

SCALE: 1" = 100'

**HORIZONTAL DATUM**

THIS SURVEY UTILIZES BAKER ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/2011(EPOCH 2010.0000). LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS ARE IN INTERNATIONAL FEET.

A GNSS VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINTS (A) AND (B) IS THE BASIS OF BEARINGS FOR THIS SURVEY, SAID BEARING BEING N 25°04'18" E FOR A DISTANCE OF 1075.07'.

POINT NO.	NORTHING	EASTING	DESCRIPTION
(A)	99772.36	132072.94	1.5" ALUMINUM CAP IN MONUMENT BOX, SET IN S5
(B)	98798.59	131617.38	1.5" ALUMINUM CAP IN MONUMENT BOX, SET IN S5

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SWLS INC", SET ON DECEMBER 12, 2024
- W/YPC = WITH A YELLOW PLASTIC CAP STAMPED/EFFACED AS NOTED
- () = RECORD INFORMATION AS REFERENCED

MONUMENT DATA

- (A) = HELD 1.5" ALUMINUM CAP IN MONUMENT BOX, SET IN S5
- (B) = HELD 1.5" ALUMINUM CAP IN MONUMENT BOX, SET IN S5
- (C) = HELD 1.5" ALUMINUM CAP IN MONUMENT BOX, SET IN S5
- (D) = HELD 5/8" IRON ROD IN MONUMENT BOX, SET IN S2
- (E) = HELD 5/8" IRON ROD W/YPC "HANLEY ENGR PLS 1206", SET IN S3
- (F) = HELD 5/8" IRON ROD W/YPC EFFACED, ORIGIN UNKNOWN, SHOWN ON S5
- (G) = 5/8" IRON ROD, S 64°55'42" E 0.24', SET IN S1
- (H) = HELD 5/8" IRON ROD, SET IN S1
- (I) = HELD 5/8" IRON ROD W/YPC "BGB SURVEY MARKER", SET IN S6
- (J) = 3/4" IRON PIPE WITH MAG NAIL, S 64°55'42" E 0.51', ORIGIN UNKNOWN, SHOWN ON S5
- (K) = HELD 5/8" IRON ROD W/YPC "HANLEY ENGR PLS 1817", ORIGIN UNKNOWN
- (L) = HELD 5/8" IRON ROD W/YPC "HANLEY ENGR PLS 1817", ORIGIN UNKNOWN
- (M) = HELD 2" IRON PIPE, SET IN P1
- (N) = IRON BAR, N 49°11'27" W 3.57', ORIGIN UNKNOWN
- (O) = HELD 1" IRON ROD, ORIGIN UNKNOWN
- (P) = 3/4" IRON ROD, N 49°11'27" W 2.61', ORIGIN UNKNOWN, REFERENCED ON S5
- (Q) = HELD 3/4" INCH IRON PIPE, ORIGIN UNKNOWN

