

*P.O.B. not monumented due to the close proximity to the building corner. The building corner is 0.15' South and 0.13' East from the P.O.B.

WASHINGTON AVENUE

FIRST STREET

MAIN STREET

COURT AVENUE

FOUND CONE HEAD NAIL APPROX. 3 1/2" BELOW STREET SURF.



SCALE: 1" = 40'

LEGEND

- Found 5/8" rebar with yellow plastic cap marked "CITY OF BAKER PLS 2162" in monument box
- △ Computed Point
- () Plat Distance
- [] Record Data Per Ba. Co. Surv. No. 9-40-139BC
- Found Monument as Described

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas J. Hanley
OREGON
 JULY 13, 1979
THOMAS J. HANLEY
 1817

Renews June 30, 2021

HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the replat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley
Thomas J. Hanley

REFERENCES

Baker County Survey No. 9-40-139BC.
Partition Plat No. P2005-014
Baker City-County Planning Department Staff Report No. Rp-20-107

REPLAT NO. P2021-002

A REPLAT OF LOT 5 OF BLOCK 3, U.S. TOWNSITE OF BAKER CITY, OREGON IN THE SE 1/4 OF THE SE 1/4 OF SECTION 17, T. 9 S. R. 40 E., W.M., BAKER CITY, OREGON

January, 2021

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly platted two parcels of land on this replat in accordance with O.R.S. Chapter 92. The boundary of the replat is as follows; Land located in the Southeast quarter of the Southeast quarter of Section 17, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Oregon, more particularly described as Lot 5 of Block 3, U.S. Townsite of Baker City, Oregon, the exterior boundary of which is described as follows:

Commencing at the intersection of First Street and Washington Avenue; thence S. 76° 28' 33" E., 161.00 feet to the Northwest corner of said Lot 5, the Point of Beginning; thence, along the North line of said Lot 5, N. 89° 08' 20" E., 100.03 feet to the Northeast corner thereof; thence, along the East line of said Lot 5, S. 0° 00' 00" E., 50.50 feet to the Southeast corner thereof; thence, along the South line of said Lot 5, S. 89° 08' 04" W., 100.02 feet to the Southwest corner thereof; thence, along the West line of said Lot 5, N. 0° 00' 37" W., 50.50 feet to the Point of Beginning.

Land Containing 5,050 square feet.

NARRATIVE

The purpose of this replat for EVCR, LLC is to replat the above described land into two parcels. Baker County Survey No. 9-40-139BC previously surveyed the subject Block 3. Sufficient measurements were made this survey to confirm the proper building locations. The location of the dividing wall between the two buildings is shown as the boundary between Parcel 1 and Parcel 2 on this replat. No monuments were set at parcel corners this survey due to building occupation of corner positions. The building corners are basically right on the parcel corners.

DECLARATION

Know all people by these presents that Michelle and Michael Fiala, Managers of EVCR, LLC, are the owners of the land represented on this replat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be replatted into two parcels as shown, in accordance with O.R.S. Chapter 92.

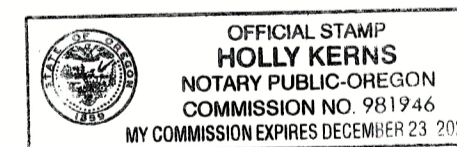
Michelle Fiala, Manager
Michelle Fiala, Manager

Michael Fiala, Manager
Michael Fiala, Manager

ACKNOWLEDGMENT

State of Oregon }
County of Baker } S.S.

On January 29, 2021 before me did personally appear the within named Michelle and Michael Fiala, who acknowledged to me that they executed the same freely and voluntarily.



Holly Kerns
NOTARY PUBLIC

My Commission Expires Dec. 23, 2022

APPROVALS

We the undersigned officers in and for Baker City and County, Oregon do hereby approve this replat.

Baker City Surveyor by: *Thomas D. Fick* ; Date January 28, 2021.

Baker City Planning by: *Holly Kerns* ; Date January 29, 2021.

I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: *Alie Dufrenoy* ; Date January 29, 2021.

State of Oregon }
County of Baker } S.S.

I do hereby certify that this replat was received for recording on the 29 day of January, 2021 at 2:25 o'clock P m., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Stephanie Kirby, Co. Clerk*
by *Karen Phillips, Deputy*

FILED February 8, 2021
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-817