

# PARTITION PLAT NUMBER P2023-001

Situated in Block 1 of John Stewart's Addition to the City of Baker City,  
Situated in the Northeast quarter of the Southwest quarter of Section 17, Township 9 South,  
Range 40 East of the Willamette Meridian, Baker County, Oregon

## BASIS OF BEARING

Geodetic North at the Section 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 in monument box
- Found 1" copper disk marked ODOT, set by Survey Number 9-40-838
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 9-40-846
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline

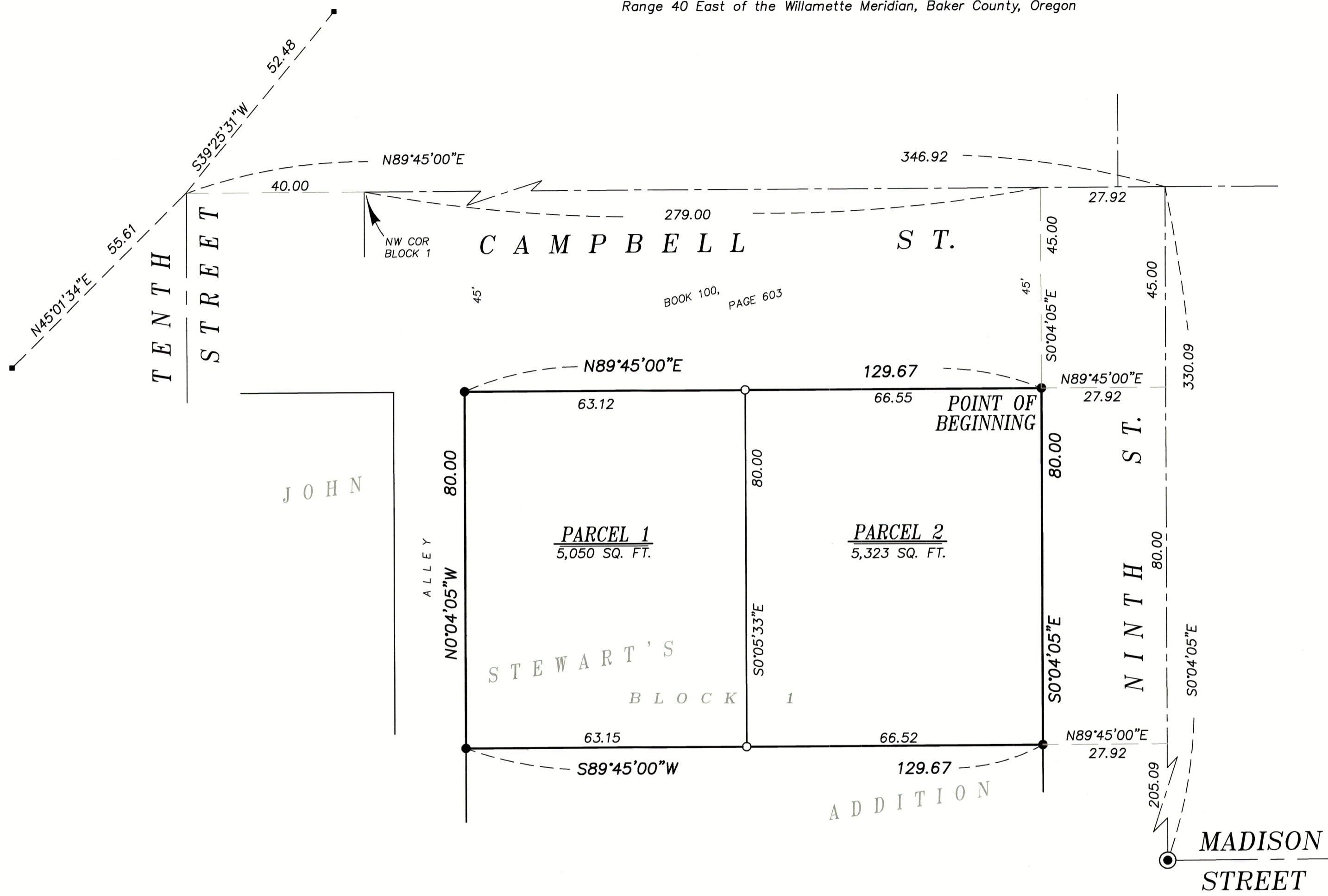
## REFERENCE MATERIAL

- Survey Number AD-20-13  
 Survey Number AD 21-10  
 Survey Number 9-40-15BC  
 Survey Number 9-40-17BC  
 Survey Number 9-40-77BC  
 Survey Number 9-40-211  
 Survey Number 9-40-217  
 Survey Number 9-40-311  
 Survey Number 9-40-506  
 Survey Number 9-40-823  
 Survey Number 9-40-838

### DEED REFERENCES

- Volume 154, Page 221  
 Volume 160, Page 207  
 85 07 044  
 B04 45 0185

Status of Record Title Report, dated May 1, 2023, prepared by Amerititle



## NARRATIVE

This partition was done at the request of Haden Damschen, owner of the land within. Mr. Damschen wanted to divide the property as shown. Exteriors of the property were resolved in Survey Number 9-40-846. For record data, as well as encroachments, see this survey.  
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 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.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jeffrey S. Hsu*

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2023

*Jeffrey S. Hsu*

Jeffrey S. Hsu, OPLS 83571

FILED May 15, 2023  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 9-40-847



# PARTITION PLAT NUMBER P2023-001

Situated in Block 1 of John Stewart's Addition to the City of Baker City,  
Situated in the Northeast quarter of the Southwest quarter of Section 17, Township 9 South,  
Range 40 East of the Willamette Meridian, 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 situated in Block 1 of John Stewart's Addition to the City of Baker City, Baker County, Oregon, being more particularly described as follows,

