oregon Limited Liability Corporation, is the owner of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and does hereby create the 16 feet wide sewer easement over Lots 2 and 3, and the 15 feet wide utility easement over Lots 1, 2, 3, and 4, for benefit of Lots 1, 2, 3 and 4, as shown on the annexed map, and has caused the same to be platted, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, PATTERSON INVESTMENT PROPERTIES, LLC, pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by JON PATTERSON.

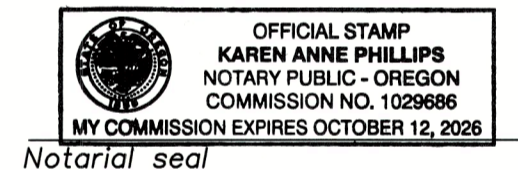

JON PATTERSON
PATTERSON INVESTMENT PROPERTIES, LLC

ACKNOWLEDGMENTS

State of Oregon SS
County of Baker

Know all people by these presents, on this 29th day of September 2023 before me a Notary Public in and for said State and County, personally appeared JON PATTERSON, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

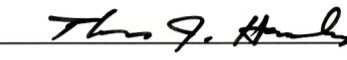

Karen Phillips
Notary Public for
the State of Oregon



APPROVALS

Baker County Surveyor

Approved this 20th day of Sept., 2023.

By Baker County Surveyor 
Thomas J. Hanley

City of Sumpter

Approved this 26 day of SEPTEMBER, 2023.


City of Sumpter


City of Sumpter
Recorder

Baker County Treasurer

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  Date: 9/28/2023
Baker County Treasurer

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this subdivision plat and that the annexed tracing is an exact copy of said subdivision as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571

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 29th day of September, 2023, at 11:30 o'clock A.M., and recorded in the Plat records of Baker County.

Stefanie Kirby 
Baker County Clerk by Karen Phillips, Deputy

FILED October 3, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 9-37-339