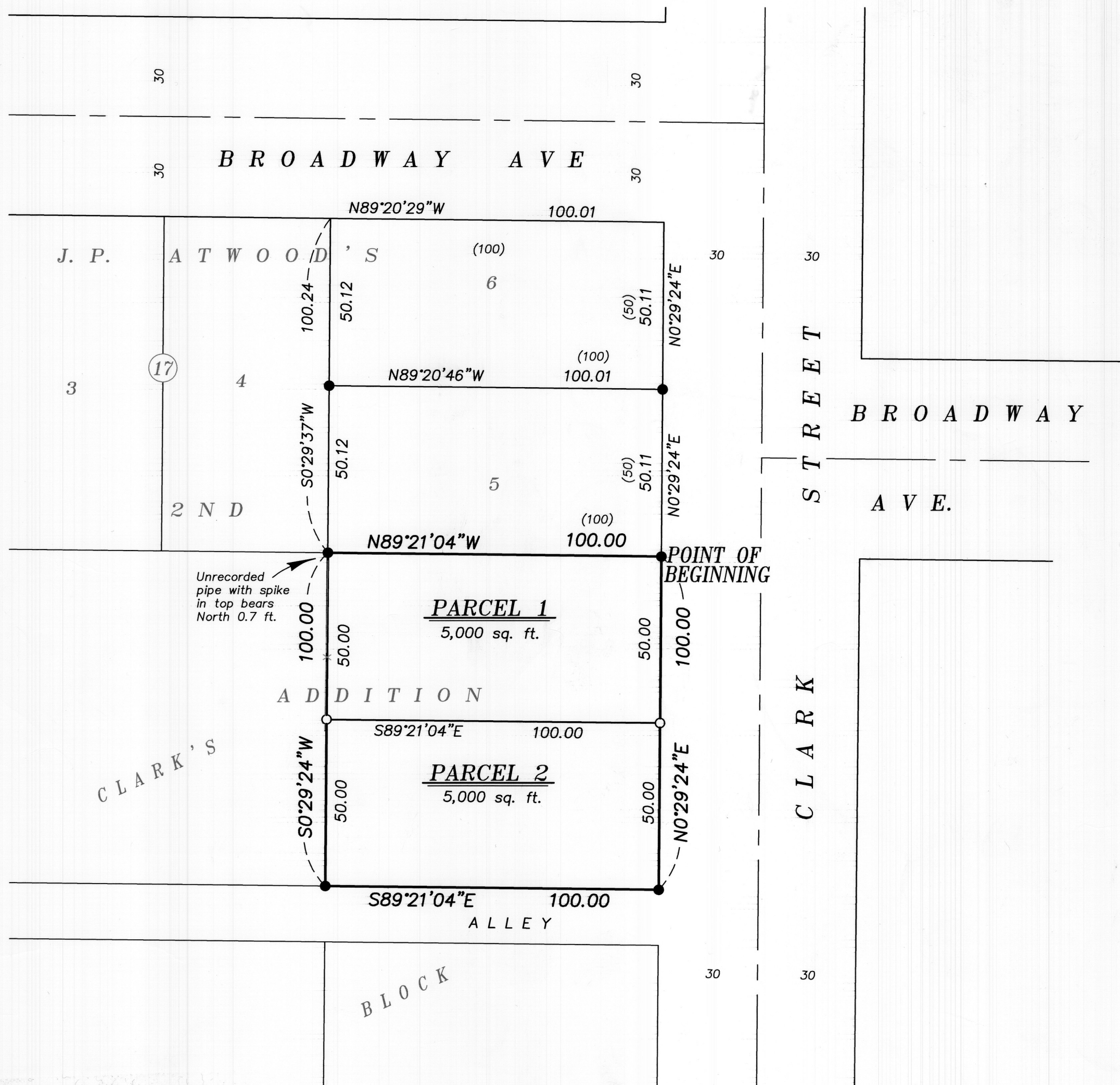


REPLAT NUMBER SD 2024-002

*A partition of a portion of Clark's Block in J.P. Atwood's 2nd Addition
Situating in the Southeast quarter of the Southwest quarter of Section 16, Township 9 South, Range 40 East of the Willamette Meridian,
Baker City, Baker County, Oregon*



