

# REPLAT P2012-003

A REPLAT OF LAND CONSISTING OF LOT NUMBERS 3,4,5,6,7,& 8 OF BLOCK 10 AND THE SOUTH HALF OF VACATED "E" STREET BETWEEN RESORT AND WALNUT STREETS OF MIX'S ADDITION TO BAKER CITY. LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON.

## LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- ⊙ Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817", Baker Co. Survey No. 9-40-701.
- Found, monument in monument box.
- ▣ Reference monument.
- △ Calculated Point
- LOT X Original Lot Numbers from Mix's Addition Plat
- Original Lot Lines form Mix's Addition Plat
- - - Ditch centerline
- · - · - Ditch easement
- ( ) Record Data Per Ba. Co. Survey No. 9-40-701

**BASIS OF BEARING**  
 COMPUTED FROM  
 BAKER COUNTY PARTITION PLAT NO.  
 P1997-016, WALNUT STREET  
 BETWEEN "D" STREET AND "E"  
 STREET BEARS S. 01° 50' 46" E.



JUNE, 2012

## SURVEY FOR

LANDMAR CONSTRUCTION, INC.  
P.O. BOX 130  
GRESHAM, OR 97030

## SURVEY BY

HANLEY ENGINEERING, INC.  
2043 MAIN STREET  
P.O. BOX 701  
BAKER CITY, OR 97814

## REFERENCES

PLAT OF MIX'S ADDITION TO BAKER CITY  
 BAKER COUNTY PART. PLAT NO. P1997-016  
 BAKER COUNTY SURVEY NO. 9-40-140  
 BAKER COUNTY SURVEY NO. 9-40-165B  
 BAKER COUNTY SURVEY NO. 9-40-167A  
 BAKER COUNTY SURVEY NO. 9-40-197  
 BAKER COUNTY SURVEY NO. 9-40-439  
 BAKER COUNTY SURVEY NO. 9-40-701  
 BAKER COUNTY DEED NO. 78 31 095  
 BAKER COUNTY DEED NO. B10 36 0056  
 BAKER COUNTY DEED NO. B11 26 0027

## EASEMENTS

EASEMENT IS CONVEYED TO THOSE WITH A LEGAL WATER RIGHT FOR IRRIGATION BEYOND THE BOUNDARY OF SAID PARCEL FED BY ANY EXISTING IMPROVED DITCH. TO THOSE PERSONS, IS GRANTED A PERPETUAL, NON-EXCLUSIVE EASEMENT TO USE, MAINTAIN, ETC., RESTORE AND REPAIR, WITH HEAVY EQUIPMENT WHEN NEEDED, THE EXISTING CONVEYANCE IN THE SAME MANNER AS SAME PRESENTLY EXISTS UPON, OVER AND ACROSS THE PROPERTY AS SHOWN. THE TOTAL WIDTH SHALL EQUAL 25 FEET, 15 FEET TO THE WEST AND 10 FEET TO THE EAST SIDE OF THE DITCH CENTERLINE. REASONABLE ACCESS TO THE EASEMENT WILL BE GRANTED AT LOCATION DESIGNATED BY THE PROPERTY OWNER, UNLESS OTHER REASONABLE ACCESS IS AVAILABLE.

AN ACCESS/UTILITY EASEMENT IS HEREBY CREATED BY THIS REPLAT. SAID EASEMENT SHALL BE FOR INGRESS AND EGRESS AND THE PLACEMENT OF UTILITIES TO SERVE PARCEL 11 AND PARCEL 13. THE BENEFICIARIES OF THIS EASEMENT SHALL BE LIMITED TO THE OWNERS OF PARCELS 11 AND 13, THEIR HEIRS AND SUCCESSORS, AND THEIR GUESTS. THE OWNERS OF PARCELS 11, 12, AND 13, THEIR HEIRS AND SUCCESSORS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Thomas J. Hanley*  
 OREGON  
 JULY 13, 1979  
 THOMAS J. HANLEY  
 1817

Renews June 30, 2013

### HANLEY ENGINEERING, INC.

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

NOTHING FOUND, CALCULATED MID-POINT BETWEEN MONS. AT "D" & "E" STREETS

FOUND 1/2" IRON PIPE IN MONUMENT BOX FOR INTERSECTION OF "D" ST. AND ELM ST.

FOUND 1/2" IRON PIPE IN MONUMENT BOX FOR INTERSECTION OF "C" ST. AND WALNUT ST.

FND. 5/8" REBAR W/ ALUM. CAP MARKED "ODOT" IN MON. BOX.

FND. 5/8" REBAR W/ ALUM. CAP MARKED "ODOT" IN MON. BOX.

