B14 43 0240

REPLAT NO. P2014-009

BEING A REPLAT OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 1990–004
SITUATED IN THE SW1/4 SECTION 17; THE SE1/4NE1/4 SECTION 19 AND IN THE NW1/4 SECTION 20;
T.7S.; R.48E.; W.M.; BAKER COUNTY; OREGON

SURVEY COMPLETED JUNE 18, 2013

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED PARCEL 2 OF THIS REPLAT AND THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED A PORTION OF PARCEL 3 AS SHOWN HEREON. SAID REPLAT BEING SITUATED IN SECTIONS 17, 19 AND 20, T.7S., R.48E., W.M., BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 1990–004,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS OF LAND:
TRACT A:
COMMENCING AT ENGINEER'S CENTERLINE STATION 122+00.00 OF THE STATE HIGHWAY NO. 86, THENCE N.83°44'W., 50.20 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY;
THENCE N.83°44'W., 112.3 FEET;
THENCE S.14°12'W., 27.0 FEET;
THENCE N.73°53'W., 109.44 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N.73°53'W., 110.42 FEET;
THENCE S.02°09'01"W., 153.50 FEET;
THENCE S.80°45'58"E., 105.22 FEET;
THENCE N.03°22'30"E., 70.15 FEET;
THENCE N.03°10'E., 69.70 FEET TO THE TRUE POINT OF BEGINNING.
(ALL ACCORDING TO DEED NO. 93 46 189, RECORDS OF BAKER COUNTY, OREGON)

TRACT B:
BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION NO. 1990–004, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE BAKER COUNTY CLERK;
THENCE S02°09'01"W., 159.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
THENCE N.73°53'W., 51.13 FEET;
THENCE N.20°48'33"E., 155.09 FEET TO THE POINT OF BEGINNING.
(ALL ACCORDING TO DEED NO. B05 47 0169, RECORDS OF BAKER COUNTY, OREGON)

ALSO EXCEPTING THEREFROM THE FOLLOWING NONCONTIGUOUS TRACTS:

TRACT C:
ALL THAT PORTION OF PARCEL 2 OF SAID LAND PARTITION NO. 1990–004 LYING IN THE NE1/4NE1/4 OF SECTION 17, T.7S., R.48E., W.M.

TRACT D:
ALL THAT PORTION OF PARCEL 2 OF SAID LAND PARTITION NO. 1990–004 LYING IN THE SW1/4NE1/4 OF SECTION 17, T.7S., R.48E., W.M.

TRACT E:
ALL THAT PORTION OF PARCEL 2 OF SAID LAND PARTITION NO. 1990–004 IN THE NE1/4SW1/4 OF SECTION 17, T.7S., R.48E., W.M. LYING NORTHWESTERLY OF STATE HIGHWAY NO. 86 AND NORTH OF THE FOLLOWING DESCRIBED CENTERLINE OF A STREAM:
BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 86, SAID POINT BEING N.47°23'54"E, 2617.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE NORTHWESTERLY AND WESTERLY, 690 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID NE1/4SW1/4.

TRACT F:
ALL THAT PORTION OF PARCEL 2 OF SAID LAND PARTITION NO. 1990–004 LYING SOUTHEASTERLY OF STATE HIGHWAY NO. 86 IN THE NE1/4SW1/4 AND IN THE SE1/4SW1/4 OF SECTION 17, T.7S., R.48E., W.M.

THIS REPLAT CONTAINS 121 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SW CORNER OF SAID SECTION 17 AS THE INITIAL POINT OF THIS REPLAT.

SUBJECT TO THE FOLLOWING:

1. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY NOW OR AT ANY TIME LYING BENEATH THE WATERS OF PINE CREEK.
2. RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN STREETS, ROADS AND HIGHWAYS.
3. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2016

