

REPLAT NO. P2014-003

A REPLAT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN IN BAKER COUNTY, OREGON

ROAD CENTERLINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 80 rows of survey data from L1 to L80.

ROAD EASEMENT LEGAL DESCRIPTION

AN EASEMENT BEING 60 FEET IN WIDTH FOR THE PURPOSES OF INGRESS, EGRESS, CONSTRUCTION AND MAINTENANCE OVER AND ACROSS A PARCEL OF THE LAND LOCATED IN SECTION 30, TOWNSHIP 11 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, IN BAKER COUNTY, OREGON, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 30, SAID POINT BEING A 2-1/2" ALUMINUM CAP ON A 1-1/2" FLANGED IRON PIPE AS SET IN SURVEY NO. 11-40-9 RECORDED IN BAKER COUNTY SURVEY RECORDS; THENCE S38°01'20"W 1111.96 FEET, TO A POINT ON THE CENTERLINE OF TAMARACK LANE. SAID POINT ALSO BEING ON THE NORTH LINE OF PARCEL 4 AND TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S02°36'44"W 36.68', UPON THE CENTERLINE OF SAID TAMARACK LANE; THENCE S09°48'18"W 18.29'; THENCE S16°54'41"W 23.10'; THENCE S12°38'27"W 57.39'; THENCE S10°26'46"W 62.30'; THENCE S12°58'31"W 48.81'; THENCE S06°54'44"W 18.95'; THENCE S02°28'51"W 16.92'; THENCE S00°19'22"W 31.36'; THENCE S07°13'00"W 18.87'; THENCE S15°05'19"W 15.03'; THENCE S23°54'57"W 24.84'; THENCE S33°50'05"W 34.39'; THENCE S42°10'34"W 39.24'; THENCE S42°10'34"W 64.49'; THENCE S35°33'38"W 21.42'; THENCE S27°23'22"W 23.80'; THENCE S21°12'33"W 53.56'; THENCE S17°25'04"W 52.69'; THENCE S39°29'21"W 17.75'; THENCE S17°55'57"W 14.99'; THENCE S12°54'59"W 16.62'; THENCE S39°40'23"W 37.96', THENCE S43°25'18"W 92.35', TO THE EAST LINE OF PARCEL 1 AND END OF THIS DESCRIPTION.

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RAYMOND READ AND MICHELLE DOLLAR. THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 1 OF PARTITION PLAT 1992-002 WHICH IS 42.23 ACRES MORE OR LESS INTO THREE SEPARATE AND DISTINCT PARCELS. THERE WAS NOT ANY FIELD SURVEY OR PROPERTY CORNERS SET IN PARTITION PLAT 1992-002. THE MONUMENTS SET IN SURVEY 11-40 78 ADJOINING THESE PARCELS WERE FOUND AND SURVEYED LOCATIONS HELD AS SHOWN HEREON. THE SURVEY WAS PERFORMED USING TRIMBLE R8 GPS RECIEVERS AND A TRIMBLE 5601 1 SECOND ROBOTIC TOTAL STATION. THE CORNERS FOUND WERE SURVEYED USING A COMBINATION CLOSED LOOP TRAVERSES AND RTK GPS. THE PERMETER BOUNDARY OF THIS PARCEL HAD PREVIOUSLY BEEN FENCED AND FIT THE PROPERTY LINE LOCATIONS WITHIN 2 FEET UNLESS NOTED OTHERWISE

SUBJECT TO THE FOLLOWING:

- 1) ANY FUTURE DEVELOPMENT WILL REQUIRE AN ASSESSMENT BY THE BAKER COUNTY PLANNING DEPARTMENT TO DETERMINE APPROPRIATE LAND USE AUTHORIZATION.
2) ELECTRICAL POWER AND OTHER UTILITIES ARE NOT AVAILABLE TO THE PROPERTY LINES OF PARCEL 1, PARCEL 4 OR PARCEL 5.
3) FUTURE WATER WELL'S CAN BE PLACED ON THE PARCELS AS LONG AS THEY COMPLY WITH COUNTY AND STATE WATER RESOURCE DEPARTMENT REQUIREMENTS AND STANDARDS.
4) ANY FUTURE DEVELOPMENT WILL REQUIRE THAT SANITARY SEWAGE DISPOSAL FACILITIES BE PROVIDED BY A D.E.Q. APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.
5) PRIVATE OR PUBLIC EASEMENTS, RIGHTS-OF-WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REGISTERED PROFESSIONAL LAND SURVEYOR

7/27/13 Timothy P Rouse

OREGON JANUARY 21, 1997 TIMOTHY P. ROUSE 2799

RENEWAL DATE 12/31/2014

SHEET 3 OF 3

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