

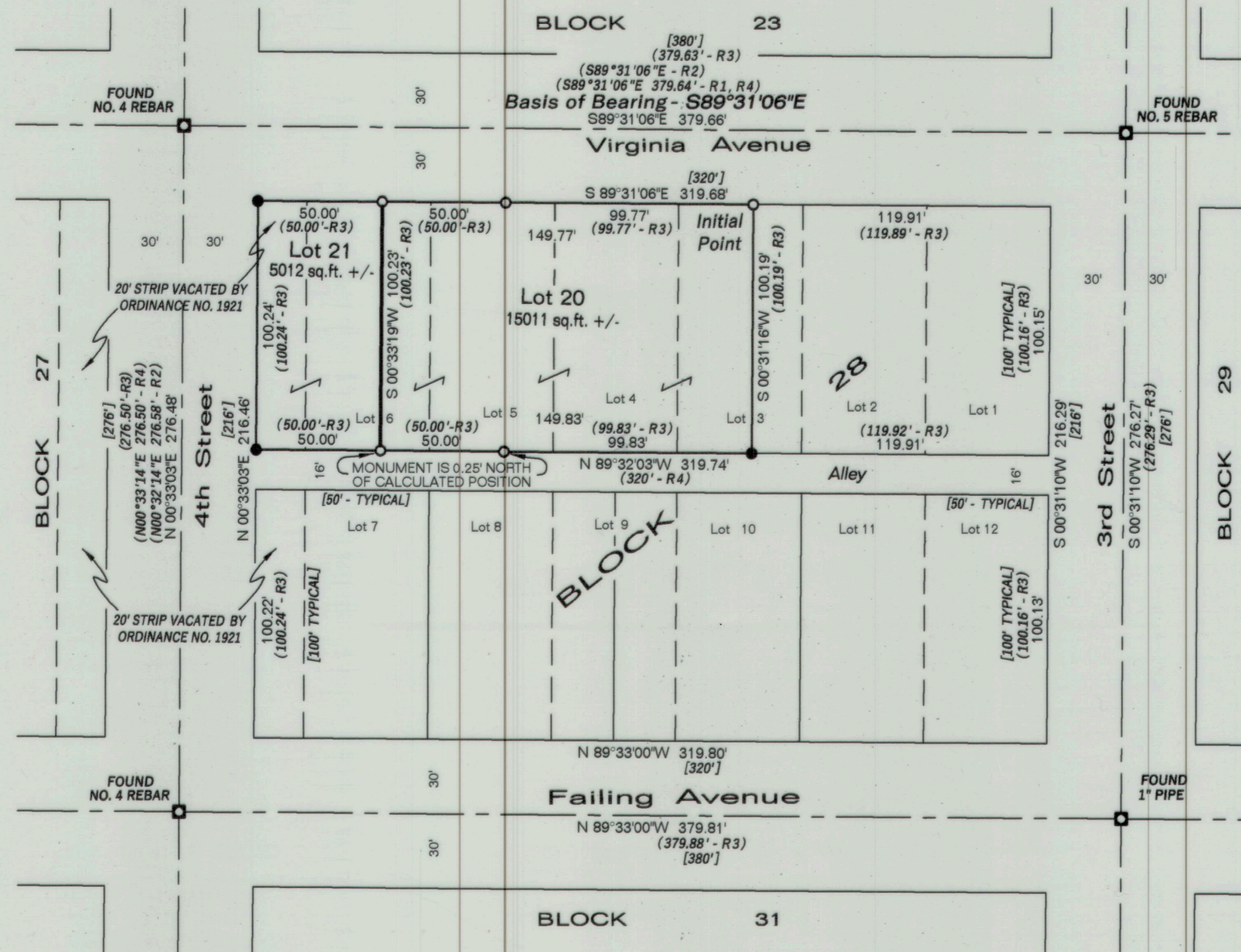
Replat No. SD2022-006

A Replat of Lots 4, 5 and 6, and the west 30' of Lot 3, Block 28, Jackson Addition, and a portion of vacated 4th Street, situated in the SE1/4 SE1/4 of Section 20, T9S, R40E, WM, Baker City, Baker County, Oregon

July 5, 2022

HANLEY ENGINEERING, INC.
P.O. BOX 701 2043 MAIN STREET BAKER CITY OREGON 97814 (541) 523-3803

BASIS OF BEARING
S89°31'06"E
CENTERLINE OF VIRGINIA AVENUE BETWEEN
THIRD AND FOURTH STREETS



LEGEND

- FOUND MONUMENT, AS DESCRIBED, IN CITY MONUMENT BOX
- NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED B. HANLEY SURV. ORLS 1639 PER (R3)
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817"
- (.....) RECORD DATA PER REFERENCES
- [.....] RECORD DATA PER ORIGINAL PLAT