REFERENCE DEEDS

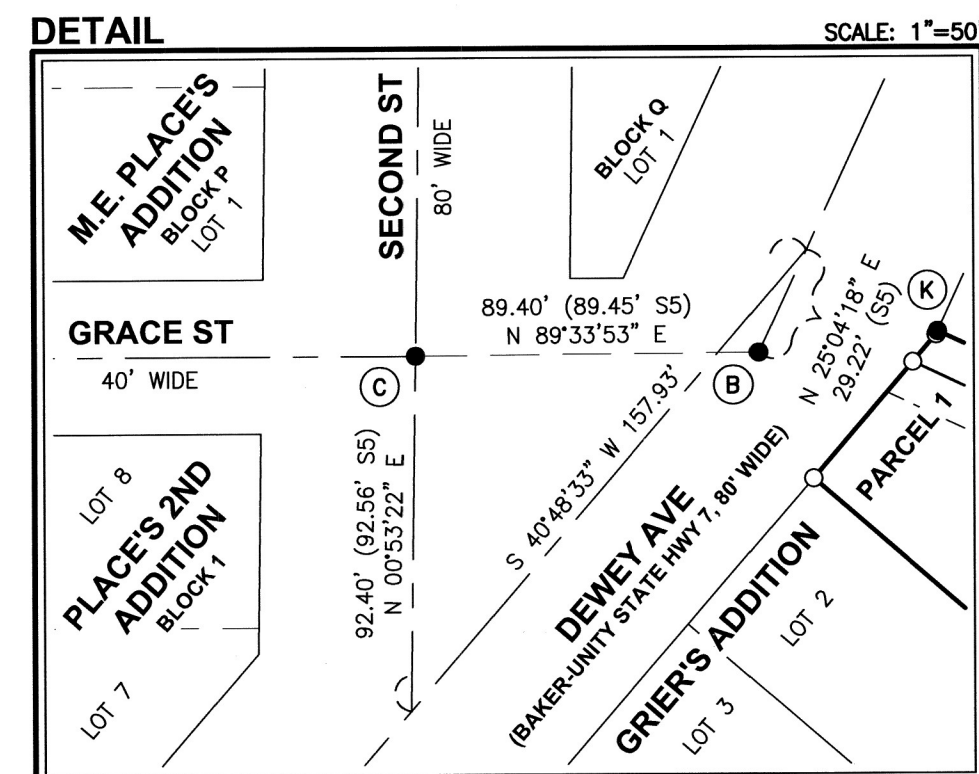
BAKER COUNTY DEED RECORDS
D1 = DOCUMENT NO. B18110071

REFERENCE PLATS

BAKER COUNTY PLAT RECORDS
P1 = "GRIER'S ADDITION", RECORDED 09/18/1897
P2 = "M.E. PLACE'S ADDITION", RECORDED 02/23/1887
P3 = STODDARD'S ADDITION, RECORDED 05/08/1941

