

REPLAT NUMBER SV 2022-002

A Replat of a portion of Blocks 5 and 12 of Sally's Addition to the City of Baker City with vacated alleys, 19th Street and Estes Street accruing by way of vacation, Situated in the Northeast quarter of the Northeast quarter of Section 19, Township 9 South, Range 40 East of the Willamette Meridian

BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

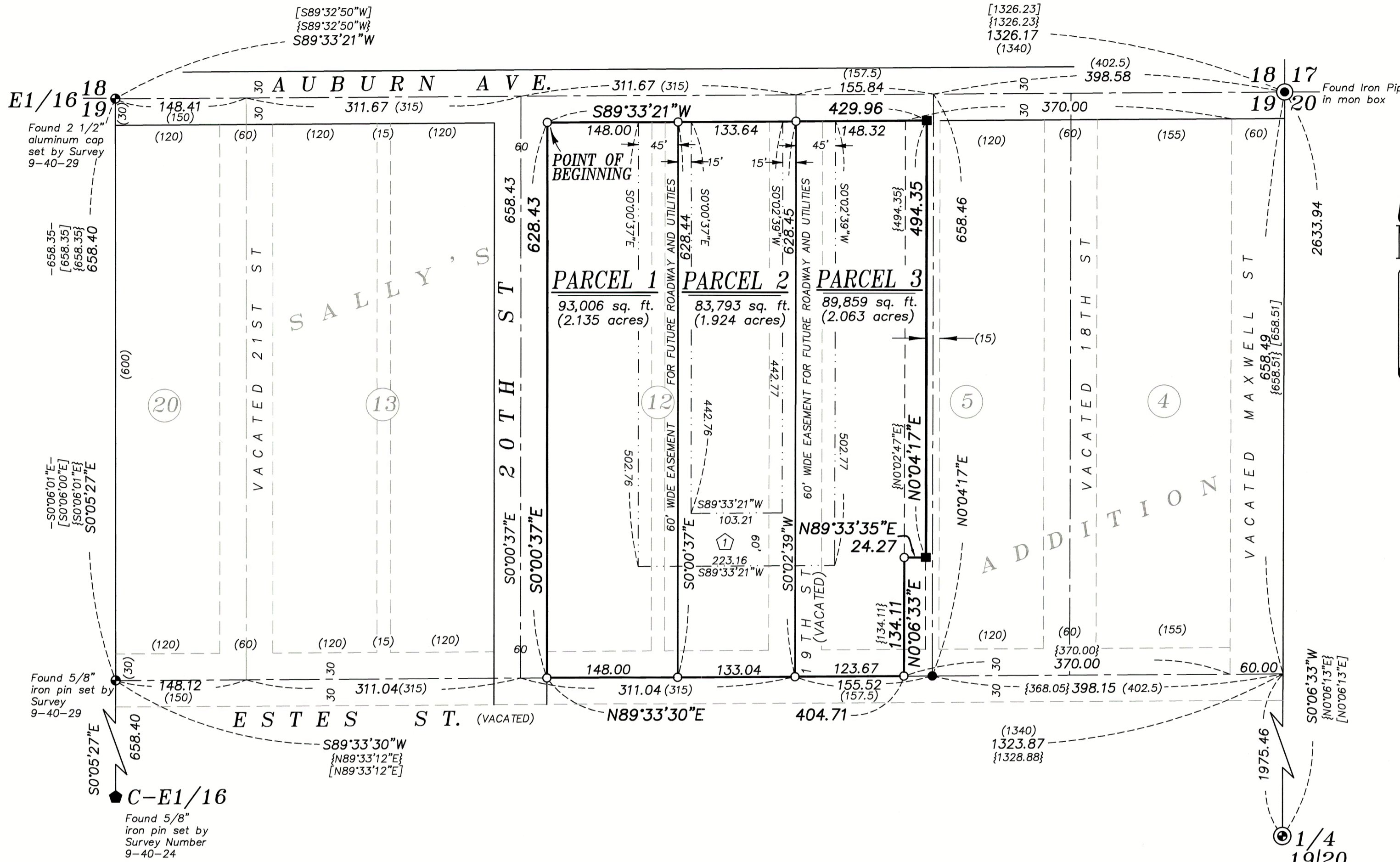
SCALE: 1"=100'

LEGEND

- Found Iron pipe in monument box
- ⊙ Found 2 1/2" brass cap set by Survey Number 9-50-563
- Found monument as described, set by Survey Number 9-40-29
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-237
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-427
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- () Record measurement as per Plat of Sally's Addition
- - - Record measurement as per Survey Number 9-40-29
- [] Record measurement as per Survey Number 9-40-237
- { } Record measurement as per Survey Number 9-40-427

REFERENCE MATERIAL

Survey Number 9-40-29	DEED REFERENCES
Survey Number 9-40-31BC	Book 168, Page 605
Survey Number 9-40-237	73 47 029
Survey Number 9-40-256	75 17 022
Survey Number 9-40-427	86 22 074
	B03 26 0491
Lot Book Report 535112AM	B20 31 0077
dated April 11, 2022, prepared by Amerititle	



NOTES AND EASEMENTS

① 60 foot wide non-exclusive easement, for future public roadway, ingress, egress, and utilities, in favor of the City of Baker City, created by this plat.

