

# REPLAT NO. P2009-006

BEING A REPLAT OF PARCELS 1 AND 3 OF PARTITION NO. P1990-009 AND A PORTION OF PARCEL 2 OF PARTITION NO. P1998-013 SITUATED IN THE NE1/4SW1/4 OF SECTION 17, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON SURVEY COMPLETED FEBRUARY 3, 2009

## SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED AS SHOWN ON THIS REPLAT, SAID REPLAT BEING SITUATED IN THE NE1/4SW1/4 SECTION 17, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1 AND 3 OF PARTITION PLAT NO. P1990-009, RECORDED SEPTEMBER 10, 1990, IN DEEDS 90 37 029;

ALSO, PARCEL 2 OF PARTITION PLAT NO. P1998-013, RECORDED SEPTEMBER 22, 1998, IN BOOK 98 38 167;

EXCEPTING THEREFROM, THE NORTHERLY 150 FEET OF PARCEL 2 OF SAID PARTITION PLAT NO. P1998-013, BEING MEASURED BY A LINE DRAWN PARALLEL TO THE NORTHERLY LINE OF SAID PARCEL 2, AS SHOWN ON RECORD SURVEY NO. 9-40-552.

SAID TRACT CONTAINING 5.58 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SW CORNER OF PARCEL 3 OF PARTITION PLAT NO. P1990-009 AS THE INITIAL POINT OF THIS REPLAT.

*Jason L. Hatfield*  
JASON L. HATFIELD, PLS #69454  
BENCHMARK LAND SURVEYING

### SUBJECT TO THE FOLLOWING:

- RESERVATIONS IN DEED FROM OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY, AN OREGON CORPORATION, TO UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, DATED MARCH 31, 1971, RECORDED JUNE 26, 1976, IN DEEDS 76 27 038, AS FOLLOWS: "EXCEPTING FROM THIS QUITCLAIM THE RAILROAD TRackage AND APPURTENANCES NOW LOCATED UPON, ALONG AND ACROSS THE LAND DESCRIBED THEREIN AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR MAINTENANCE, OPERATION, REPAIR, RENEWAL AND RECONSTRUCTION OF SAID RAILROAD TRackage AND APPURTENANCES IN THEIR PRESENT LOCATION" UPON, ALONG AND ACROSS THE LAND DESCRIBED THEREIN. SAID EASEMENT HAS NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE ELECTRIC POWER LINE EASEMENT GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 14, 1990, IN DEEDS 90 38 029, OVER A STRIP OF LAND 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason L. Hatfield*  
OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454  
EXPIRES: 6/30/2009

## APPROVALS

APPROVED THIS 1st DAY OF JUNE, 2009  
*Gary Van Patton* PLS 2162  
BAKER CITY SURVEYOR

APPROVED THIS 1 DAY OF June, 2009  
*Mike Oren*  
BAKER CITY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*Alie Kullenger*  
BAKER COUNTY TAX COLLECTOR  
DATE: 6/19/09

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 9th DAY OF June, 2009 AT 1:15 O'CLOCK P.M., AND RECORDED AS REPLAT NO. P2009-006  
BAKER COUNTY RECORDS

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF REPLAT NO. P2009-006  
*Jason L. Hatfield*  
JASON L. HATFIELD, PLS  
BENCHMARK LAND SURVEYING

## REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-22BC, 9-40-479 & 9-40-552  
RECORD LAND PARTITION PLAT NO.'S 1990-009 & 1998-013  
ELKHORN PRELIMINARY TITLE REPORT FILE NO. 00018278