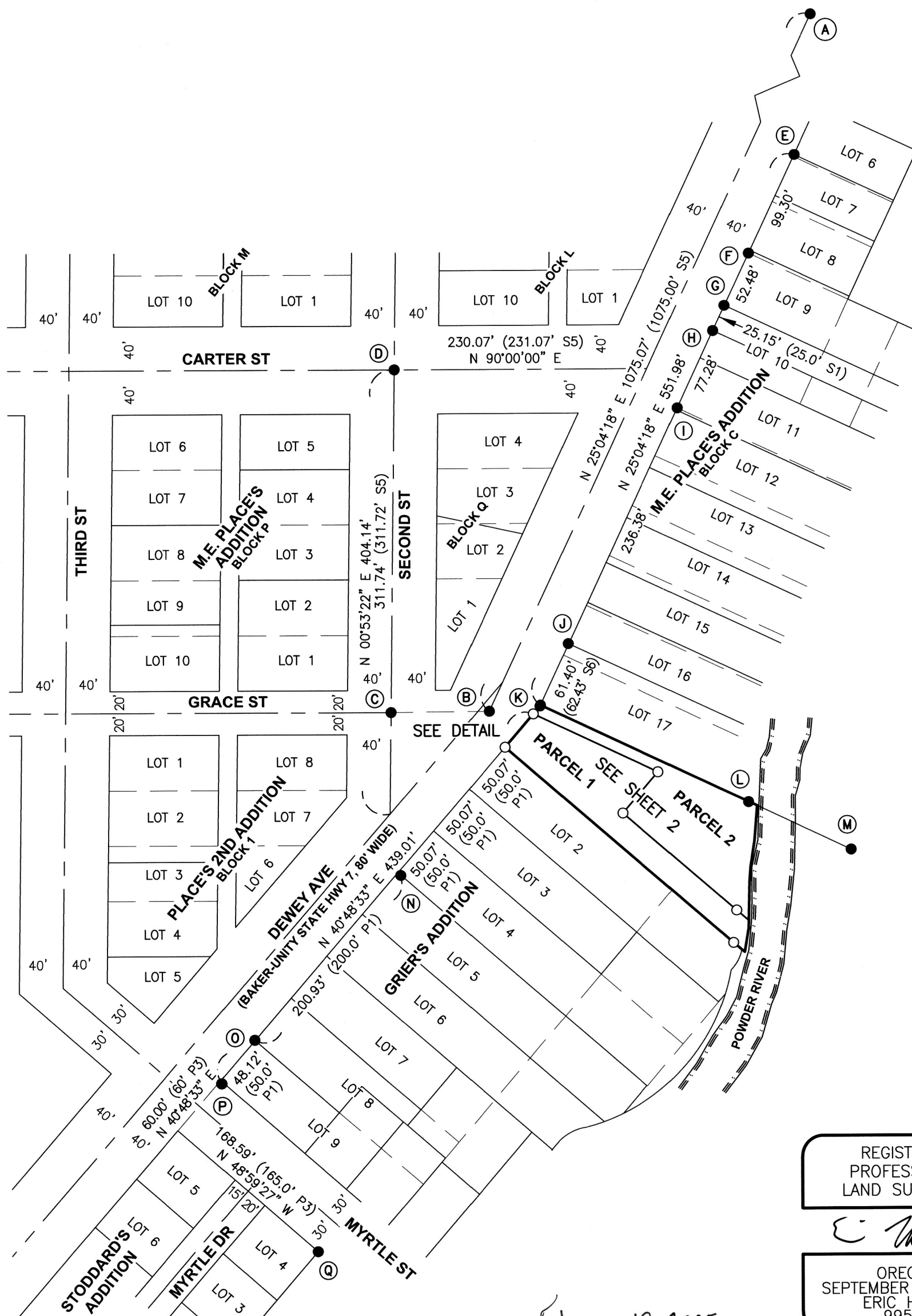
REFERENCE SURVEYS

BAKER COUNTY SURVEY RECORDS
S1 = 9-40-185, FILED 05/26/1954
S2 = 9-40-14 BC, FILED 01/20/1955
S3 = 9-40-186, FILED 04/16/1982
S4 = 9-40-556, FILED 08/07/2002
S5 = 9-40-738, FILED 08/10/2015
S6 = 9-40-831, FILED 02/02/2022
S7 = 9-40-871, FILED 10/02/2024

**PARTITION PLAT NO. P 2025-001**

A REPLAT OF A PORTION OF LOT 1, PLAT OF "GRIER'S ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON

BAKER CITY LAND USE PLANNING NO. PP-24-104 (124-24-000198-PLNG)



FILED February 19, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-879

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

I HEREBY CERTIFY THAT THIS TRACING IS
AN EXACT COPY OF THE ORIGINAL PLAT.

STATEWIDE LAND SURVEYING INC.