NARRATIVE

This partition was done at the request of Matt Kerns, owner of the land within. Mr. Kerns wanted his land divided as shown. There is a notable deficiency in the East/West dimension of the Section when compared to the original plat of Sally's Addition. Surveys in the area have held the aliquot line for the centerline of Estes Street. For Block dimensions, surveys have used a standard proportionate method to place these block lines. I recover monuments as shown. I find the pins set by Survey 9-40-427 to be slightly different than my block break, but due to long standing nature of these pins, I hold these as being on the true West line of the alley of Block 5. I use a line holding the pin set at the intersection of the centerline of said alley driving a line to a point 7.5 feet East of the pin at the North end of the West line of the alley. From this line, I proportion the centerlines of 19th, 20th and 21st Streets and use these to place the blocks. The pin set at the jog in East line of this was set by Survey 9-40-427. I hold this pin as found. To place the jog in the line, I hold points 370 feet West of the Northeast and Southeast corner of Block 4. I find no other unusual conditions with this partition.

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 Replat and that the annexed tracing is an exact copy of said plat 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 2, 2010 JEFFREY S. HSU 83571

Renewal Date: June 30, 2023

Jeffrey S. Hsu, OPLS 83571

FILED May 18, 2022 BAKER COUNTY SURVEYOR SURVEY NO. 9-40-835

REPLAT NUMBER SD 2022 - 002

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SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this replat, being a replat of a portion of Blocks 5 and 12 of Sally's Addition to the City of Baker City with vacated alleys, 19th Street and Estes Street accruing by way of vacation, situated in the Northeast quarter of the Northeast quarter of Section 19, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon, more particularly described as follows;

Beginning at the Northwest corner of Block 12 of said Sally's Addition,

Thence: South 0°00'37" East, along the East line of 20th Street, a distance of 628.43 feet, to the centerline of vacated Estes Street,

Thence: North 89°33'30" East, along said centerline, a distance of 404.71 feet, to a point 370.00 feet West of the West line of vacated Maxwell Street,

Thence: North 0°06'33" East, along the West line of that tract described in deed recorded November 20, 1973 in Deed 73 47 029, a distance of 134.11 feet, to the Northwest corner of said tract,

Thence: North 89°33'35" East, a distance of 24.27 feet, to the West line of the vacated alley running through Block 5 of said Sally's Addition,

Thence: North 0°04'17" East, along said West line, a distance of 494.35 feet, to the South right-of-way line of Auburn Avenue,

Thence: South 89°33'21" West, along said South right-of-way line, a distance of 429.96 feet, to the Point of Beginning.

Containing 6.122 acres.

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


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023

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Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that MATTHEW D. KERNS and KELLY M. KERNS, are the owners of the land within this Replat, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted, and do hereby create the 60 foot wide roadway and utility easement in favor of the City of Baker City, as shown on the annexed plat, in accordance with O.R.S. Chapter 92.


MATTHEW D. KERNS


KELLY M. KERNS

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 27th day of April, 2022, before me a Notary Public in and for said County and State, personally appeared MATTHEW D. KERNS and KELLY M. KERNS, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon

OFFICIAL STAMP
KYLE ANDREW TUCKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1010067
MY COMMISSION EXPIRES MARCH 15, 2025

Notarial seal

APPROVALS

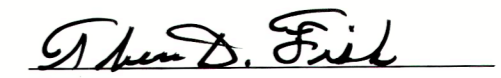
BAKER CITY PLANNING

Approved this 5th day of May, 2022.


Baker City Planning Director

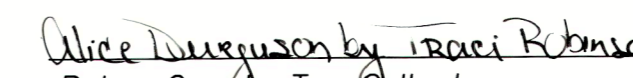
BAKER CITY SURVEYOR

Approved this 27th day of APRIL, 2022.


Thomas D. Fisk
Baker City Surveyor

BAKER COUNTY TAX COLLECTOR

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 2021-2022 tax roll which became a lien on the land within this replat, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

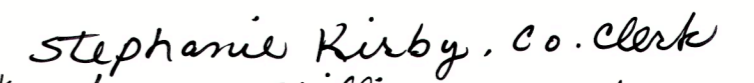

by  Alice Durguson by Traci Robinson Date: May 6, 2022
Baker County Tax Collector

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS
County of Baker

I do hereby certify that the attached replat was received for record on the 6th day of May, 2022, at 2:15 o'clock P. M. and recorded in Baker County Records.

Baker County Clerk 
by  Karen Phillips, Deputy

FILED May 16, 2022
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-835