B14 43 0241

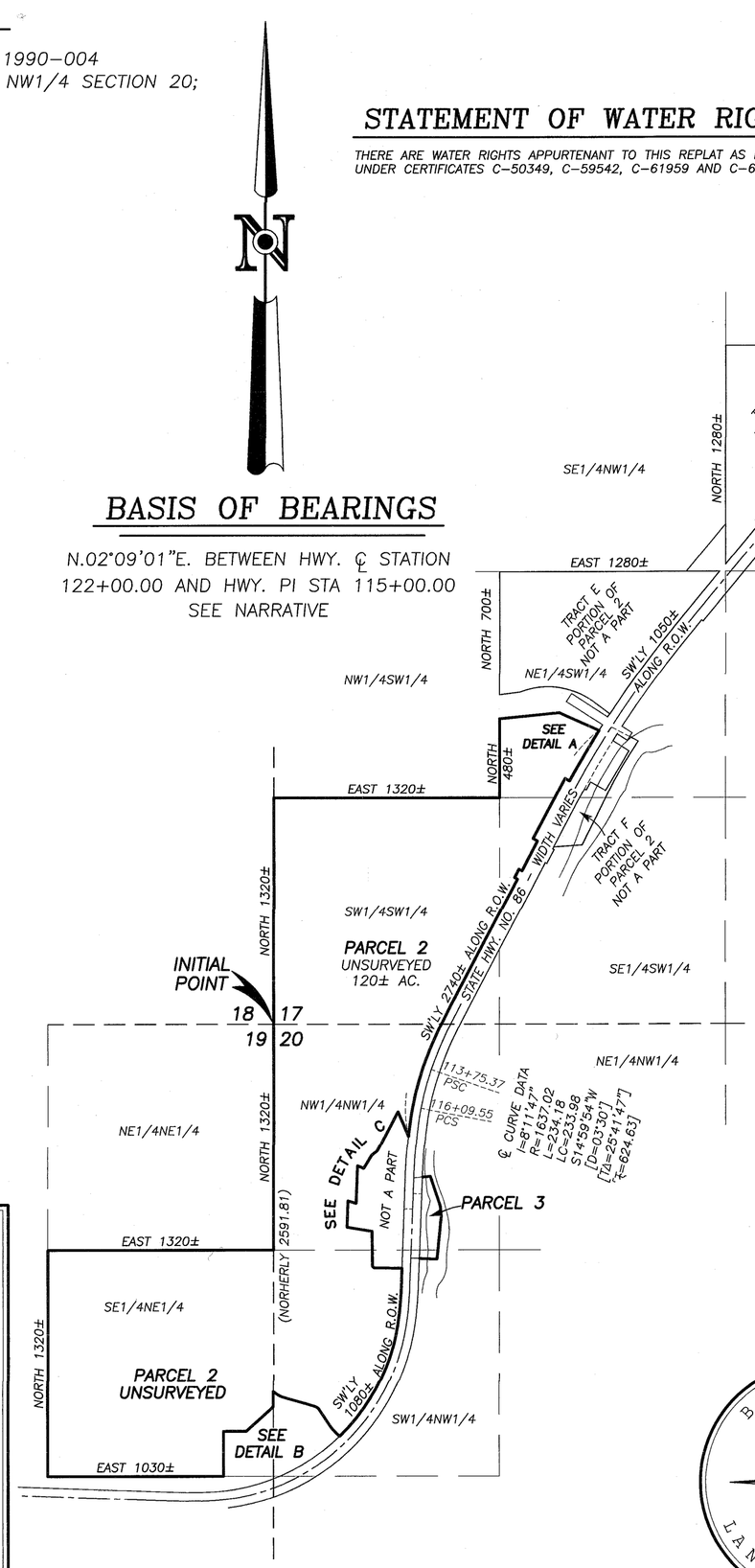
BASIS OF BEARINGS

N.02°09'01"E. BETWEEN HWY. ℄ STATION 122+00.00 AND HWY. PI STA 115+00.00
SEE NARRATIVE

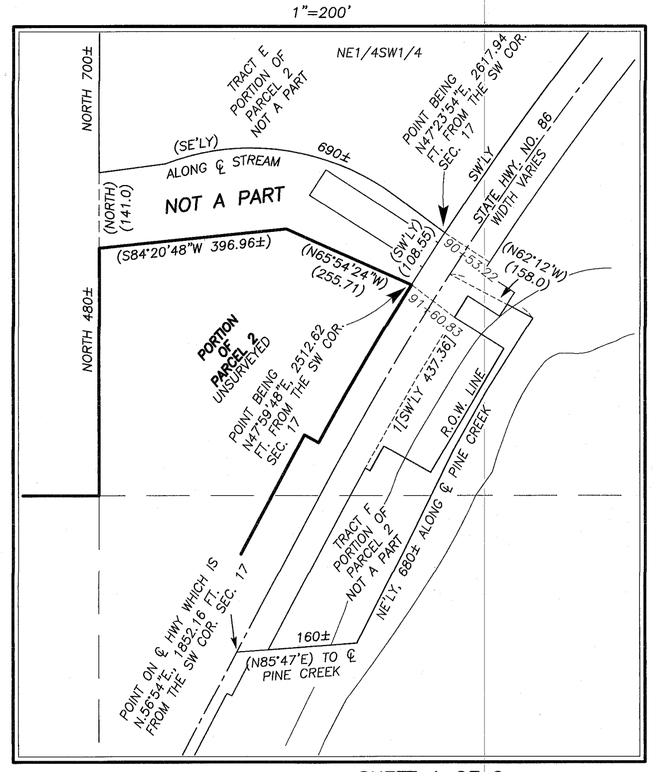
B14 43 0242

STATEMENT OF WATER RIGHTS

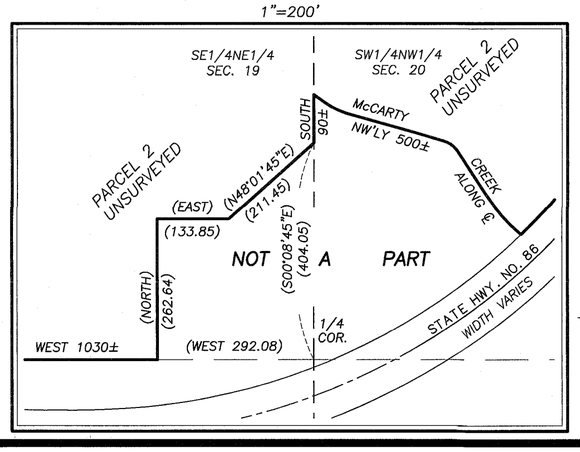
THERE ARE WATER RIGHTS APPURTENANT TO THIS REPLAT AS LISTED UNDER CERTIFICATES C–50349, C–59542, C–61959 AND C–63644



DETAIL A
1"=200'



DETAIL B
1"=200'



SHEET 1 OF 2

BENCHMARK LAND SURVEYING

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
BEING A REPLAT OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 1990–004 SITUATED IN THE NE1/4 AND SW1/4 SECTION 17; THE SE1/4NE1/4 SECTION 19 AND IN THE NW1/4 SECTION 20; T.7S.; R.48E.; W.M.; BAKER COUNTY, OREGON

SURVEYED FOR	JUDY PARKER	
SURVEYED BY	MCS & JLH	DATE SURVEYED 6/18/2013
Scale: 1"=600'	Drawn by: MCS	