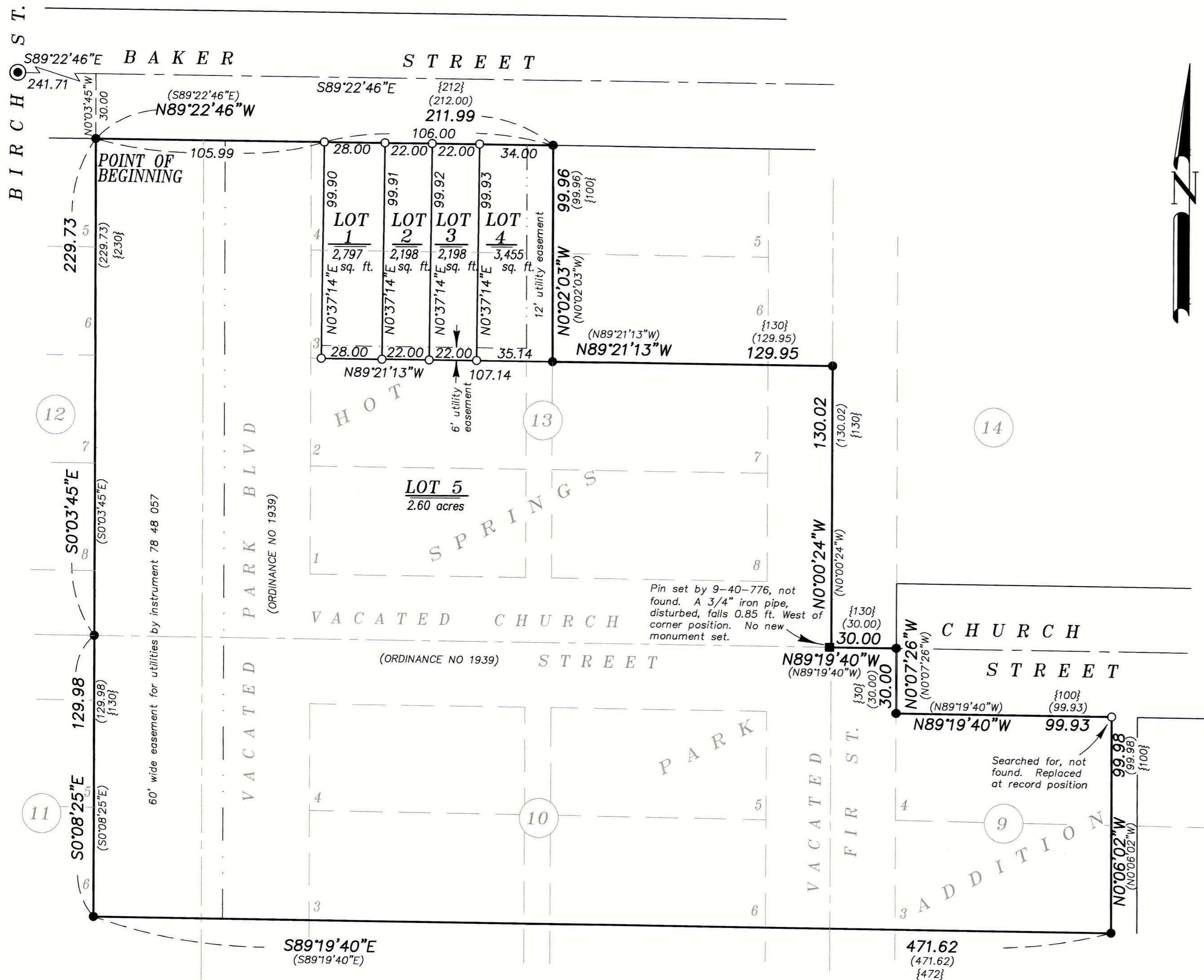


PARK SPRINGS SUBDIVISION PHASE 1

A subdivision in Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated Park Blvd, Church Street and Fir Street
Sited in the Northeast quarter of the Southeast quarter of Section 16, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon



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"=40'

LEGEND

- Found 3/4" iron pin in monument box
- Found 3/4" iron pipe
- Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING, set by Survey Number 9-40-776
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- () Record measurement as per Survey Number 9-40-776
- { } Record measurement as per Plat of Hot Springs Park Addition

REFERENCE MATERIAL

Survey Number 9-40-141B Survey Number 9-40-164BC Survey Number 9-40-167 Survey Number 9-40-277 Survey Number 9-40-776 Survey Number AD 18 22	DEED REFERENCES Deed 78 48 057 Deed B22070137 Preliminary Title Report 523271AM, dated February 4, 2022, prepared by Amerititle, LLC
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NOTES AND EASEMENTS

1. Easements for utilities over and across the premises formerly included within the boundaries of Park Boulevard, Church Street, Fir Street and the alleys, now vacated, if any such exist.
2. Easement, to the City of Baker, recorded November 29, 1978 in Instrument 78 48 057, for right to operate, maintain and repair public utilities, over the West 60 feet of this property.
3. Covenants, conditions and restrictions for PARK SPRINGS SUBDIVISION, being filed concurrently with this plat.
4. Utility easement, over the South 6 feet of Lots 1-4 and the East 12 feet of Lot 4, for benefit of lots within this subdivision, created by this plat.

