

REPLAT OF SOUTHERN PORTION OF BLOCK 11
 All of Lots 1, 2, 3 and 4,
 That portion of Lots 5 & 12 South of Washington Avenue
 And That Portion of the Vacated Alley Between Said Lots,
 John Stewart's Addition, City of Baker City, Baker County, Oregon
 SE1/4SW1/4 of Section 17, T9S, R40E, WM

NARRATIVE

The purpose of this survey is to replat the Southern portion of Block 11 including all of Lots 1, 2, 3, and 4, that portion of Lots 5 and 12 South of Washington Avenue and that portion of the vacated alley between said lots, John Stewart's Addition to the City of Baker City, Oregon, at the request of Ted Hausotter, General Manager of Natural Structures on behalf of the owner of the property, Landmark Constructors, Inc., Fred Bennett, President.

Block 11 has had a number of changes made through the years that merit its replat. Washington Avenue originally did not extend through Block 5 of Heilner Addition or Block 11 of Stewart's Addition, but sometime before 1951 the street was acquired by Deed Volume O, Page 271 and extended. In the Baker City records there is a survey map with the number AD21-5 made by Philo Anderson in April, 1951, that shows the street, but no connection between 10th Street and Washington Avenue. The records indicate the connector was acquired by Deed No. 71-33-053. These two portions of streets being fee simple title may not be subject to the same regulations that apply to dedicated streets such as vacations and not proportioning street widths. However it does not appear to be in the public's best interest to permit proportioning of street width and it was not done in the Philo Anderson survey and Washington Avenue is shown at its full 80-foot width.

On the South side of Block 11 is Court Avenue which tends to fall into a no-man's zone. There are two subdivisions that come together on Court Avenue between 8th Street and the Union Pacific Railroad right-of-way (John Stewart's Addition and S.A. Heilner's Addition) and a tract of land that is not a subdivision but is divided into smaller parcels that is bounded by Court Avenue, Seventh Street, Auburn Avenue and the railroad right-of-way. There is an indication on the plats that Court Avenue was intended to be 80 feet wide, but the street monuments in Court and Washington Avenues at Eighth and Sixth Streets indicate the North half of Court Avenue is only 34 feet wide. The Philo Anderson survey shows this same results, but unfortunately for us there is no explanation as to why. There are other surveys in the City records which are farther East on Court Avenue that show the half width to be 34.5 feet, but again there is no good documentation as to why.

For the purposes of this survey I will use the Anderson Survey No. AD21-5 as the record dimensions for this part of Block 11 with a width of 34 feet for the North portion of Court Avenue right-of-way based on the street monuments mentioned above. I do not know what the South portion should be as it does not affect this survey. I did find two of Philo's monuments on the South side of the block as shown on the plat with the possibility of a third on the East side of the block, but it was disturbed and no measurement was made to it. All the other monuments set around the Southern portion of the block could not be found and it is assumed that during construction of the buildings that cover a good portion of the property the monuments were lost. The North-South dividing line is placed between existing buildings.

DECLARATION SD 2005-007

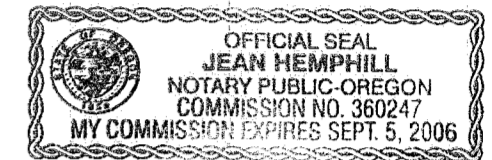
I, Frederick E. Bennett, President of Landmark Constructors, Inc., do hereby declare that I have caused this replat of the Southern portion of Block 11 including all of Lots 1, 2, 3, and 4, that portion of Lots 5 and 12 South of Washington Avenue and that portion of the vacated alley between said lots, John Stewart's Addition to the City of Baker City, Oregon, vacating the said lots, to be prepared in accordance with Oregon Revised Statutes Chapter 92.

Frederick E. Bennett
 Frederick E. Bennett, President of Landmark Constructors, Inc.

STATE OF OREGON }
 COUNTY OF UMATILLA } ss

Signed and sworn to before me on October 27, 2005, by Frederick E. Bennett, President of Landmark Constructors, Inc.