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROB ELLINGSON, ON BEHALF OF ELLINGSON LUMBER COMPANY. THE PURPOSE OF THIS SURVEY WAS TO REPLAT PARCELS 1 AND 3 OF PARTITION NO. P1990-009 AND A PORTION OF PARCEL 2 OF PARTITION NO. P1998-013 INTO THREE NEW PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS SHOWN ON BAKER COUNTY RECORD SURVEY NO. 9-40-552, AND RECORD PARTITION PLAT NO.'S P1990-009 AND P1998-013. I ACCEPT THE FOUND CONTROLLING MONUMENTS, WITH THE EXCEPTION OF FOUR PINS. TWO OF THE PINS ON THE SOUTH BOUNDARY OF PARCEL 3 OF THIS REPLAT WERE FOUND IN AN AREA THAT HAD BEEN LANDSCAPED, AND WERE DISTURBED. THE PIN AT THE NE CORNER OF THIS REPLAT WAS 0.2 FT. FROM A FENCE CORNER SET IN CONCRETE, AND THE PIN WAS PROTRUDING ABOUT 1 FT. OUT OF THE GROUND. ONE OF THE PINS ON THE WEST BOUNDARY OF THIS REPLAT WAS BENT POSSIBLY DUE TO CONSTRUCTION ACTIVITY IN THE IMMEDIATE VICINITY. SEE NOTES ON SHEET 1 FOR MORE DETAILED INFORMATION.

THE EASTERLY BOUNDARY OF THIS REPLAT IS ALSO THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD MAINLINE AND WYE LINE. RECORD PARTITION PLAT NO. P1990-009 SHOWS A CHORD BEARING AND DISTANCE BETWEEN TWO SET MONUMENTS ON THE RIGHT OF WAY CURVE OF THE WYE LINE. RECORD PARTITION PLAT NO. P1998-013 SHOWS A CENTERLINE TRAVERSE AS A SERIES OF LINE SEGMENTS, WITH AN OFFSET CURVE ALONG A PORTION OF THE WYE LINE RIGHT OF WAY. NEITHER OF THESE TWO PARTITION PLATS SHOW CURVE DATA FOR THE WYE LINE RIGHT OF WAY.

I LOCATED THE WYE LINE TRACKS ON THE GROUND, BUT WAS UNABLE TO FIT A CONSTANT RADIUS CURVE ALONG ITS ENTIRE LENGTH. I CHOSE TO FIT A SERIES OF FOUR COMPOUND CURVES ALONG SAID RIGHT OF WAY LINE SO THAT PARCEL AREAS COULD BE DETERMINED, AS SHOWN HEREON.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. ELLINGSON, AS SHOWN HEREON.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELLINGSON LUMBER COMPANY, AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE REPLATTED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

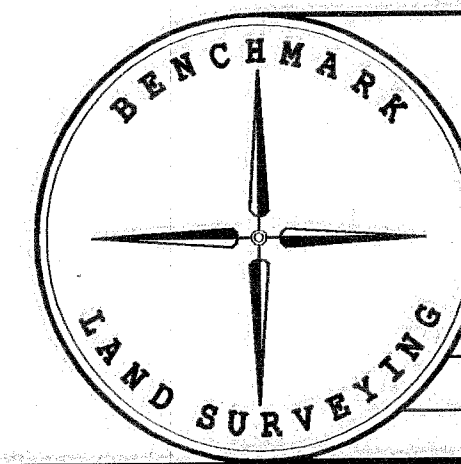
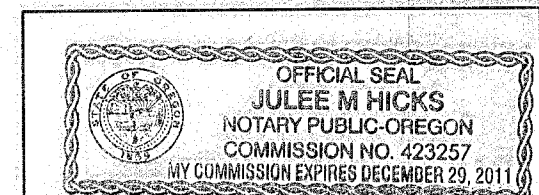
*Robert P. Ellingson, III*  
ROBERT P. ELLINGSON, III  
PRESIDENT

### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/12, 2009,  
BY ROBERT P. ELLINGSON, III, PRESIDENT OF ELLINGSON LUMBER COMPANY

*Jules M. Hicks*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 12/29/11



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-575-1251 ~ 800-699-0516		
REPLAT OF PARCELS 1 AND 3 OF PARTITION NO. P1990-009 AND A PORTION OF PARCEL 2 OF PARTITION NO. P1998-013 SITUATED IN THE NE1/4SW1/4 OF SECTION 17, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON		
SURVEYED FOR	ELLINGSON LUMBER COMPANY	
SURVEYED BY	JLH & MCS	2/3/2009
Scale: 1"= 60'	Drawn by: JLH	SHEET 2 OF 2

FILED June 9, 2009  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-669