1915 WASHINGTON AVE
43 NW AVE AVE
GRESHAM, OR 97030
503-665-7777
SURVEY@STATEWIDESURVEYING.COM

CLIENT: JOSEPH YEATES

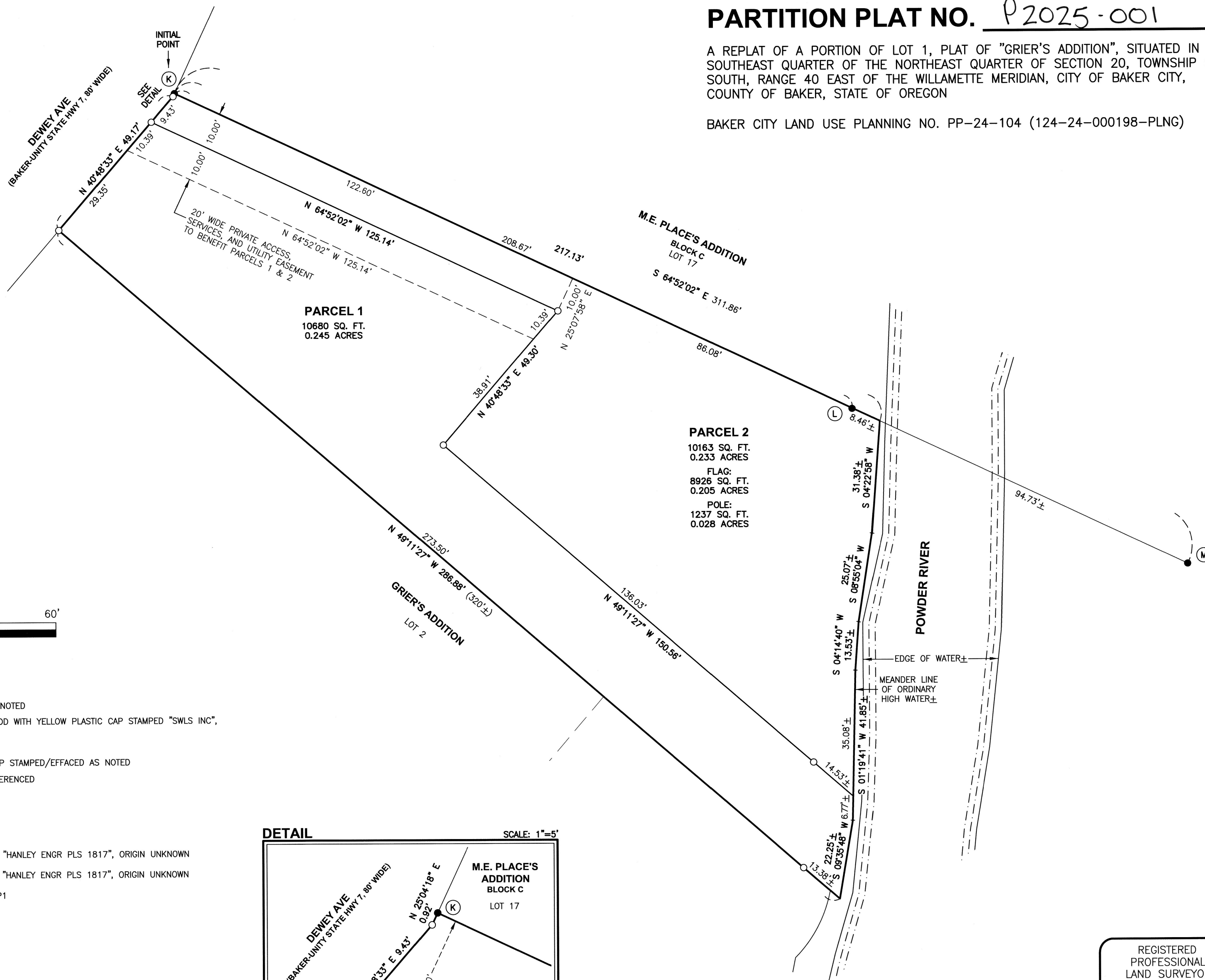
JOB NUMBER: 2024-156
DRAWN: J.B.
REVIEWED: E.P.H.
SHEET: 1 OF 3

SCALE: 1"=100'
DRAWN DATE: 09/13/2024
REVIEW DATE: 09/23/2024
SURVEY DATE: 07/29/2024

PARTITION PLAT NO. P2025-001

A REPLAT OF A PORTION OF LOT 1, PLAT OF "GRIER'S ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON

BAKER CITY LAND USE PLANNING NO. PP-24-104 (124-24-000198-PLNG)



SCALE: 1" = 20'

**LEGEND**

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SWLS INC", SET ON DECEMBER 12, 2024
- ± = MORE OR LESS
- W/YPC = WITH A YELLOW PLASTIC CAP STAMPED/EFFACED AS NOTED
- () = RECORD INFORMATION AS REFERENCED

MONUMENT DATA

- (K) = HELD 5/8" IRON ROD W/YPC "HANLEY ENGR PLS 1817", ORIGIN UNKNOWN
- (L) = HELD 5/8" IRON ROD W/YPC "HANLEY ENGR PLS 1817", ORIGIN UNKNOWN
- (M) = HELD 2" IRON PIPE, SET IN P1

