

LAND PARTITION PLAT NO. 2020-009

A PARTITION OF PARCEL 3 OF LAND PARTITION NO. P2014-001 SITUATED IN THE NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF STEVE HARRIS WITH THE PURPOSE OF DIVIDING PARCEL 3 OF LAND PARTITION NO. P2014-001 INTO TWO PARCELS. THIS LAND USE ACTION WAS APPROVED BY THE BAKER CITY-COUNTY PLANNING DEPARTMENT ACCORDING TO CITY CASE NO. RP-20-053.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. FIELD MEASUREMENTS WERE MADE TO RECOVER CONTROLLING MONUMENTS SHOWN ON LAND PARTITION PLAT NO. P2014-001. I FOUND THE IRON PIN AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN DEED NO. B18190046 HAD BEEN DISPLACED BY THE INSTALLATION OF A FENCE CORNER POST. THE PIN WAS FOUND OUT OF TOLERANCE AND WAS NOT ACCEPTED. ALL OTHER MONUMENTS WERE FOUND IN PLACE AND ACCEPTED.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND ACCORDING TO THE BAKER CITY-COUNTY PLANNING APPROVAL. GOD BLESS AMERICA.

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION NO. P2014-001 AS SHOWN ON THE PLAT THEREOF, RECORDED AS DOCUMENT NO. B14 08 0004 IN THE OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON.

THIS PARTITION CONTAINS 1.65 ACRES.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS LAND PARTITION.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR SLOPES AND THE VARIOUS UTILITIES DESCRIBED THEREIN, AS GRANTED TO THE CITY OF BAKER CITY, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, ITS SUCCESSORS AND ASSIGNS. RECORDED DECEMBER 30, 2008, AS DEED NO. 08 52 0255, BAKER COUNTY DEED RECORDS, SAID RIGHT OF WAY BEING 34 FEET IN WIDTH FROM O.D.O.T. "CONSTRUCTION CENTERLINE". THE APPROXIMATE PORTION OF SAID EASEMENT AFFECTING THIS LAND PARTITION IS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STEVEN W. HARRIS AND KRISTI J. HARRIS, AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

WE DO HEREBY CREATE THE FOLLOWING EASEMENTS:

A 20 FOOT WIDE PRIVATE EASEMENT LOCATED OVER, ACROSS AND UNDER PARCEL 1, FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES SERVING PARCEL 2 OF THIS PARTITION, AS SHOWN HEREON.

A 20 FOOT WIDE PRIVATE RECIPROCAL ACCESS EASEMENT LOCATED OVER AND ACROSS A PORTION OF PARCEL 2, FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCELS 1 AND 2 TO "D" STREET, AS SHOWN HEREON.

Steven W. Harris
STEVEN W. HARRIS

Kristi J. Harris
KRISTI J. HARRIS

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/21, 2020, BY STEVEN W. HARRIS AND KRISTI J. HARRIS.

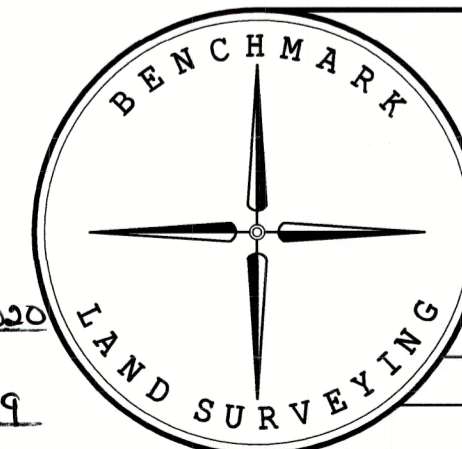
Gayle Hack
NOTARY/PUBLIC FOR OREGON

MY COMMISSION EXPIRES 7/28/23

OFFICIAL STAMP
GAYLE HACK
NOTARY PUBLIC - OREGON
COMMISSION NO. 989859
MY COMMISSION EXPIRES JULY 28, 2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2021



APPROVALS

APPROVED THIS 21ST DAY OF August, 2020

Thomas D. Fick
BAKER CITY SURVEYOR

APPROVED THIS 21ST DAY OF August, 2020

Hilary Smith
BAKER CITY PLANNING DIRECTOR

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

Nico Surklinge
BAKER COUNTY TAX COLLECTOR
DATE: 8/24/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 24 DAY OF AUGUST, 2020 AT 10:55 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2020-009, BAKER COUNTY RECORDS.