Commencing at the Northwest corner of Block 1 of John Stewart's Addition to Baker City; thence, North 89°45'00" East, a distance of 279.00 feet; thence, South 0°04'05" East, a distance of 45.00 feet to the True Point of Beginning,

Thence: South 0°04'05" East, a distance of 80.00 feet,

Thence: South 89°45'00" West, a distance of 129.67 feet,

Thence: North 0°04'05" West, a distance of 80.00 feet,

Thence: North 89°45'00" East, a distance of 129.67 feet, to the True Point of Beginning.

Containing 10,373 sq. ft.

## DECLARATION

Know all people by these presents that DAMSCHEN LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed plat, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, DAMSCHEN, LLC. pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by HADEN DAMSCHEN.

  
HADEN DAMSCHEN  
DAMSCHEN LLC

## APPROVALS


### BAKER CITY PLANNING

Approved this 17<sup>th</sup> day of May, 2023.

  
Baker City Planning Director

### BAKER CITY SURVEYOR

Approved this 17<sup>th</sup> day of MAY, 2023.

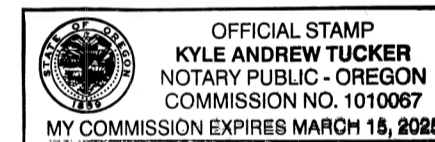
  
Thomas D. Fisk  
Baker City Surveyor

## ACKNOWLEDGMENT

State of Oregon SS  
County of Baker

Know all people by these presents, on this 17<sup>th</sup> day of May, 2023, before me a Notary Public in and for said County and State, personally appeared HADEN DAMSCHEN, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon



Notarial seal

### 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 2022-2023 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.

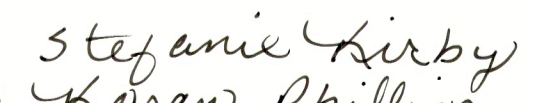

by   
Baker County Tax Collector Date: 5-17-2023

## 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 17<sup>th</sup> day of May, 2023, at 1:45 o'clock P M, and recorded in Baker County Records.

  
Baker County Clerk by   
Karen Phillips, Deputy

## 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 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, OPLS 83571

FILED May 15, 2023  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-847