REFERENCE DEEDS

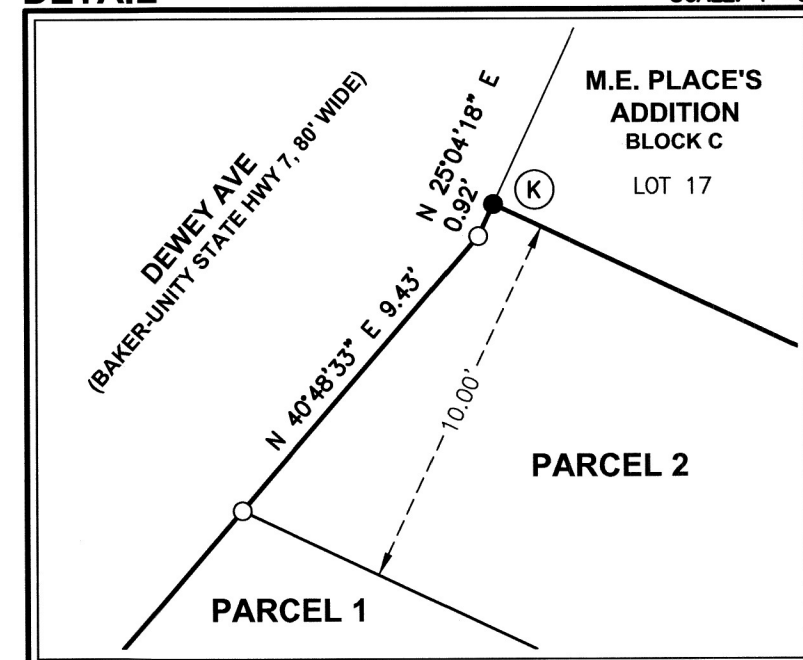
BAKER COUNTY DEED RECORDS
D1 = DOCUMENT NO. B18110071

REFERENCE PLATS

BAKER COUNTY PLAT RECORDS
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P2 = "M.E. PLACE'S ADDITION", RECORDED 02/23/1887

DETAIL

SCALE: 1"=5'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

E. Hyatt

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

I HEREBY CERTIFY THAT THIS TRACING IS
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FILED February 19, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-879

STATEWIDE LAND SURVEYING INC.

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43 NW AVA AVE
GRESHAM, OR 97030
503-665-7777
BAKER CITY, OR 97814
541-406-3012
SURVEY@STATEWIDESURVEYING.COM



REV:	SCALE: 1"=20'	JOB NUMBER: 2024-156	REV:
REV:	DRAWN DATE: 09/13/2024	DRAWN: J.B.	REV:
REV:	REVIEW DATE: 09/23/2024	REVIEWED: E.P.H.	REV:
REV:	SURVEY DATE: 07/29/2024	SHEET: 2 OF 3	REV:

SURVEYOR'S CERTIFICATE

I, ERIC P. HYATT, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING A PORTION OF LOT 1, "GRIER'S ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON, AS RECORDED IN DOCUMENT NO. B18110071, BAKER COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 17, BLOCK C, PLAT OF "M.C. PLACE'S ADDITION", MARKED BY A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HANLEY ENGR PLS 1817";

THENCE, ALONG THE SOUTH LINE OF SAID LOT 17 AND ITS EASTERLY EXTENSION, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, SOUTH 64°52'02" EAST FOR A DISTANCE OF 217.13 FEET, MORE OR LESS, TO THE WESTERLY ORDINARY HIGH WATER LINE OF THE POWDER RIVER, REFERENCED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HANLEY ENGR PLS 1817" FALLING NORTH 64°52'02" WEST 8.46 FEET;

THENCE, DEPARTING SAID LOT 1 NORTH LINE ALONG THE FOLLOWING COURSES OF SAID ORDINARY HIGH WATER LINE:

SOUTH 04°22'58" WEST FOR A DISTANCE OF 31.38 FEET TO A POINT;

SOUTH 08°55'04" WEST FOR A DISTANCE OF 25.07 FEET TO A POINT;

