

REPLAT NUMBER P2021-006

A replat of Lots 3 and 4, Block 5, J.M. Boyd's Addition to the City of Baker City
Sited in the Northeast quarter of the Southeast quarter of Section 17, Township 9
South, Range 40 East of the Willamette Meridian, Baker County, Oregon

LEGEND

- Found 1" iron pipe in monument box
- Found 3/4" iron pin (unless otherwise specified) in monument box
- ⊙ Position of intersecting punch marks on manhole rim
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- - - Easement Line
- [] Record measurement as per Survey Number 9-40-0110BC
- () Record measurement as per Survey Number 9-40-0011BC
- { } Record measurement as per Survey Number 9-40-0189
- - - Record measurement as per plat of J.M. Boyd's Addition

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

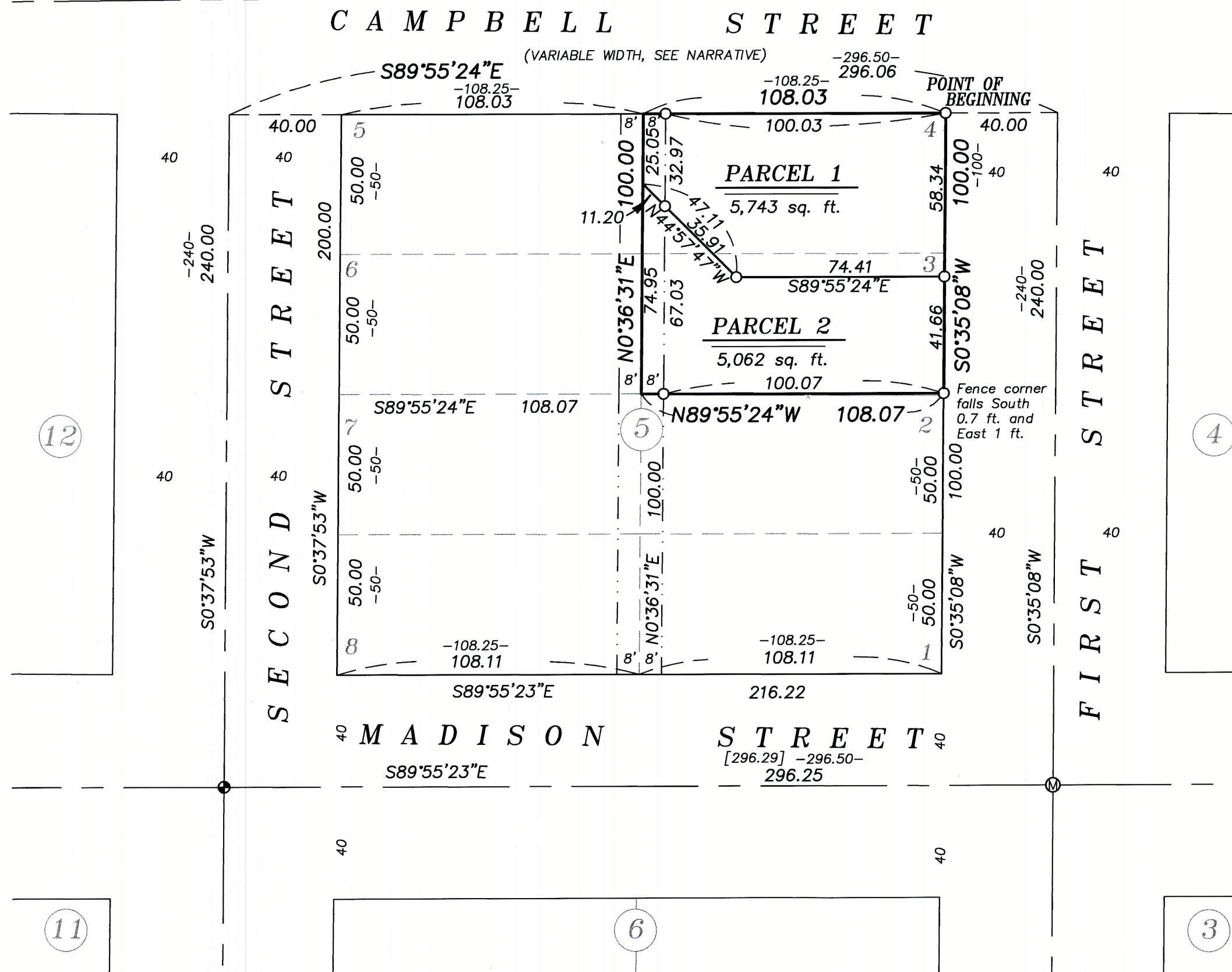
SCALE: 1"=40'

REFERENCE MATERIAL

Survey Number AD 17-23	DEED REFERENCES
Survey Number AD 19-17	B19 19 0068
Survey Number AD 20-13	Book 53, page 404
Survey Number 09-40-0011BC	
Survey Number 09-40-0110BC	Status of Record Title No.
Survey Number 09-40-0272	438056AM, dated January 22,
Survey Number 09-40-0293	2021, prepared by Amerititle
Survey Number 09-40-0297	
Survey Number 09-40-0785	
Plat of J.M. Boyd's Addition	
Plat of Father Deroo's Addition	
Plat of Brattain and McComas Addition	

NOTES AND EASEMENTS

Easement for alley, 8 ft. wide, including terms and provisions thereof, reserved by deed recorded January 28, 1903 in Book 53, Page 404, deed records of Baker County



