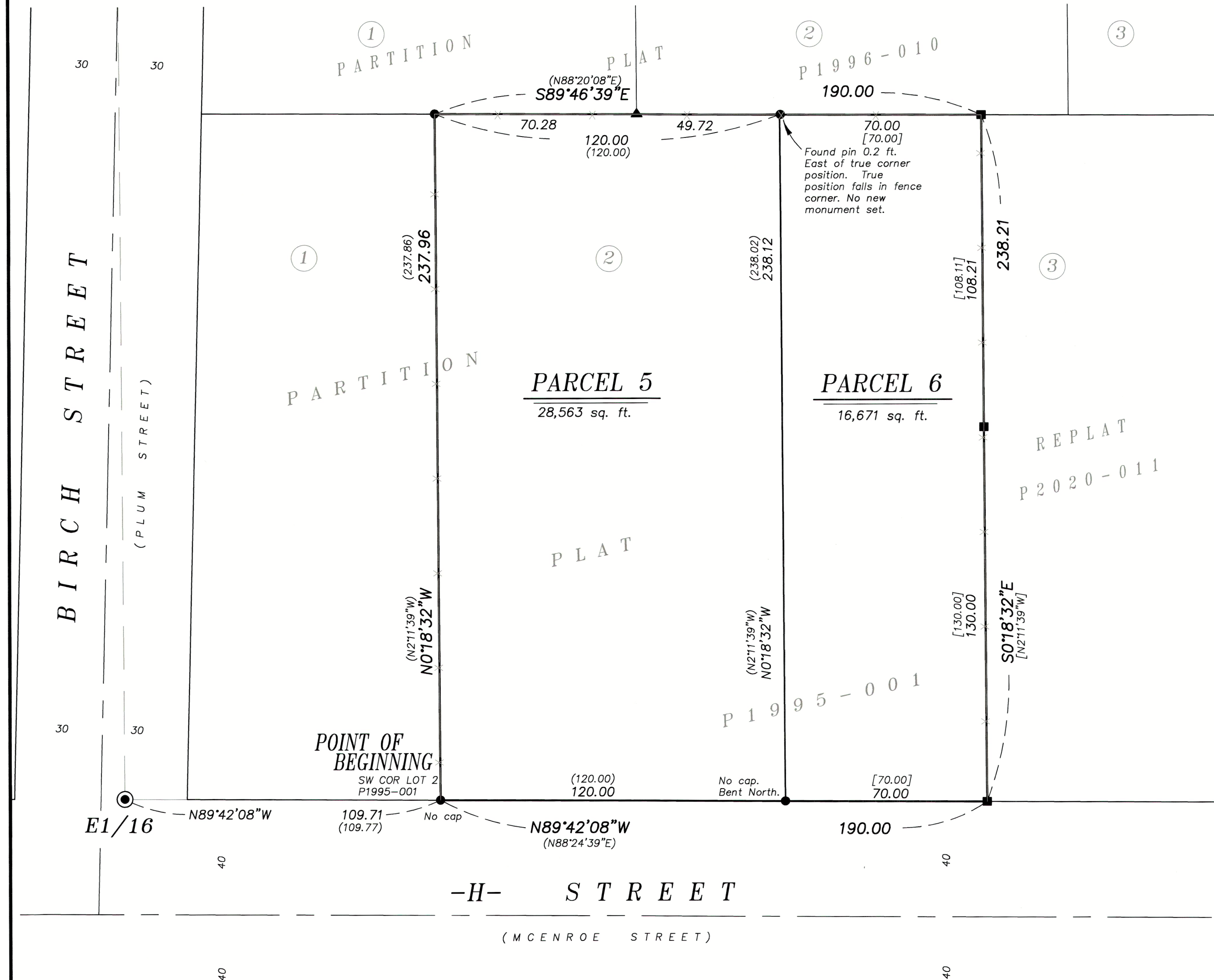


Sheet 1 of 2

REPLAT NUMBER P2025-003

A replat of Parcel 2 and a portion of Parcel 3 Partition Plat P1995-001
Situated in the Southeast quarter of the Southeast quarter of Section 9, 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"=30'

LEGEND

- Found 5/8" iron pin with plastic cap marked CITY OF BAKER PLS 2446 in monument box
- Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGR. PLS 1206 (unless otherwise specified) set by Partition Plat P1995-001
- Found 5/8" iron pin set by Partition Plat P1996-010
- Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGR. PLS 1817 set by Partition Plat P2020-011
- Centerline
- Fenceline
- () Record measurement as per Partition Plat P1995-001
- [] Record measurement as per Replat P2020-011

REFERENCE MATERIAL

Partition Plat P1995-001
Partition Plat P1996-010
Replat Number P2020-011

DEED REFERENCES
B18 37 0164
B19 23 0162

Preliminary Title Report 666635AM, dated
February 21, 2025, prepared by AmeriTitle, LLC

NOTES AND EASEMENTS

Preliminary Title Report notes an easement was granted to owners of the New Home Ditch by Book G, Page 36, leases and agreements. At time of survey, no ditch falls on this property.