SOUTH 04°14'40" WEST FOR A DISTANCE OF 13.53 FEET TO A POINT;

SOUTH 01°19'41" WEST FOR A DISTANCE OF 41.85 FEET TO A POINT;

SOUTH 09°35'48" WEST FOR A DISTANCE OF 22.25 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 1, REFERENCED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWLS INC" FALLING NORTH 49°11'27" WEST 13.38 FEET, MORE OR LESS;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 49°11'27" WEST FOR A DISTANCE OF 286.88 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF DEWEY AVE (80 FEET WIDE), ALSO KNOWN AS BAKER-UNITY STATE HIGHWAY 7, MARKED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWLS INC";

THENCE, ALONG THE FOLLOWING COURSES OF SAID RIGHT-OF-WAY LINE:

NORTH 40°48'33" EAST FOR A DISTANCE OF 49.17 FEET TO A POINT, MARKED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWLS INC";

NORTH 25°04'18" EAST FOR A DISTANCE OF 0.92 FEET TO THE INITIAL POINT, CONTAINING 20,843 SQUARE FEET, OR 0.478 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND PARTITION A PORTION OF LOT 1, PLAT OF "GRIER'S ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BAKER CITY, COUNTY OF BAKER, STATE OF OREGON, AS RECORDED IN DOCUMENT NO. B18110071, BAKER COUNTY DEED RECORDS.

THE PROJECT BEGAN WITH A SEARCH FOR AND SURVEY OF EXISTING MONUMENTS CONTROLLING THE SUBJECT PROPERTIES AS SHOWN. UTILIZING SAID DEED AND EXISTING EVIDENCE FOUND ON THE GROUND, THE DEED LINES DETERMINED AS FOLLOWS:

L1: ESTABLISHED BY HOLDING A 40' OFFSET LINE FROM THE CENTERLINE RESOLUTION AS SHOWN ON SURVEY NUMBER 9-40-871 (S7), BAKER COUNTY SURVEY RECORDS, SAID CENTERLINE RESOLUTION WAS BASED ON OREGON STATE HIGHWAY DEPARTMENT BAKER-UNITY HIGHWAY DRAWING NO. 7B-7-7.

L2: ESTABLISHED BY HOLDING A 40' OFFSET LINE FROM THE FOUND CENTERLINE MONUMENTS AT (A) & (B), SAID OFFSET LINE LOCATION SUPPORTED BY FOUND MONUMENTS HELD AT (E), (F), (H), (I), AND (K).

L3: DEFINED BY HOLDING MONUMENTS FOUND AT (K), (L), AND (M) AND TERMINATING AT THE WESTERLY LINE OF ORDINARY HIGH WATER.

L4: ESTABLISHED BY AVERAGING THE DISTANCE BETWEEN THE TOP OF AN EXISTING ROCK RETAINING WALL AND THE EDGE OF WATER AS DETERMINED PER 2012 DOGAMI OLC (OREGON LIDAR CONSORTIUM) LIDAR DATA OBTAINED 08/12/2024.

L5: ESTABLISHED BY HOLDING A 90° ANGLE FROM THE RIGHT-OF-WAY LINE PER SAID PLAT OF "GRIER'S ADDITION", PRORATING DISTANCES BETWEEN (N) AND (K), AND INTERSECTING THE LINE WITH L4.

MONUMENTS WERE THEN CALCULATED AND SET AS SHOWN PER MY CLIENT'S REQUEST AND CITY OF BAKER CITY LAND USE CASE FILE NO. PP-24-104 (124-24-000198-PLNG).