REFERENCES

- 1 - CS 9-40-177 FOR PETERSON BY PLS 1206 FILED JUNE 17, 1981.
- 2 - CS 9-40-182 SURVEY FOR DAVIS BY PLS 1639 FILED NOVEMBER 2, 1981.
- 3 - CS 9-40-230 SURVEY FOR DONOHUE BY PLS 1639 FILED AUGUST 2, 1985.
- 4 - CS 9-40-767 SURVEY FOR MERRILL & MESPET BY PLS 69454 FILED APRIL 11, 2018.
- 5 - ORIGINAL PLAT OF JACKSON ADDITION BY IRA HOFFMAN FILED MAY 17, 1905.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF LOTS 4, 5 AND 6, AND THE WEST 30 FEET OF LOT 3, BLOCK 28, JACKSON ADDITION, AND A PORTION OF 4TH STREET VACATED BY ORDINANCE 1921, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON, AND TO REPLAT SAID PARCEL INTO TWO LOTS, AT THE REQUEST OF DEAN BOMAN.

MONUMENTS WERE FOUND AND HELD AT THE CENTERLINE INTERSECTIONS OF VIRGINIA AVENUE AND 4TH STREET, VIRGINIA AVENUE AND THIRD STREET, FAILING AVENUE AND THIRD STREET, AND FAILING AVENUE AND 4TH STREET. MONUMENTS WERE ALSO FOUND PER REFERENCE "3", AS SHOWN. THE MONUMENTS FOUND ON THE SOUTH LINE OF LOTS 5 AND 6 APPEAR TO HAVE BEEN SET AT 100 FEET FROM THE NORTH LINE OF SAID LOTS, NOT AT PROPORTIONED DISTANCES AS PER SAID REFERENCE. THESE MONUMENTS WERE NOT RESET. MONUMENTS WERE SET TO DEFINE THE REPLATTED LOTS, AS SHOWN HEREON.

NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PLATTED TWO PARCELS OF LAND ON THIS REPLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92. THE LAND BEING REPLATTED IS MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 4, 5, 6 AND THE WEST 30 FEET OF LOT 3, BLOCK 28, JACKSON ADDITION TO BAKER CITY, TOGETHER WITH A PORTION OF THE ADJACENT VACATED 4TH STREET, BAKER CITY, BAKER COUNTY, OREGON.

CONTAINING 20,023 SQUARE FEET, MORE OR LESS

FILED August 31, 2022
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-840

I, THOMAS J. HANLEY, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE REPLAT SUBMITTED TO THE BAKER COUNTY CLERK FOR RECORDING.

Thomas J. Hanley
THOMAS J. HANLEY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2023

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DEAN T. BOMAN, DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND REPRESENTED ON THIS REPLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING "SURVEYOR'S CERTIFICATE", AND DOES HEREBY CERTIFY THAT HE HAS CAUSED THE SAME TO BE REPLATTED INTO TWO PARCELS IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

Dean T. Boman 8/05/2022
DEAN T. BOMAN DATE

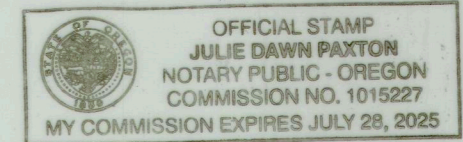
ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF August, 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DEAN T. BOMAN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

Julie Dawn Paxton
NOTARY PUBLIC

7-28-2025
MY COMMISSION EXPIRES



APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER CITY AND BAKER COUNTY, OREGON DO HEREBY APPROVE THIS REPLAT.

Thomas D. Fulk Aug 12th, 2022
BAKER CITY SURVEYOR DATE

Holly Kern Aug 15th, 2022
BAKER CITY PLANNING DIRECTOR DATE

ALL AD VALOREM TAXES AND OTHER SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Alice Surlinges 8-16-2022
BAKER COUNTY TAX COLLECTOR DATE

I DO HEREBY CERTIFY THAT THIS REPLAT WAS RECEIVED

FOR RECORDING ON THE 23rd DAY OF August, 2022,

AT 8:40 O'CLOCK AM AND RECORDED IN BAKER COUNTY

RECORDS AND IS HEREBY APPROVED.

Stephanie Kirby
BAKER COUNTY CLERK

Karen Phillips, Deputy
DEPUTY

FILED _____
BAKER COUNTY SURVEYOR
SURVEY No. _____