

# PARTITION PLAT NUMBER P2022-002

Plat Cabinet Number P-62

Situated in the Northeast quarter of the Southeast quarter of Section 9, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon

## REFERENCE MATERIAL

Survey Number 9-40-406  
 Survey Number 9-40-434  
 Survey Number 9-40-823  
 Partition Plat P1993-001  
 Partition Plat 1993-016  
 Partition Plat 1996-014  
 Plat of Cedar Acres Addition  
 Plat of Meadowbrook Subdivision  
 Plat of Birch Estates Subdivision

**DEED REFERENCES**  
 Book -J-, Page 170  
 Book 108, Page 204  
 67 25 043  
 70 21 047  
 95 18 191  
 22 06 0152

Title Report 520094AM, dated February 8, 2022, prepared by Amerititle

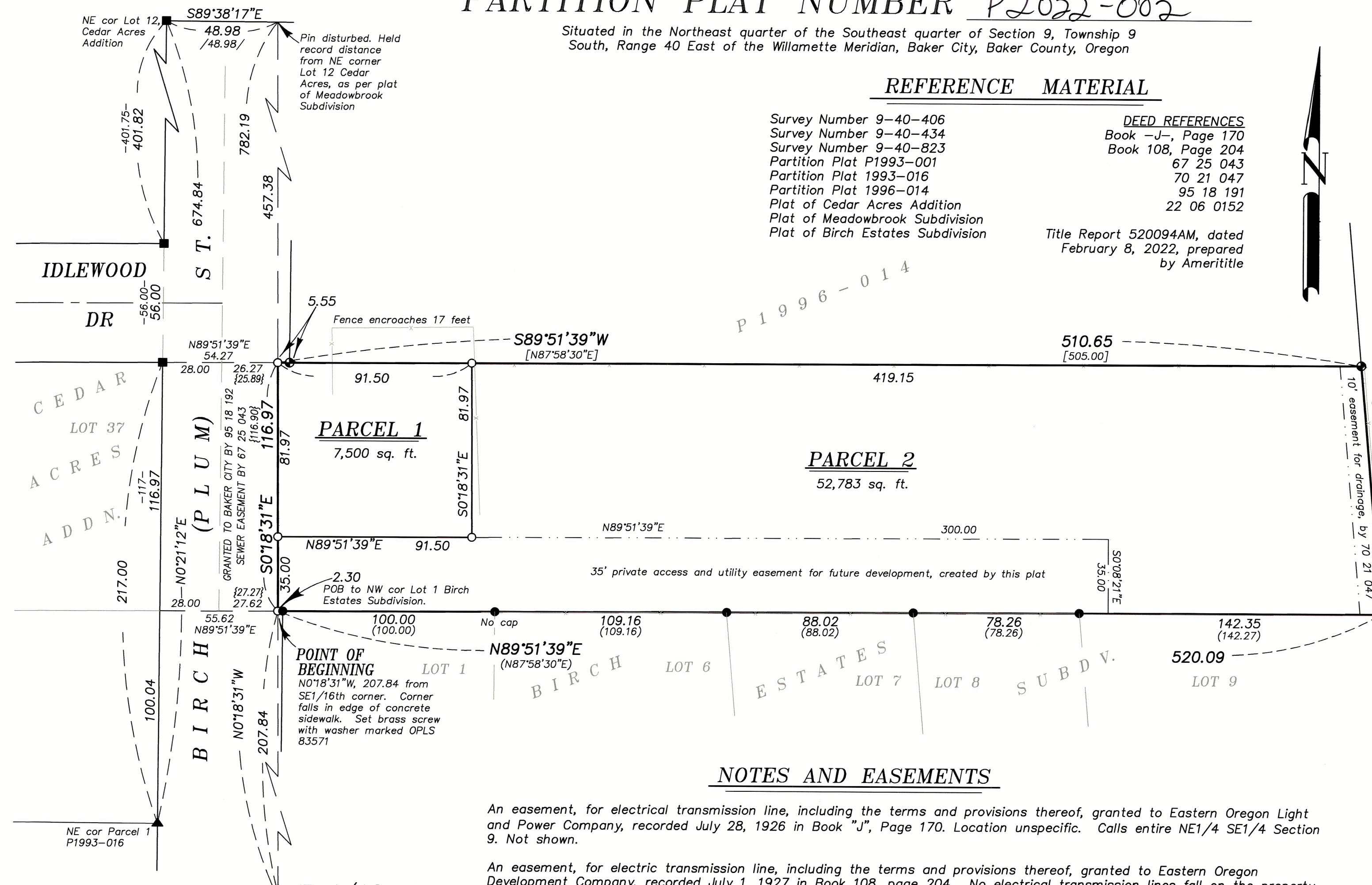
## BASIS OF BEARING

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 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Partition Plat 1996-014
- Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Birch Estates Subdivision
- ▲ Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Partition Plat P1993-016
- Found 5/8" iron pin set by plat of Cedar Acres Addition
- ⊙ Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Survey Number 9-40-394
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER (unless otherwise specified)
- Centerline
- \*- Fenceline
- .- Easement Line
- [ ] Record measurement as per Partition Plat 1996-014
- ( ) Record measurement as per plat of Birch Estates Subdivision
- - Record measurement as per plat of Cedar Acres Addition
- / / Record measurement as per plat of Meadowbrook Subdivision
- { } Record measurement as per Deed 95 18 191