Jean Hemphill
 My Commission Expires 09-05-2006



APPROVALS

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

Sandy Van Patton 11/1/2005
 Baker City Surveyor Date

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

Jennifer Murphy 11/1/2005
 Baker City Planning Date

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

Alie Nurlinger 12/22/05
 Baker County Treasurer Date

CERTIFICATION

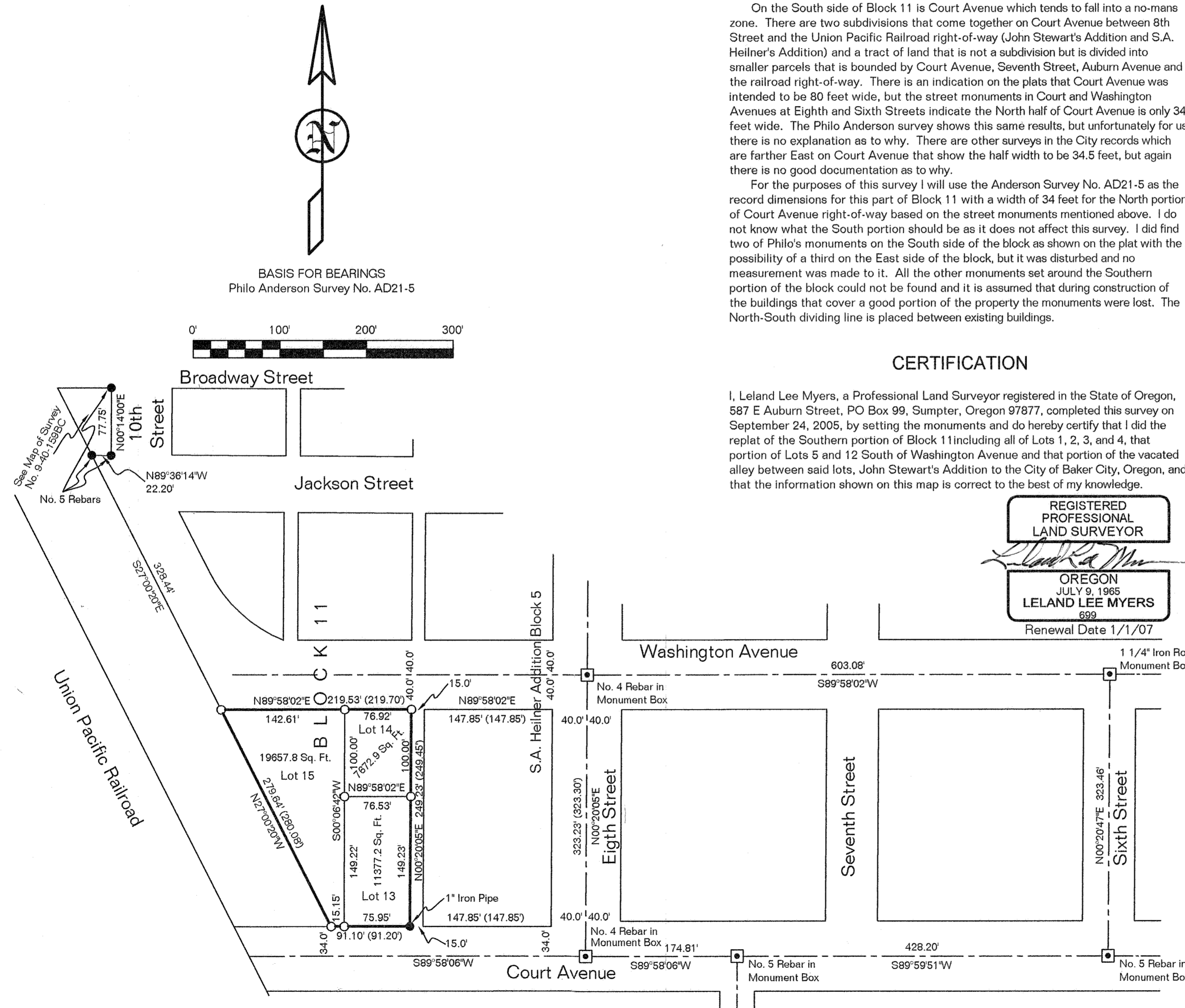
I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on September 24, 2005, by setting the monuments and do hereby certify that I did the replat of the Southern portion of Block 11 including all of Lots 1, 2, 3, and 4, that portion of Lots 5 and 12 South of Washington Avenue and that portion of the vacated alley between said lots, John Stewart's Addition to the City of Baker City, Oregon, and that the information shown on this map is correct to the best of my knowledge.

REGISTERED PROFESSIONAL LAND SURVEYOR
Leland Lee Myers
 OREGON
 JULY 9, 1965
 LELAND LEE MYERS
 699
 Renewal Date 1/1/07

STATE OF OREGON }
 COUNTY OF BAKER } ss

I do hereby certify that the attached replat was received for recording on the 22 day of December, 2005, at 3:45 o'clock P.M.

Jamara G. Green by Cindy Carpenter, Deputy
 Baker County Clerk



I, Leland Lee Myers, hereby certify that this is an exact duplicate plot of the partition as submitted to the Baker County Clerk for recording.

FILED DECEMBER 22, 2005
 BAKER COUNTY SURVEYOR
 SURVEY No. 9-40-608SD