

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 NW¼ OF THE NW¼ OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND REPLATTED 5 PARCELS OF LAND ON THIS REPLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92. THE BOUNDARY OF THE REPLAT IS AS FOLLOWS: LAND LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF "D" STREET AND WALNUT STREET; THENCE NORTH 17°39'19" WEST A DISTANCE OF 146.83 FT., TO THE SOUTHEAST CORNER OF LOT 8 ON THE WEST RIGHT OF WAY LINE OF WALNUT STREET, THE POINT OF BEGINNING; THENCE SOUTH 88° 55' 37" WEST, ALONG THE SOUTH LINE OF LOTS 8 AND 3, A DISTANCE OF 212.31 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF RESORT STREET; THENCE NORTH 02° 04' 59" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF RESORT STREET, A DISTANCE OF 191.30 FT. TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE CENTERLINE OF VACATED "E" STREET; THENCE NORTH 88° 58' 07" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 213. 09 FT. TO THE WEST RIGHT OF WAY LINE OF WALNUT STREET; THENCE SOUTH 01° 50' 46" EAST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 191.13 FT. TO THE POINT OF BEGINNING.

THIS REPLAT CONSISTS OF 40,666 SQ. FT.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND REPLAT FOR LANDMAR CONSTRUCTION INC. IS TO REPLAT THE ABOVE DESCRIBED LAND INTO FIVE PARCELS. MONUMENTATION DESCRIBED IN BAKER COUNTY SURVEY NO. 9-40-701 WAS RECOVERED; BAKER COUNTY DEED B11 26 0027 PROVIDED THE PROPERTY DESCRIPTIONS FOR THE SUBJECT PROPERTY. THIS SURVEY WAS COMPLETED USING A PENTAX III-10 TOTAL STATION BASIS OF BEARING WAS COMPUTED FROM BAKER COUNTY PARTITION PLAT NO. P1997-016.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARK LANDAVAZO, PRESIDENT OF LANDMAR CONSTRUCTION, INC. IS THE OWNER OF THE LAND REPRESENTED ON THIS REPLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HE CAUSED THE SAME TO BE PARTITIONED INTO FIVE PARCELS AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

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.

Mark Landavazo, President
Landmar Construction, Inc.

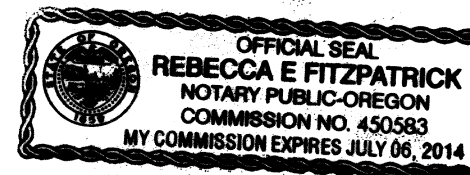
ACKNOWLEDGMENT

State of Oregon }
County of Baker } s.s.

ON June 27th, 2012 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED MARK LANDAVAZO, PRESIDENT OF LANDMAR CONSTRUCTION, INC., WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

NOTARY PUBLIC

My Commission Expires July 6, 2014



APPROVALS

We the undersigned officers in and for Baker City and County, Oregon do hereby approve this replat.

Baker City Surveyor by: Larry Von Pathe PLS 2162 ; Date June 27, 2012.

Baker City Planning by: Jenny Long ; Date June 27, 2012.

I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: Alie Surflinger ; Date 6/27 2012.

State of Oregon }
County of Baker } s.s.

I do hereby certify that this replat was received for recording on the 27 day of June, 2012 at 10:30 o'clock A m., and recorded in Baker County records and is hereby approved.

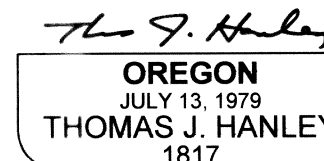
Baker County Clerk by: Zamara J Green, Co Clerk
by Karen Phillips, Deputy

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



Renews June 30, 2013