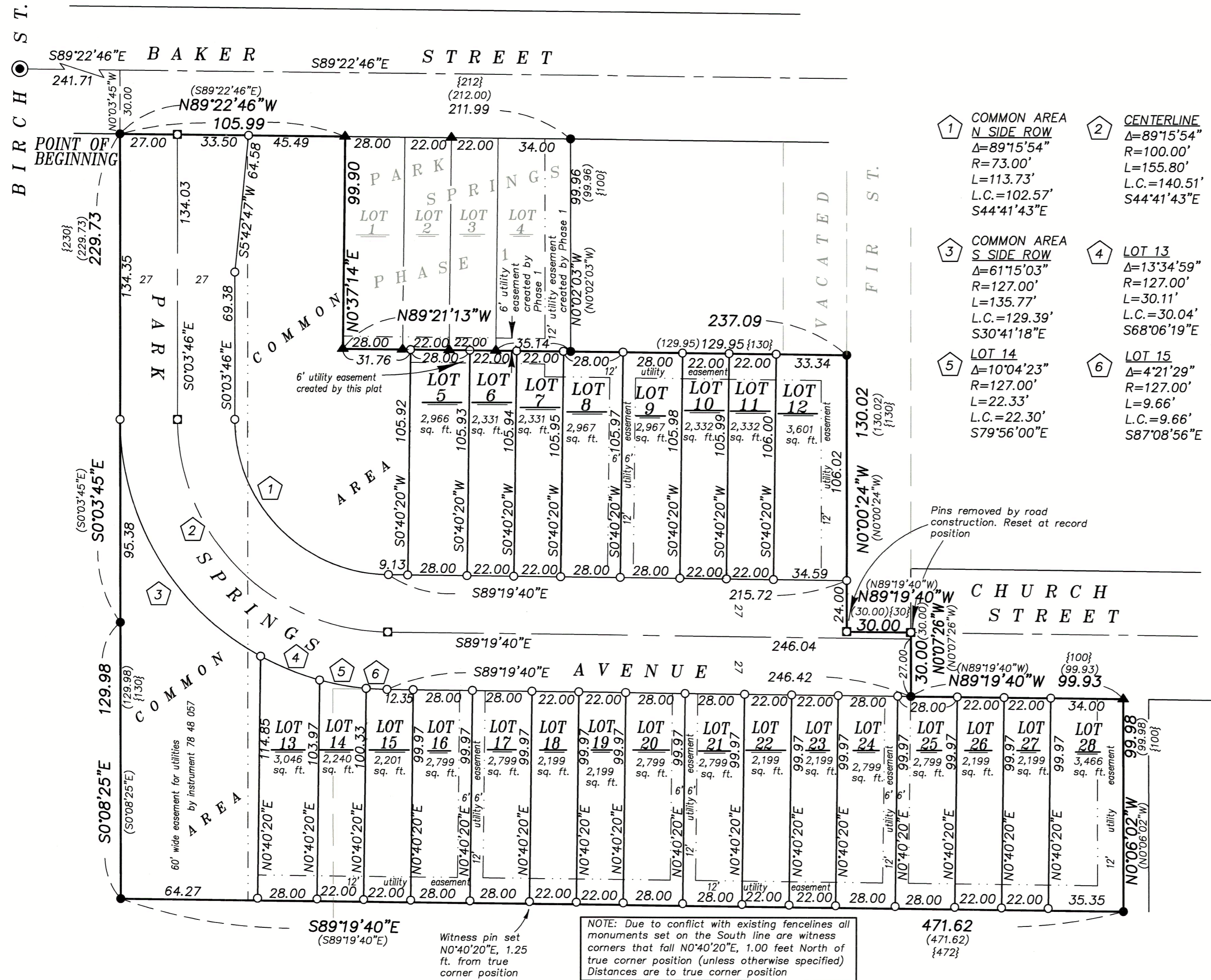


# PARK SPRINGS SUBDIVISION PHASE 2

A subdivision of Lot 5 of Park Springs Subdivision Phase 1  
Being a portion of 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



