

Replat No. P2022-005

Replating of Parcel 1, Partition Plat No. 1994-012, situated in the NE1/4NW1/4 of Section 22, T9S, R45E, WM, Baker County, Oregon

July 18, 2022

BASIS FOR BEARINGS
COUNTY SURVEY NO. 9-45-70
BETWEEN THE NORTH QUARTER CORNER
AND WEST SIXTEENTH CORNER OF SECTION 22

LEGEND

- ◆ QUARTER CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817"
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 699"
- SET 30" LONG NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817"
- (.....) RECORD DATA PER REFERENCES

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	430.00'	210.26'	28°01'01"	208.18'	S44°21'30" E
C2	430.00'	323.84'	43°09'00"	316.24'	S51°55'30" E
C3	430.00'	44.02'	5°51'55"	44.00'	S33°16'58" E
C4	430.00'	279.82'	37°17'05"	274.91'	S54°51'28" E

REFERENCES

- CS 9-45-17 MAP OF SURVEY BY RPE 2808, FILED MARCH 14, 1977.
- CS 9-45-70 MAP OF SURVEY BY PLS 699, FILED APRIL 8, 2003.
- PARTITION PLAT NO. 1994-012 RECORDED AUGUST 11, 1994 IN DOCUMENT NO. 94 32 144, BAKER COUNTY RECORDS, BY PLS 2625.
- CS 9-45-88 PARTITION PLAT NO. 2010-008 BY PLS 1817, FILED JULY 16, 2010.

EASEMENTS AND ENCUMBRANCES

- AN INTEREST IN THE WATERBURY AND ALLEN DITCH COMPANY AND THE NASH DITCH COMPANY RECORDED IN BOOK 63, PAGE 474, BAKER COUNTY DEED RECORDS.
- EASEMENT AGREEMENT FOR A PIPELINE ON ADJACENT PROPERTY RECORDED IN DEED 77 36 088, BAKER COUNTY DEED RECORDS.
- MEMORANDUM OF AGREEMENT FOR FENCING AND A DRAINAGE DITCH ALONG THE WEST BOUNDARY RECORDED IN DEED 77 36 092, BAKER COUNTY DEED RECORDS.
- 10' WIDE EASEMENT FOR UNDERGROUND COMMUNICATION LINES ALONG THE NORTH LINE OF SECTION 22 RECORDED IN DEED 84 28 086, BAKER COUNTY DEED RECORDS.
- 20' WIDE PIPELINE EASEMENT RECORDED IN DEED 94 32 093, BAKER COUNTY DEED RECORDS.

NARRATIVE

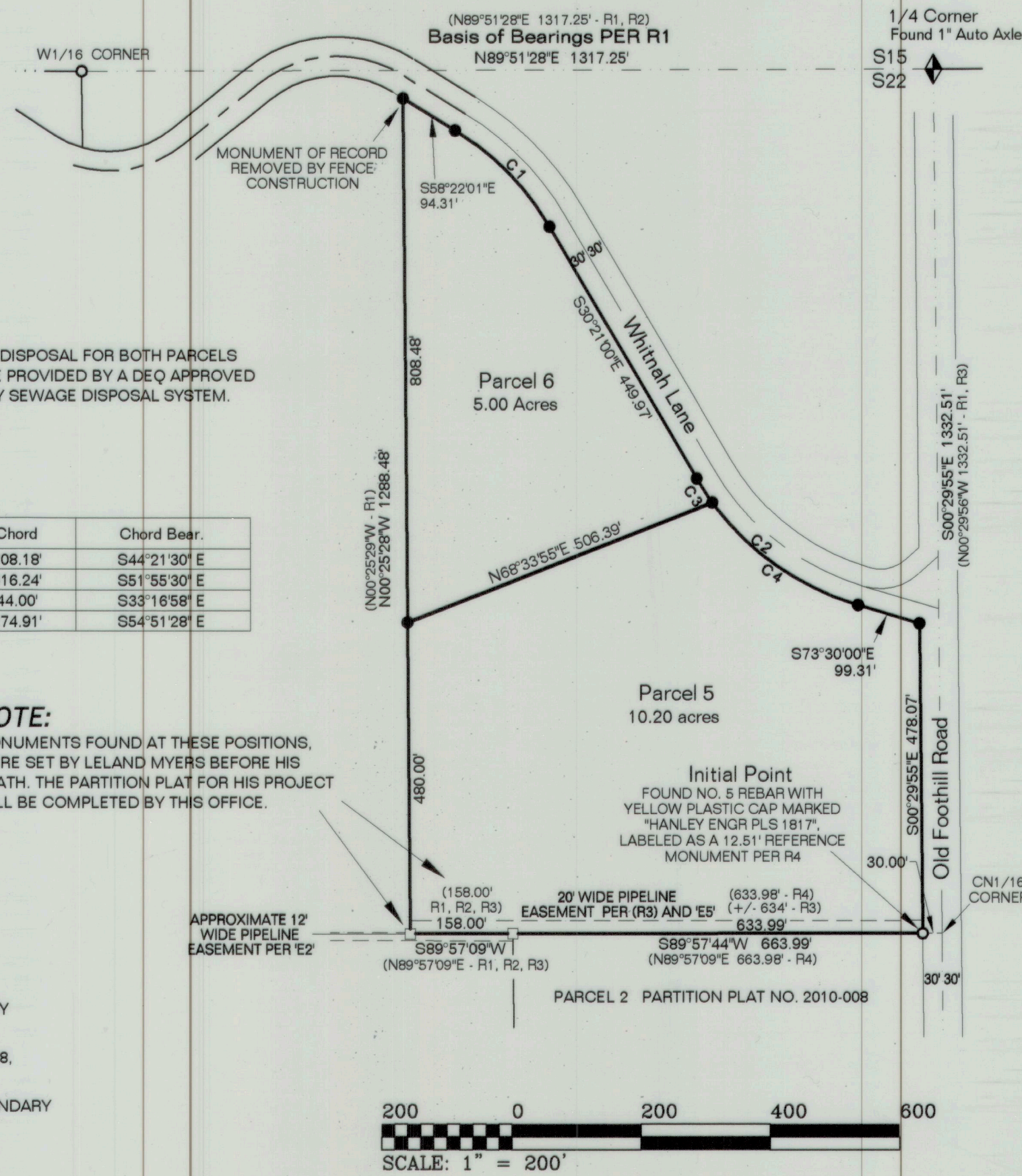
THE PURPOSE OF THIS SURVEY IS TO DEFINE PARCEL 1, PARTITION PLAT NO. 1994-012, RECORDED AUGUST 11, 1994 IN INSTRUMENT NO. 94 32 144, BAKER COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, AND TO REPLAT SAID PARCEL INTO 2 NEW PARCELS, AT THE REQUEST OF CALVIN RANSOM.

