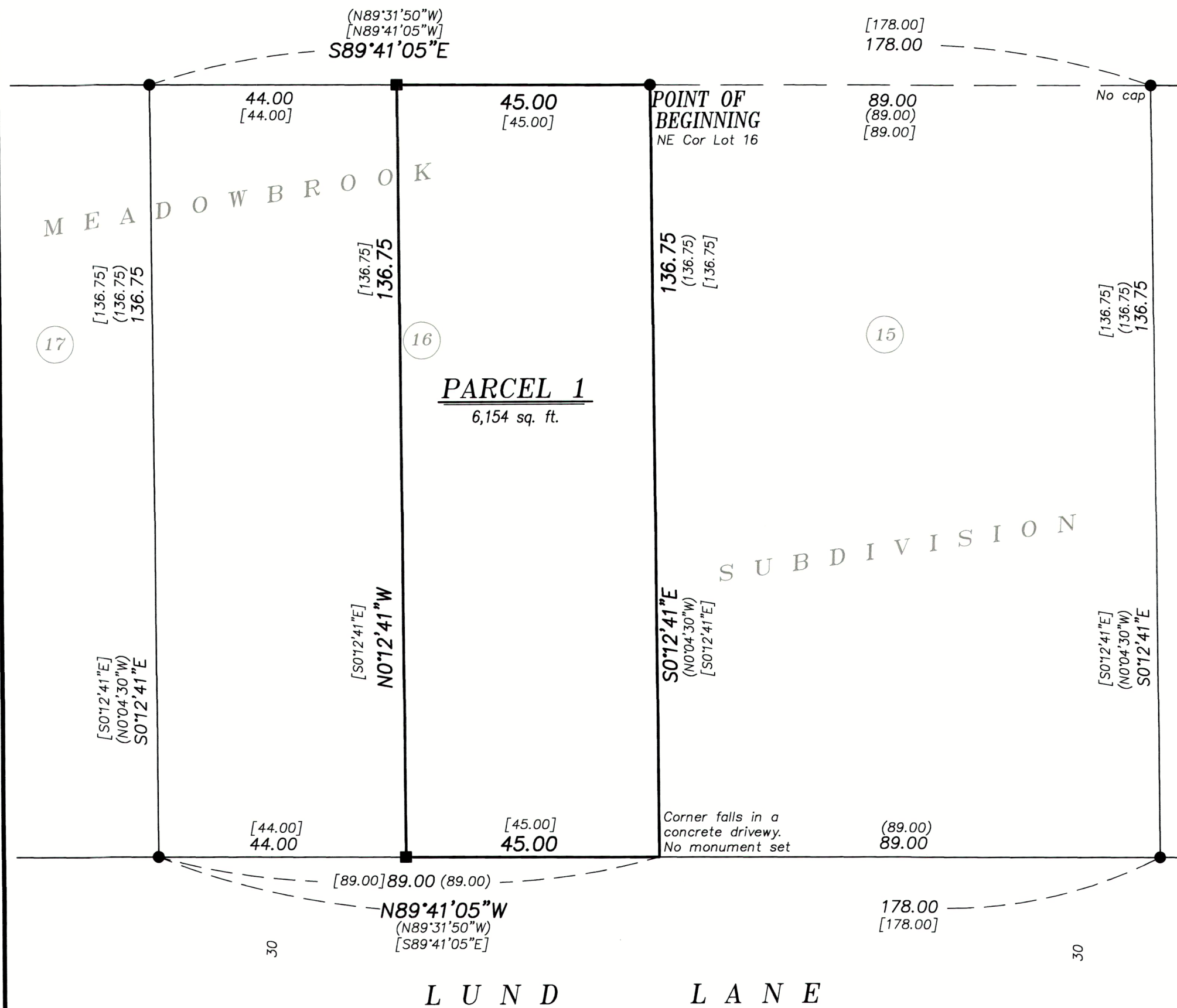


REPLAT NUMBER SD 2024-003

A replat of a portion of Lot 16, Meadowbrook Subdivision
Situating in the Southeast quarter of Section 9, Township 9 South, Range 40 East
of the Willamette Meridian, City of 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 the East 45 feet of Lot 16 of Meadowbrook Subdivision situated in the Southeast quarter of Section 9, Township 9 South, Range 40 East of the Willamette Meridian, City of Baker City, Baker County, Oregon, more particularly described as follows,

Beginning at the Northeast corner of said Lot 16,

Thence: South 0°12'41" East, along the East line of said Lot 16, a distance of 136.75 feet, to the North right-of-way line of Lund Lane,

Thence: North 89°41'05" West, along said North right-of-way line, a distance of 45.00 feet,

Thence: North 0°12'41" West, a distance of 136.75 feet, to the North line of said Lot 16,

Thence: South 89°41'05" East, along said North line, a distance of 45.00 feet, to the Point of Beginning.

Containing 6,145 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
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

FILED January 21, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-873



Renewal Date: June 30, 2025

REFERENCE MATERIAL

Plat of Meadowbrook Subdivision
Survey Number 9-40-863

DEED REFERENCES
B08 04 0197

Preliminary Title Report BA-24042JP, dated February 12, 2004, prepared by Amerititle

NARRATIVE

This plat was done at the request of Kim Baer, owner of the land within. The purpose of this plat is to validate the parcel as per ORS 92.176. Survey was completed in the course of Survey 9-40-863. No new monuments were set in the course of this partition. I find no unusual conditions with this partition.

DECLARATION

Know all people by these presents that DAVID KIM BAER and SANDRA KAYE BAER, 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, all in accordance with the provisions of O.R.S. Chapter 92.

David Kim Baer TTEE
DAVID KIM BAER, TRUSTEE
BAER FAMILY TRUST U/A/D 12-6-07

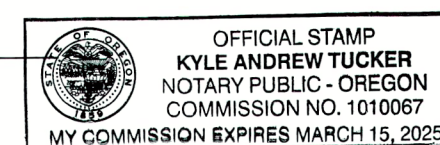
Sandra Kaye Baer TTEE 12-6-07
SANDRA KAYE BAER, TRUSTEE
BAER FAMILY TRUST U/A/D 12-6-07

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 19th day of December, 2024, before me a Notary Public in and for said County and State, personally appeared DAVID KIM BAER, and SANDRA KAYE BAER, 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.

Kyle Andrew Tucker
Notary Public for
the State of Oregon



Notarial seal

SURVEYOR 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
Jeffrey S. Hsu, OPLS 83571

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"=20'

LEGEND

- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by plat of Meadowbrook Subdivision
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 9-40-863
- Centerline
- Record measurement as per Plat of Meadowbrook Subdivision
- Record measurement as per Survey Number 9-40-863

APPROVALS

BAKER CITY PLANNING

Approved this 19th day of December, 2024.

Holly D. Fisk
Baker City Planning Director

BAKER CITY SURVEYOR

Approved this 19th day of December, 2024.

Thomas D. Fisk
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 2024-2025 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 *Taci Robinson*
Baker County Tax Collector

Date: Dec. 19th, 2024

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 20th day of December, 2024, at 8:30 o'clock A M, and recorded in Baker County Records.

Baker County Clerk *Stephanie Kirby, Co. Clerk*
by *Karen Phillips, Deputy*