## NOTES AND EASEMENTS

- An easement, for electrical transmission line, including the terms and provisions thereof, granted to Eastern Oregon Light and Power Company, recorded July 28, 1926 in Book "J", Page 170. Location unspecified. Calls entire NE1/4 SE1/4 Section 9. Not shown.
- An easement, for electric transmission line, including the terms and provisions thereof, granted to Eastern Oregon Development Company, recorded July 1, 1927 in Book 108, page 204. No electrical transmission lines fall on the property. Only one pole servicing the existing house falls on this property. Not shown.
- An easement, 30 ft. in width, for sanitary sewer line, including the terms and provisions thereof, granted to City of Baker, recorded June 19, 1967 in 67 25 043. Falls in area granted to City of Baker by 98 18 192.
- An easement for a drainage facility, including the terms and provisions thereof, granted to State of Oregon, by and through its state Highway Commission, recorded May 28, 1970 in 70 21 047, over the East 10 feet of this property.
- Access restriction, in favor of the State of Oregon, by and through its State Highway Commission, over the Easterly line of premises
- 35' private access and utility easement, for future development purposes, as shown hereon, created by this plat.

## NARRATIVE

This partition was done at the request of Haden Damschen, on behalf of Damschen LLC. Mr. Damschen wanted to partition the lots as shown. To establish the exterior, I recover monuments as shown. The North line is the extension of the South line of Idlewood Dr. and was monumented by Partition Plat 1996-014. I find the pins in good condition and hold their position. The South line was monumented by Birch Estates Subdivision as an Easterly extension of the South line of Cedar Acres. I find the found pins to be in good condition and hold their position for this line. The deed to the city for Birch Street (95 18 191) calls to the aliquot line. I find the monument on the aliquot line 48.98 feet East of the NE corner of Lot 12 of Cedar Acres to be disturbed and the position unreliable. Holding the record 48.98 feet, and driving a line to the pin at the SE1/16th corner, I find the bearing to match the break from Survey Number 9-40-833, done by myself earlier this year. I place the new parcel lines at the direction of Mr. Damschen. I find a fence line at the Northwest corner falls well North of the property line. 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 the Replat as shown and that the annexed tracing is an exact copy of said Replat 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 June 8, 2022  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-40-831

*Jeffrey S. Hsu*  
 Jeffrey S. Hsu, OPLS 83571

# PARTITION PLAT NUMBER P2022-002

Situated in the Northeast quarter of the Southeast quarter of Section 9, 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 partition, being situated in the Northeast quarter of the Southeast quarter of Section 9, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon, being more particularly described as follows,

Beginning at a point North 0°18'31" West, a distance of 207.84 feet from the Southeast 1/16th corner of said Section 9, said point being on the Easterly extension of the South line of Cedar Acres Addition to the City of Baker City and being the Southeast corner of that tract conveyed to the City of Baker City by deed recorded in Deed 95 18 191,

Thence: North 89°51'39" East, along said Easterly extension of the South line of Cedar Acres Subdivision, also being the North line of Birch Estates Subdivision, a distance of 520.09 feet, to the West right-of-way line of Interstate I-84,


Thence: North 4°55'16" West, along the West right-of-way line, a distance of 117.38 feet, to the Easterly extension of the South line of the Idlewood Drive right-of-way,

Thence: South 89°51'39" West, along said Easterly extension, a distance of 510.65 feet, to the Northeast corner of said tract conveyed to City of Baker City by Deed 95 18 191, said point being on the West line of the Northeast quarter of the Southeast quarter of said Section 9,

Thence: South 0°18'31" East, along said West line, a distance of 116.97 feet, to the Point of Beginning.

Containing 60,283 sq. ft.


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



## 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 Replat as shown and that the annexed tracing is an exact copy of said Replat 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

## DECLARATION

Know all people by these presents that DAMSCHEN LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed plat, and does hereby create the 35 foot wide easement for access and utilities over Parcel 2, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, DAMSCHEN, LLC. pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by HADEN DAMSCHEN.

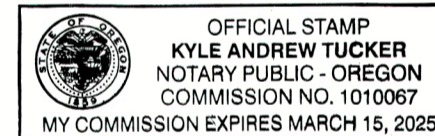
  
HADEN DAMSCHEN

## ACKNOWLEDGMENT

State of Oregon SS  
County of Baker

Know all people by these presents, on this 27<sup>th</sup> day of May, 2022, before me a Notary Public in and for said County and State, personally appeared HADEN DAMSCHEN, 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.

  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS


### BAKER CITY PLANNING

Approved this 1<sup>st</sup> day of June, 2022.

  
Baker City Planning Director

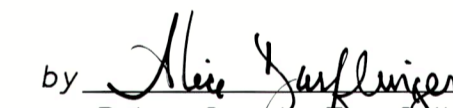
### BAKER CITY SURVEYOR

Approved this 24<sup>th</sup> 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 partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

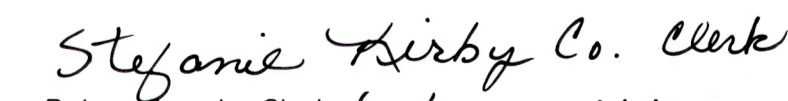

by  Date: 6-1-2022  
Baker County Tax Collector

## FILING STATEMENT

### BAKER COUNTY CLERK

State of Oregon SS  
County of Baker

I do hereby certify that the attached partition plat was received for record on the 2<sup>nd</sup> day of June, 2022, at 9:45 o'clock A.M, and recorded in Baker County Records.

  
Baker County Clerk  
by  Deputy

FILED June 8, 2022  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-839