

REPLAT NUMBER P2025-010

A replat of Block 29 of Revised Plan of McCrary's Addition to Baker City, with streets and alleys accruing by way of vacation Situated in the Northeast quarter of the Northwest quarter of Section 20, 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

- | | |
|---|--|
|  | <i>Found centerline intersection monument, as described</i> |
|  | <i>Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER</i> |
|  | <i>Centerline</i> |
|  | <i>Fenceline</i> |
|  | <i>Record measurement as per Survey Number 9-40-208</i> |
|  | <i>Record measurement as per Replat No. SD2006-002</i> |
|  | <i>Record measurement as per Survey AD 20-7</i> |

REFERENCE MATERIAL

Revised Plan of McCrary's Addition
Survey Number AD 20-7
Survey Number 9-40-89BC
Survey Number 9-40-113BC
Survey Number 9-40-208
Survey Number 9-40-478
Replat No. SD2006-002

DEED REFERENCES

73 32 029
84 33 035
22 27 0216
22 27 0218
Ordinance No. 3411

*SORT Report 1016482, dated August 5,, 2024,
prepared by AmeriTitle, LLC*

NARRATIVE

This replat was done at the request of Eva Henes on behalf of Jared and Amanda Bain, owners of the land within. They wanted to divide the property as shown. I recover centerline monuments as shown. Fencelines are off as shown. As per stated title report, there does not appear to be an easement of record for Old Settler's Slough. I find no other unusual conditions with this replat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

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 September 17, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-899

Jeffrey S. Hsu, OPLS 83571

REPLAT NUMBER P2025-010

A replat of Block 29 of Revised Plan of McCrary's Addition to Baker City, with streets and alleys accruing by way of vacation
Situating in the Northeast quarter of the Northwest quarter of Section 20, 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 replat of Block 29 of Revised Plan of McCrary's Addition to Baker City, situated in the Northeast quarter of the Northwest quarter of Section 20, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon, more particularly described as follows,

Beginning at the Northeast corner of Lot 5, Block 29, Revised Plan of McCrary's Addition,

Thence: South 89°35'13" West, along the North line of said Block 29 and the Westerly extension thereof, a distance of 250.85 feet, to the centerline of vacated 12th Street,

Thence: South 0°00'06" West, along said centerline, a distance of 249.84 feet, to the Westerly extension of the South line of said Block 29,

Thence: North 89°15'39" East, along said South line, a distance of 248.97 feet, to the Southeast corner of said Block 29,

Thence: North 0°26'23" East, along the East line of said Block 29, a distance of 248.44 feet, to the Point of Beginning.

Containing 62,257 sq. ft. (1.43 acres)

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



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.


Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that JARED PATRICK BAIN and AMANDA K. BAIN, 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, all in accordance with the provisions of O.R.S. Chapter 92.


JARED PATRICK BAIN


AMANDA K. BAIN

ACKNOWLEDGMENT

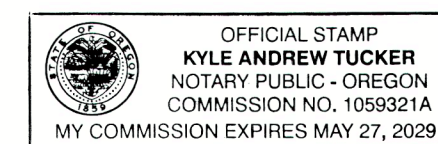
State of Oregon

SS

County of Baker

Know all people by these presents, on this 13th day of August, 2025, before me a Notary Public in and for said County and State, personally appeared JARED PATRICK BAIN and AMANDA K. BAIN, 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 29th day of August, 2025.


Baker City Planning Director

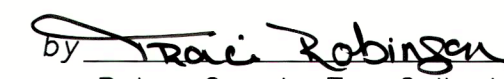
BAKER CITY SURVEYOR

Approved this 13th day of August, 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 2025-2026 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.

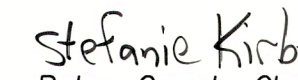
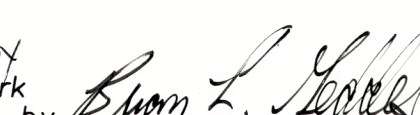
by  Date: Sept. 8, 2025
Baker County Tax Collector

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon
County of Baker

I do hereby certify that the attached replat plat was received for record on the 9th day of September, 2025, at 3:30 o'clock P M, and recorded in Baker County Records.


Baker County Clerk by 

FILED September 17, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-899