BASIS OF BEARING

Geodetic North at the Section 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"=30'

LEGEND

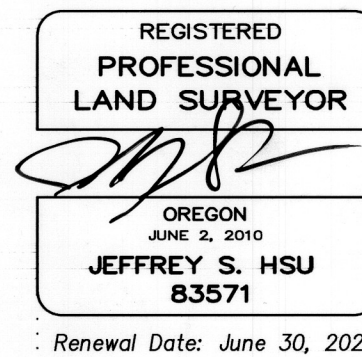
- Found 5/8" iron pin with plastic cap marked
BGB SURVEY MARKER set by Survey Number
9-40-857
- Set 5/8" x 30" iron pin with plastic cap
marked BGB SURVEY MARKER
- — — Centerline
- × — Fence line
- () Record measurement as per Plat of J.P.
Atwoods Second Addition

REFERENCE MATERIAL

Plat of J.P. Atwood's Second Addition to Baker City
Resubdivision of Block 25 of J.P. Atwood's 2nd Addition
Survey Number 9-40-74BC
Survey Number 9-40-83BC
Survey Number 9-40-124BC
Survey Number 9-40-704
Survey Number 9-40-743
Survey Number 9-40-796
Survey Number 9-40-798

DEED REFERENCES

Preliminary Title Report 265872AM, prepared by AmeriTitle,
dated November 6, 2018



NARRATIVE

This partition was done at the request of Leonard Gazley, owner of the land within. Mr. Gazley wanted to partition the property as shown. Exterior resolution was done by Survey 9-40-857. For encroachments notes, see this survey. I find no 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 Partition as shown and that the annexed tracing is an exact copy of said Partition 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 April 26, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-859

Jeffrey S. Hsu, OPLS 83571

B24 16 0214
REPLAT NUMBER SD 2024-002

A partition of a portion of Clark's Block in J.P. Atwood's 2nd Addition
Situating in the Southeast quarter of the Southwest 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 partition, being situated in Clark's Block in J.P. Atwood's 2nd Addition to the City of Baker City, Baker County, Oregon, being more particularly described as follows,

Beginning at the Northeast corner of said Clark's Block,

Thence: North 89°21'04" West, along the North line of said Clark's Block, a distance of 100.00 feet,

Thence: South 0°29'24" West, a distance of 100.00 feet,

Thence: South 89°21'04" East, a distance of 100.00 feet, to the West right-of-way line of Clark Street,

Thence: North 0°29'24" East, along said West right-of-way line, a distance of 100.00 feet, to the Point of Beginning.

Containing 10,000 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



DECLARATION

Know all people by these presents that LEONARD H. GAZLEY III and SASHA GAZLEY are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.


LEONARD H. GAZLEY III

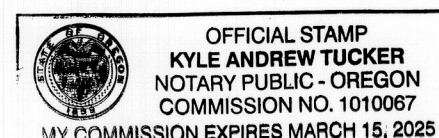

SASHA GAZLEY

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 10th day of April, 2024, before me a Notary Public in and for said County and State, personally appeared LEONARD H. GAZLEY III and SASHA GAZLEY, 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



Notarial seal

APPROVALS

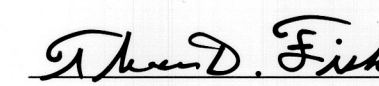
BAKER CITY PLANNING

Approved this 10th day of April, 2024.


Baker City Planning Director

BAKER CITY SURVEYOR

Approved this 11th day of APRIL, 2024.


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 partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Deanne Bourne for Traci Robinson Date: April 17, 2024
Baker County Tax Collector

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

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 17th day of April, 2024, at 3:00 o'clock P M, and recorded in Baker County Records.

Baker County Clerk by Stacy Kirby co. clerk
Karen Phillips, Deputy

FILED April 26, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-859