NARRATIVE

This partition was done at the request of Haden Damschen, on behalf of Damschen LLC. Mr. Damschen wanted to replat the lots as shown. To establish block exteriors, I recover monuments within J.M. Boyd's Addition as shown. The original plat of J.M. Boyd's Addition shows the North line being located along the center of section, which is consistent with the plats of Father Deroo's and Brattain and McComas Addition. Though the width of Campbell Street had been shown on various maps to have an 80 foot width (Survey 09-40-0785 and 09-40-0297), the width is not specified on the original plat. I find that the centerline monuments within J.M. Boyd's addition would have a 5-7 foot excess in distance to the Section line, if an 80 foot width of Campbell Street were assumed. If an 80 foot width from the center of section line were used, and a standard proportion were done along the North tier of blocks in J.M. Boyd's Addition, this would be deleterious to lines of possession. I therefore hold the bearing of the line between the monuments at 2nd and Madison and 2nd and Broadway, and extend this North a record 240 feet. Along First Street, I hold the monuments at the intersections of Madison and 1st and the one at Baker and 1st, and extend this North record platted 240 feet. I drive a line between these to establish the North line of the Block. Interior lot lines are established by standard proportion. Along the West side of the property, I set monuments at the East edge of the alley. I find no other 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 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.

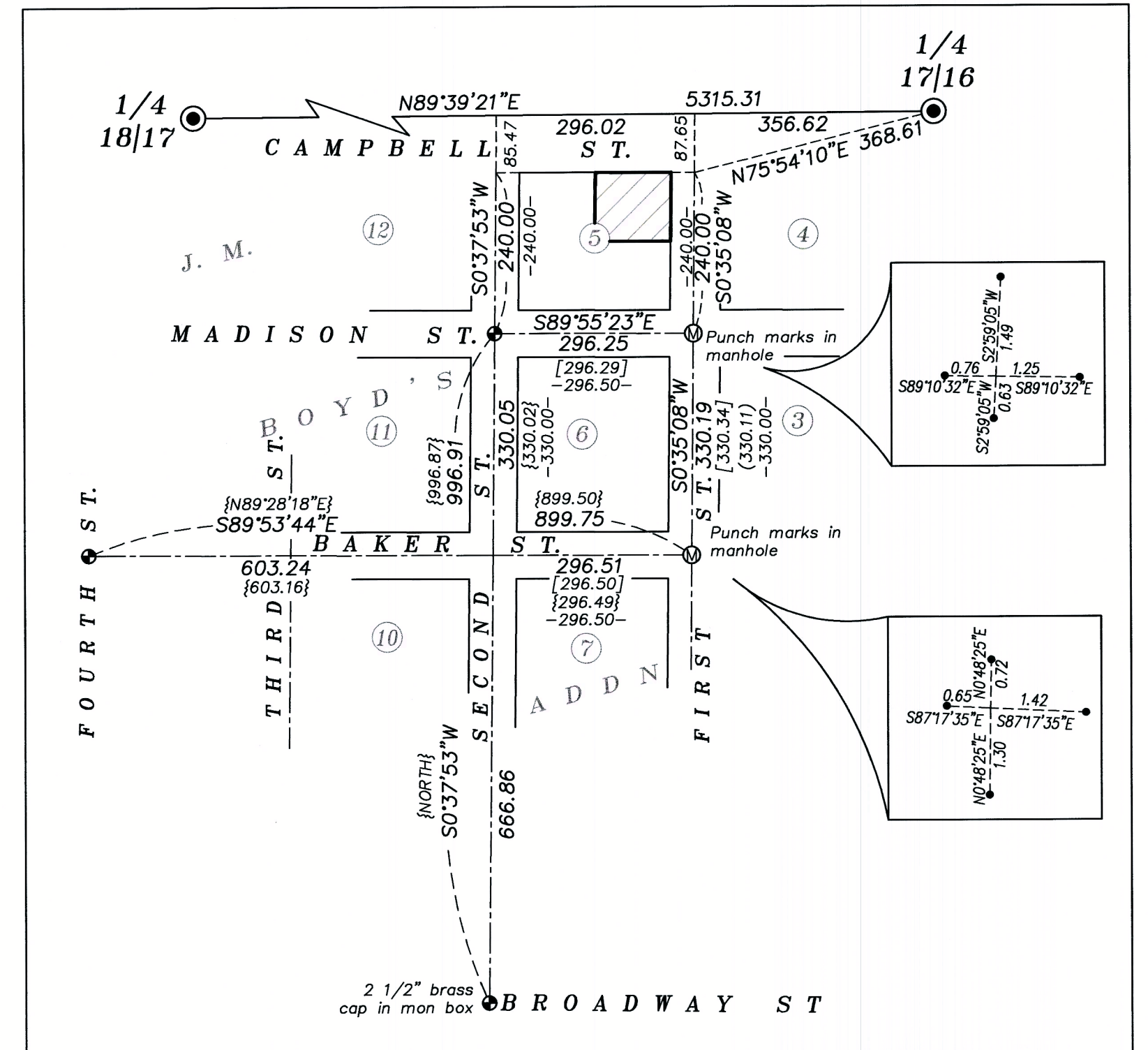
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

Jeffrey S. Hsu, OPLS 83571

FILED July 6 2021
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-826



J.M. BOYD'S ADDITION SCALE 1"=200'