NARRATIVE

This partition was done at the request of Karla Smith, realtor for Larry and Karen Skeen, owners of the land within. Ms. Smith wanted to divide the parcel along the previous parcel line, as originally established in P1995-001. This line was adjusted previously, and a portion replatted in P2020-011, to the current East line. I recover monuments as shown and find them relatively harmonious with the original plat. I find no unusual conditions with this replat.

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 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 April 9, 2025
BAKER COUNTY SURVEYOR
RECEIVED NO. 9-40-886

Jeffrey S. Hsu, OPLS 83571

SURVEYED MARCH 2025

Sheet 1 of 2

Sheet 2 of 2

REPLAT NUMBER P2025-003

A replat of Parcel 2 and a portion of Parcel 3 Partition Plat P1995-001
Situating in the Southeast 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 replat, being a replat of Parcel 2 and a portion of Parcel 3 Partition Plat P1995-001, situated in the Southeast 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 the Southwest corner of said Parcel 2 of Partition Plat P1995-001,

Thence: North 0°18'32" West, along the line common to Parcels 1 and 2 of said Partition Plat, a distance of 237.96 feet, to the Northwest corner of said Parcel 2,

Thence: South 89°46'39" East, along the North line of said Parcels 2 and 3, a distance of 190.00 feet,

Thence: South 0°18'32" East, a distance of 238.21 feet, to the North right-of-way line of H Street,

Thence: North 89°42'08" West, along said North right-of-way line, a distance of 190.00 feet to the Point of Beginning.

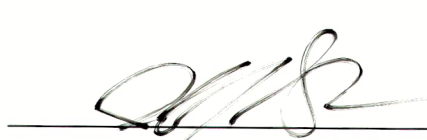
Containing 45,234 sq. ft.

I further certify that I made this replat by order of and under the direction of the owners 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

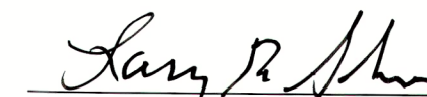
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Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that LARRY R. SKEEN and KAREN L. SKEEN, trustees of the SKEEN FAMILY TRUST U/A/D DECEMBER 14, 2011, are the owners of the land within this Replat, 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.


LARRY R. SKEEN, TRUSTEE
SKEEN FAMILY TRUST
U/A/D DECEMBER 14, 2011


KAREN L. SKEEN, TRUSTEE
SKEEN FAMILY TRUST
U/A/D DECEMBER 14, 2011

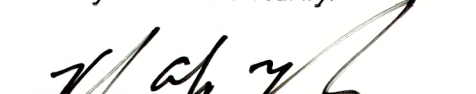
ACKNOWLEDGMENT

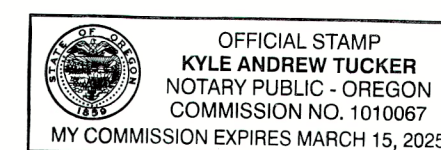
State of Oregon

SS

County of Baker

Know all people by these presents, on this 25th day of March, 2025, before me a Notary Public in and for said County and State, personally appeared LARRY R. SKEEN and KAREN L. SKEEN, 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

APPROVALSBAKER CITY PLANNING

Approved this 31st day of March, 2025.


Baker City Planning Director

BAKER CITY SURVEYOR

Approved this 25th day of MARCH, 2025.


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

by Traci Robinson by Deanne Brune Date: April 2, 2025
Baker County Tax Collector

FILING STATEMENTBAKER COUNTY CLERK

State of Oregon
County of Baker SS

I do hereby certify that the attached replat was received for record on the 2nd day of April, 2025, at 10:30 o'clock A M, and recorded in Baker County Records.

Baker County Clerk by Stefanie Kirby
by: Ashtley Young, Deputy

FILED April 9, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-886

Sheet 2 of 2