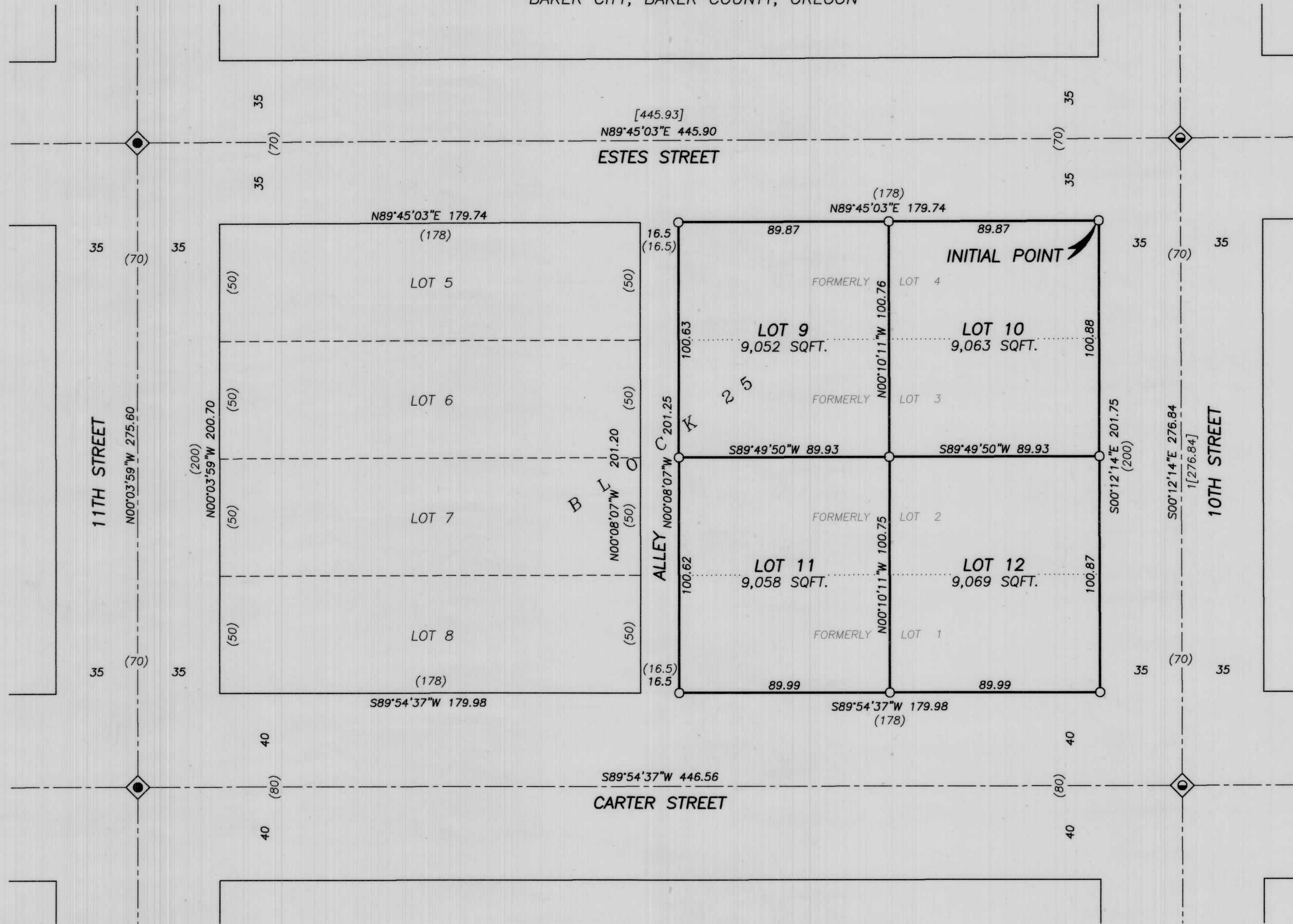


REPLAT NO. SD 2018-002

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 28th DAY OF September, 2018

Jason D. Fisk
BAKER CITY SURVEYOR

APPROVED THIS 28th DAY OF September, 2018

Jara Michal, planner for Holly Kerns
BAKER CITY PLANNING DIRECTOR

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

Nice Surplins
BAKER COUNTY TAX COLLECTOR
DATE: 9-28-18

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 28th DAY OF September, 2018 AT 10:20 O'CLOCK A.M., AND RECORDED AS REPLAT NO. SD 2018-002 BAKER COUNTY RECORDS.

Cindy Carpenter, Clerk
BAKER COUNTY CLERK

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF JEFF PETRY OF J. 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.

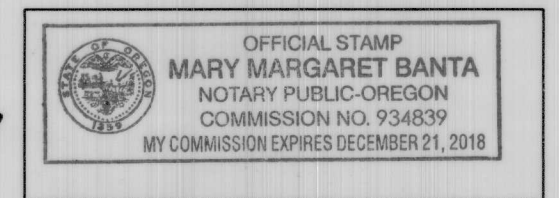
Jeffery D. Petry
JEFFERY D. PETRY
PRESIDENT

ACKNOWLEDGMENTS

STATE OF OREGON } SS
COUNTY OF BAKER }

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

Mary M Banta
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 12/31/2018



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

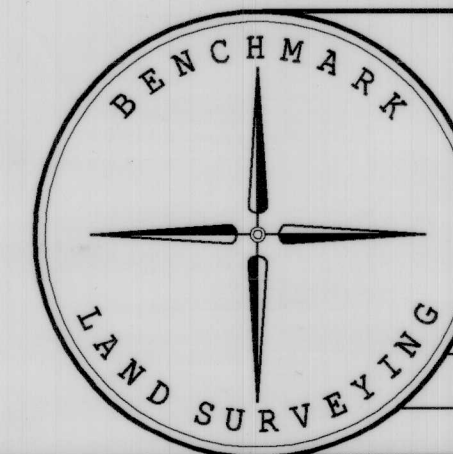
GEODETIC NORTH
DETERMINED BY GPS OBSERVATION TAKEN AT THE CENTER OF 10TH STREET

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2019

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jason L. Hatfield
BENCHMARK LAND SURVEYING



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	

FILED October 22, 2018
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-773