NARRATIVE

This subdivision was done at the request of Kyle Carpenter on behalf of the landowners. He wanted to subdivide the property as shown hereon. I recover monuments set by Survey Number 9-40-776, which resolved the exterior of the property. I find the measurements match the record very harmoniously. I replace the lost pin at the Northeast corner of Lot 1 of Block 9 as per record position. I find no remains of the pin at the intersection of Church Street and Fir Street. A 3/4" iron pipe, possibly set by the original plat falls approximately 0.8 ft. to the West. I find this disturbed and hold the record position as established by 9-40-776. Since there is a road that will be constructed in a future phase of this subdivision, I do not reset this pin.

I find no other unusual conditions with this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of PARK SPRINGS SUBDIVISION PHASE 1 and that the annexed tracing is an exact copy of said subdivision 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.

FILED May 18, 2022
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-836

Jeffrey S. Hsu, OPLS 83571

PARK SPRINGS SUBDIVISION PHASE 1

A subdivision in Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated Park Blvd, Church Street and Fir Street Situated in the Northeast quarter of the Southeast quarter of Section 16, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being situated in Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated alleys, Park Blvd, Church Street and Fir Street, in the Northeast quarter of the Southeast quarter of Section 16, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon, more particularly described as follows;

Beginning at the Northeast corner of Lot 5, Block 12 of said Hot Springs Park Addition,

Thence: South 0°03'45" East, along the East line of said Block 12, and extension thereof, a distance of 229.73, to the centerline of vacated Church Street,

Thence: South 0°08'25" East, along the East line of Block 11 of said Hot Springs Park Addition, and extension thereof, a distance of 129.98 feet, to the Southeast corner of Lot 6 of said Block 11 of Hot Springs Park Addition,

Thence: South 89°19'40" East, along the South line of Lots 3 and 6 of Block 10, the South line of Lot 3 of Block 9 and Easterly and Westerly extensions thereof, a distance of 471.62 feet, to the Southeast corner of Lot 3, Block 9 of Hot Springs Park Addition,

Thence: North 0°06'02" West, along the East line of Lots 3 and 4 of said Block 9, a distance of 99.98 feet, to the Northeast corner of said Lot 4,

Thence: North 89°19'40" West, along the North line of said Lot 4, a distance of 99.93 feet, to the Northwest corner thereof,

Thence: North 0°07'26" West, a distance of 30.00 feet, to the centerline of vacated Church Street,

Thence: North 89°19'40" West, along said centerline of vacated Church Street, a distance of 30.00 feet, to its intersection with the centerline of vacated Fir Street,

Thence: North 0°00'24" West, along said centerline of vacated Fir Street, a distance of 130.02 feet, to the Easterly extension of the North line of Lot 7, Block 13 of said Hot Springs Park Addition,

Thence: North 89°21'13" West, along said North line and Easterly extension thereof, a distance of 129.95 feet, to the Northwest corner of said Lot 7,

Thence: North 0°02'03" West, along the West line of Lots 5 and 6 of said Block 13, a distance of 99.96 feet, to the South right-of-way line of Baker Street,

Thence: North 89°22'46" West, along said South right-of-way line, a distance of 211.99 feet, to the Point of Beginning.

Containing 2.844 acres

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

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



DECLARATION

Know all people by these presents that BIG CREEK BUILDERS, INC, an Oregon Corporation, is the owner of the land within this Subdivision, 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 6 and 12 foot wide utility easements, as shown on the annexed plat, in accordance with O.R.S. Chapter 92. In witness whereof, BIG CREEK BUILDERS, INC., pursuant to its operating agreement, duly and legally adopted, had caused these presents to be signed by DAVID RUSSELL HAYS.

David Russell Hays DAVID RUSSELL HAYS BIG CREEK BUILDERS, INC.

ACKNOWLEDGMENT

State of Oregon SS County of Baker

Know all people by these presents, on this 5th day of May, 2022, before me a Notary Public in and for said County and State, personally appeared DAVID RUSSELL HAYS, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

Jeri Lavine Shaffer Notary Public for the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of PARK SPRINGS SUBDIVISION PHASE 1 and that the annexed tracing is an exact copy of said subdivision 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.

Jeffrey S. Hsu, OPLS 83571

FILED May 18, 2022 BAKER COUNTY SURVEYOR SURVEY NO. 9-40-836

APPROVALS

BAKER CITY PLANNING

Approved this 11th day of May, 2022.

Alice Dewey Baker City Planning Director

BAKER CITY MANAGER

Approved this 2ND day of MAY, 2022.

Jonathan Cannon Jonathan Cannon Baker City Manager

BAKER CITY SURVEYOR

Approved this 2nd day of MAY, 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 subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

Alice Diefenyer by Traci Robinson Baker County Tax Collector Date: May 11, 2022

BAKER COUNTY COMMISSIONERS

I hereby approve this plat this 11 day of May, 2022.

William (Bill) Harvey Chairman

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS County of Baker

I do hereby certify that the attached subdivision plat was received for record on the 11th day of May, 2022, at 2:05 o'clock P.M. and recorded in Baker County Records.

Steganie Kirby Co. Clerk by Karen Phillips, Deputy