## 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
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of Park Springs Subdivision Phase 1
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER in monument box, to be set following construction of road, on or before December 1, 2023
- 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	DEED REFERENCES
Survey Number 9-40-164BC	Deed 78 48 057
Survey Number 9-40-167	Deed B22070137
Survey Number 9-40-277	
Survey Number 9-40-776	Preliminary Title Report 523271AM,
Survey Number AD 18 22	dated February 4, 2022, prepared
Plat of Hot Springs Park Addition	by Amerititle, LLC
Plat of Park Springs Addition Phase 1	

## 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, Park Springs Addition Phase 1, for benefit of lots within this subdivision, created by plat of Park Springs Addition Phase 1
5. Utility easements, to be created by this plat, over the following:
  - The North 6 feet of Lots 5 and 6,
  - The North 6 feet of the West 10 feet of Lot 7,
  - The North 12 feet of the East 12 feet of Lot 7,
  - The North 12 feet of Lots 8, 9, 10, 11 and 12,
  - The South 12 feet of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28,
  - The East 6 feet of Lots 8, 16, 20, and 24,
  - The West 6 feet of Lots 9, 17, 21 and 25.
  - The East 12 feet of Lots 12 and 28.

## 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. Exteriors of this subdivision were set by Park Springs Addition Phase 1. 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, 2025

## 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 2 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 July 27, 2023  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-850

# PARK SPRINGS SUBDIVISION PHASE 2

A subdivision of Lot 5 of Park Springs Subdivision Phase 1  
Being a portion of Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated Park Blvd, Church Street and Fir Street  
Situating 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 a subdivision of Lot 5 of Park Springs Subdivision Phase 1, being a portion of Blocks 9, 10 and 13, Hot Springs Park Addition, and portions of vacated Park Blvd, Church Street and Fir St, 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, more particularly described as follows;

Beginning at the Northwest corner of said Lot 5 of Park Spring Subdivision Phase 1,

Thence: South 0°03'45" East, along the East line of Block 12 of Hot Springs Park Addition, 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 and the South line of Lots 1, 2, 3, and 4 of Park Springs Subdivision Phase 1, a distance of 237.09 feet, to the Southwest corner of said Lot 1 of Park Springs Subdivision Phase 1,

Thence: North 0°37'14" East, along the West line of said Lot 1, a distance of 99.90 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 105.99 feet, to the Point of Beginning.

Containing 2.600 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  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



## DECLARATION

Know all people by these presents that PRIDE, LLC, an Idaho Limited Liability 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, donate, dedicate and convey to public use forever PARK SPRINGS AVENUE as well as create utility easements over all the lots within this subdivision, as shown on the annexed map, in accordance with O.R.S. Chapter 92. In witness whereof, PRIDE, LLC., pursuant to its operating agreement, duly and legally adopted, had caused these presents to be signed by RUSSELL D. HUNEMILLER.

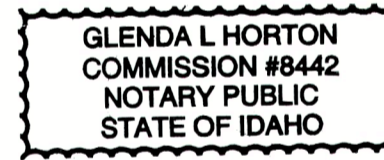
RUSSELL D. HUNEMILLER  
PRIDE, LLC.

## ACKNOWLEDGMENT

State of Idaho  
County of Ada SS

Know all people by these presents, on this 21<sup>st</sup> day of June, 2023, before me a Notary Public in and for said County and State, personally appeared RUSSELL D. HUNEMILLER, 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 Idaho



Notarial seal  
Exp 05/28/2025

## 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 2 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 July 27, 2023  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-850

## APPROVALS

### BAKER CITY PLANNING

Approved this 20<sup>th</sup> day of June, 2023.

Baker City Planning Director

### BAKER CITY MANAGER

Approved this 20<sup>th</sup> day of July, 2023.

Baker City Manager

### BAKER CITY SURVEYOR

Approved this 27<sup>th</sup> day of JUNE, 2023.

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 2023-2024 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.

by Traei Robinson  
Baker County Tax Collector

Date: July 20, 2023

### BAKER COUNTY COMMISSIONERS

I hereby approve this plat this 19<sup>th</sup> day of July, 2023.

Shane Anderson Alderson  
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 20<sup>th</sup> day of July, 2023, at 10:15 o'clock A. M. and recorded in Baker County Records.

Baker County Clerk by Steganie Kirby, Co. Clerk  
Faren Phillips, Deputy