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT JOSEPH YEATES IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED PARTITION PLAT TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF. THE DECLARANT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

JOSEPH YEATES

ACKNOWLEDGMENTS

STATE OREGON

COUNTY OF BAKER

KNOW ALL PERSONS BY THESE PRESENTS ON THIS 27 DAY OF

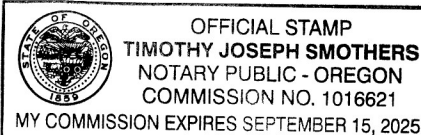
January, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY, PERSONALLY APPEARED JOSEPH YEATES, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HIS SIGNATURE AFFIXED THERETO IS OF HIS OWN FREE ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC

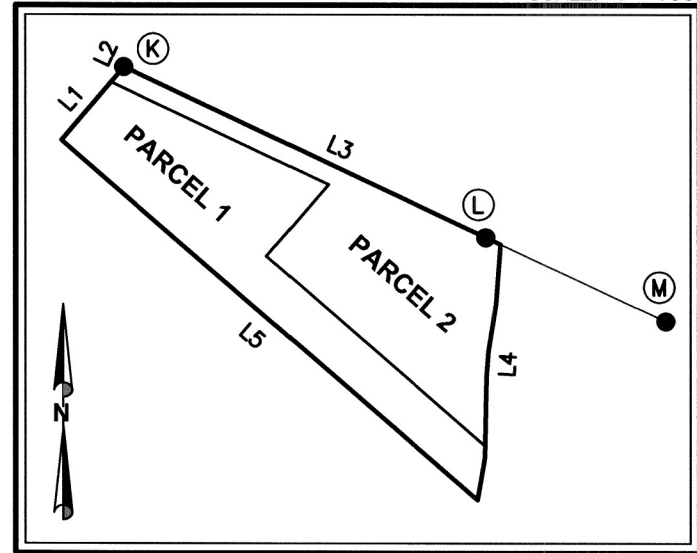
COMMISSION NO.

MY COMMISSION EXPIRES:



NARRATIVE DETAIL

SCALE: 1"=100'



NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF BAKER CITY IN CASE FILE NO. PP-24-104 (124-24-000198- PLNG).
- BY SIGNING THIS PLAT THE DECLARANT COVENANTS THAT NO ADDITIONAL STRUCTURES SHALL BE CONSTRUCTED ON PARCEL 1, WHICH CURRENTLY CONTAINS A SINGLE FAMILY DWELLING AND DETACHED SINGLE VEHICLE GARAGE.
- EACH PARCEL HAS ACCESS TO EXISTING WATER AND WASTEWATER UTILITIES IN DEWEY AVENUE.
- THIS PLAT IS SUBJECT TO A PRIVATE ACCESS, SERVICES, & UTILITY MAINTENANCE AGREEMENT RELATING TO PARCELS 1-2 AS RECORDED IN DOCUMENT NO. B25050181, BAKER COUNTY DEED RECORDS.

PARTITION PLAT NO. P2025-001

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BAKER CITY LAND USE PLANNING NO. PP-24-104 (124-24-000198-PLNG)

APPROVALS

CITY OF BAKER CITY LAND DIVISION CASE FILE NO. PP-24-104 (124-24-000198-PLNG)

BAKER CITY PLANNING

APPROVED THIS 27th DAY OF January, 2025

BY: Holly Denny
BAKER CITY PLANNING DIRECTOR

BAKER CITY SURVEYOR

APPROVED THIS 29th DAY OF January, 2025

BY: 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 UP ON 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: Eric Robinson
BAKER COUNTY TAX COLLECTOR

FILING STATEMENT

BAKER COUNTY CLERK

STATE OF OREGON

COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD

ON THE 5th DAY OF February, 2025

AT 3:55 O'CLOCK PM, AND RECORDED IN BAKER COUNTY RECORDS.

BY: Stefanie Kirby C.O. Clerk
BAKER COUNTY CLERK
by ashley yachy, Deputy

FILED February 19, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-879

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 13, 2022
ERIC HYATT
99516

EXPIRES: 06/30/25

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CLIENT: JOSEPH YEATES



REV:	SCALE: 1"=100'	JOB NUMBER: 2024-156
REV:	DRAWN DATE: 09/13/2024	DRAWN: J.B.
REV:	REVIEW DATE: 09/23/2024	REVIEWED: E.P.H.
REV:	SURVEY DATE: 07/29/2024	SHEET: 3 OF 3