Stefanie Kirby
BAKER COUNTY CLERK
by *Karen Phillips, Deputy*

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

Jason Hatfield
BENCHMARK LAND SURVEYING

LEGEND

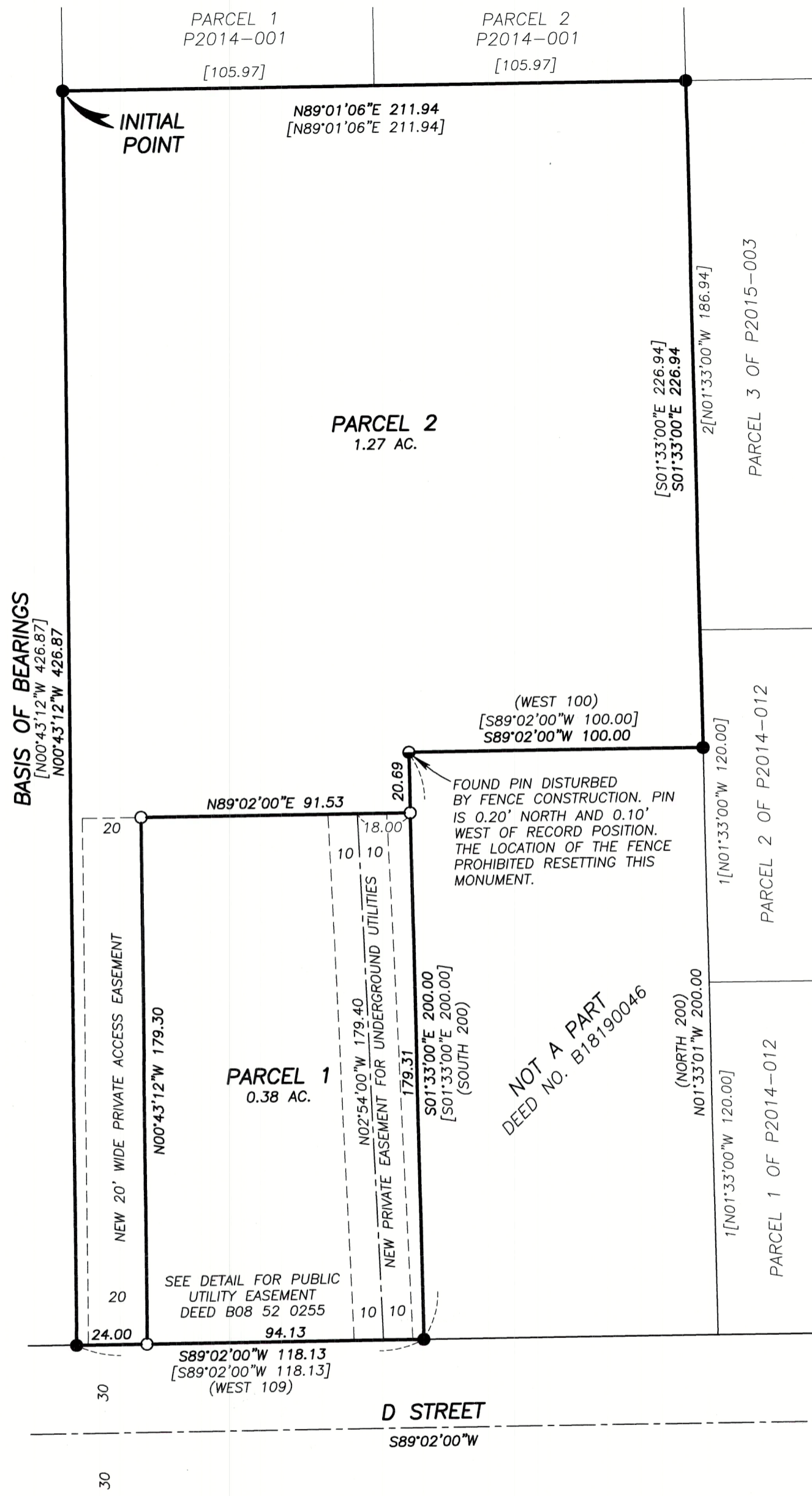
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING" FROM LAND PARTITION NO. P2014-001
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. P2014-001
- 1[] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. P2014-012
- 2[] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. P2015-003

REFERENCES

- LAND PARTITION PLAT NO.'S P2014-001, P2014-012 AND P2015-003
- RECORD MAP OF SURVEY NO. 9-40-682
- DEED RECORD INSTRUMENT NO. B18190046
- AMERITITLE STATUS OF RECORD TITLE - ORDER NO. 393276AM

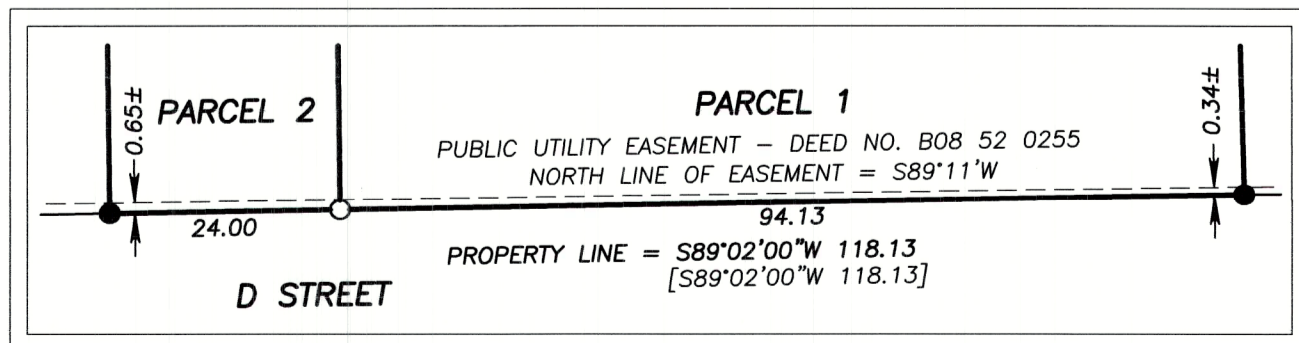
BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

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SURVEYED FOR	STEVE AND KRISTI HARRIS
SURVEYED BY	JLH 7/28/2020
SCALE: 1"=40'	DRAWN BY: JLH



DETAIL

SCALE: 1"=20'



FILED August 26, 2020
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-809