NO SURVEY FOR THE CENTERLINE OF WHITNAH LANE WAS FOUND. TIES WERE MADE ALONG THE CENTER OF THE AS TRAVELED ROADWAY AND A 60 FOOT WIDE RIGHT-OF-WAY WAS CALCULATED. MONUMENTS WERE FOUND AT THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID PARCEL, AS SHOWN. MONUMENTS WERE SET AT THE NORTHWEST CORNER OF SAID PARCEL, ALONG THE CALCULATED SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID WHITNAH LANE AND AT THE INTERSECTION OF A LINE 30 FEET WESTERLY AND PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF SAID SECTION 22 WITH SAID RIGHT-OF-WAY LINE, AS SHOWN HEREON.

NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

NOTE:
SEWAGE DISPOSAL FOR BOTH PARCELS SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

NOTE:
MONUMENTS FOUND AT THESE POSITIONS, WERE SET BY LELAND MYERS BEFORE HIS DEATH. THE PARTITION PLAT FOR HIS PROJECT WILL BE COMPLETED BY THIS OFFICE.



REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J HANLEY
1817
Renews June 30, 2023

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PLATTED TWO PARCELS OF LAND ON THIS REPLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92. THE LANDS BEING REPLATTED ARE MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 1, PARTITION PLAT P1994-012, BAKER COUNTY, OREGON,
CONTAINING 15.20 ACRES, MORE OR LESS

HANLEY ENGINEERING, INC.

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

DECLARATION

WE, CALVIN R. AND DENISE J. RANSOM, DO HEREBY DECLARE WE HAVE CAUSED THIS REPLAT TO BE PREPARED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

Calvin Ransom 8-22-22
CALVIN R. RANSOM DATE
Denise J. Ransom 8-22-22
DENISE J. RANSOM DATE

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF August, 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED CALVIN R. AND DENISE J. RANSOM, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

Megan Marie Curry
NOTARY PUBLIC
7-2-2023
MY COMMISSION EXPIRES



APPROVALS

I HAVE REVIEWED THIS PLAT AND FIND IT COMPLIES WITH ORS CHAPTER 92 AND ORS 209.250.
[Signature] 9/7/22
BAKER COUNTY SURVEYOR - BY UNION COUNTY SURVEYOR DATE

I HAVE REVIEWED THIS REPLAT AND FIND IT COMPLIES WITH THE REGULATIONS OF BAKER COUNTY, OREGON.
[Signature] 9/7/22
BAKER COUNTY PLANNING DIRECTOR DATE

ALL AD VALOREM TAXES AND OTHER SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature] 9-7-2022
BAKER COUNTY TAX COLLECTOR DATE

I DO HEREBY CERTIFY THAT THE ATTACHED REPLAT WAS RECEIVED FOR RECORDING ON THE 7th DAY OF September, 2022, AT 2:15 O'CLOCK PM AS SLIDE NO. D-65, FEE 10.00 INSTRUMENT NO. B2236-0283
Stacy Viskay
BAKER COUNTY CLERK
Karen Phillips, Deputy
DEPUTY

FILED
BAKER COUNTY SURVEYOR
SURVEY No. _____