

SILVER BIRCH SUBDIVISION SD2022-001

Situated in the Northeast quarter of the Northeast quarter of Section 16, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon

BASIS OF BEARING

Partition Plat No. P2019-007

SCALE: 1"=50'

LEGEND

- Found 1/2" iron pin, set by Survey Number 9-40-71BC
- ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 9-40-207A
- ▲ Found 5/8" iron pin with plastic cap marked 699, set by Survey Number 9-40-629
- ⊕ Found 1 1/2" aluminum cap, set by Survey Number 9-40-683
- Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING, set by Partition Plat 2019-007
- ◆ Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING, set by Survey Number 9-40-801
- Set 5/8"x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- - - - Easement Line
- () Record measurement as per Partition Plat P2019-007
- [] Record measurement as per Survey Number 9-40-801
- { } Record measurement as per Survey Number 9-40-629

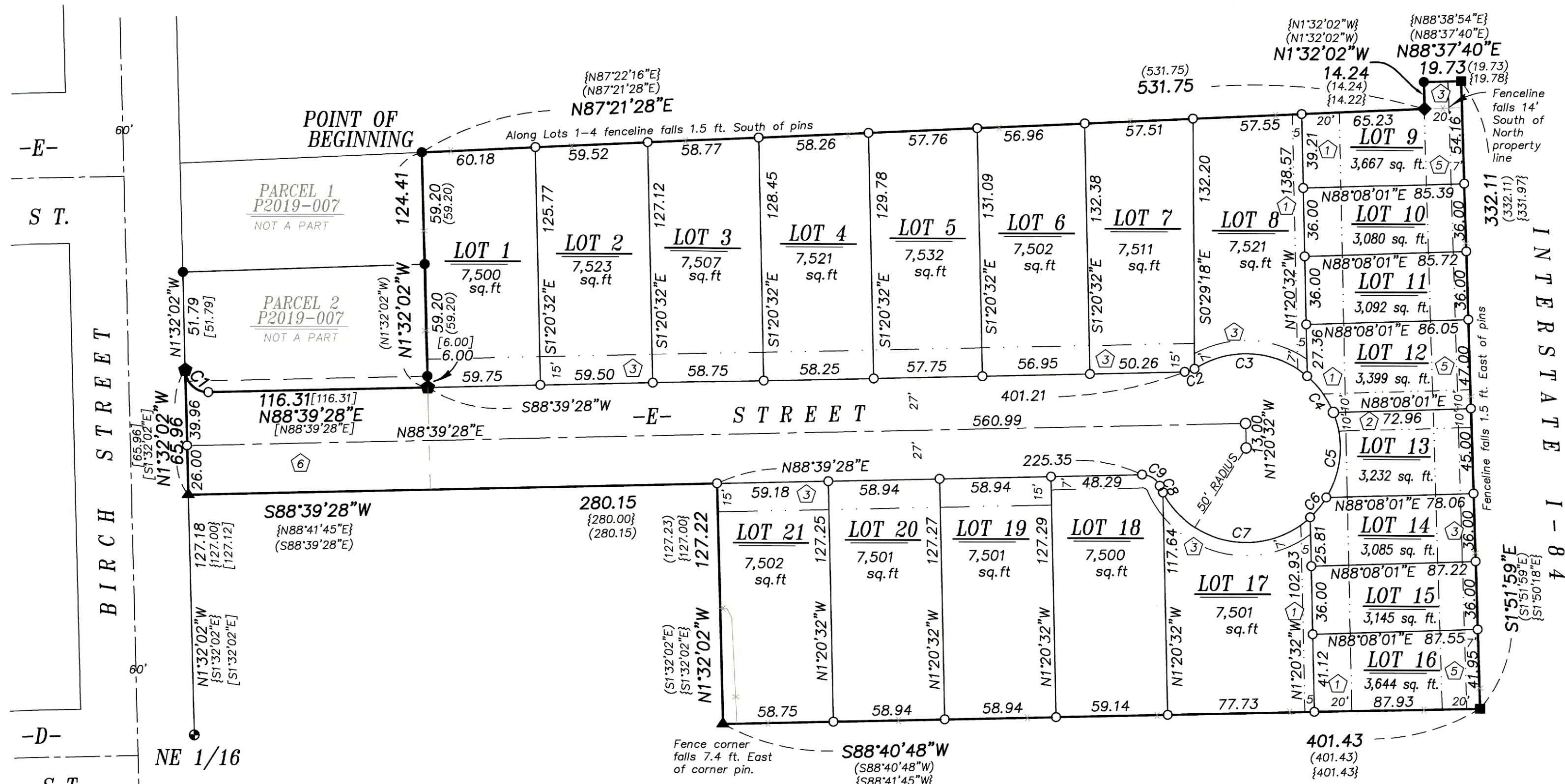
REFERENCE MATERIAL

- Survey Number 09-40-71BC
- Survey Number 09-40-207A
- Survey Number 09-40-629
- Survey Number 09-40-683
- Survey Number 09-40-801
- Partition Plat No. P2019-007

DEED REFERENCES

- 70 02 061
- 19450213

Preliminary Title Report 502575AM, dated October 14, 2021, prepared by Amerititle



NARRATIVE

This subdivision was done at the request of Jim Michel, owner of the land within. He wanted the land divided as shown. I recover monuments and find them harmonious with measurements as per Partition Plat P2019-007, with two exceptions. The curve point at the West end of the North right of way line of the newly dedicated E Street was grossly disturbed and was replaced at record position as per Survey Number 9-40-801. And the pin at the Northwest corner of Lot 21 was missing. I replace this at record position as per Partition Plat P2019-007.

I find no unusual conditions with this subdivision.

NOTES AND EASEMENTS

- ① Easement for access and utilities, running along the West side of Lots 9-16, the East line of which falls parallel with and 20 feet East of the West line of Lots 9-11 and 13-16, and the East 5 feet of Lots 8 and 17, created by this plat
- ② Storm sewer and utility easement, 20 ft. wide, over the South 10 feet of Lot 12 and the North 10 feet of Lot 13, created by this plat.
- ③ Utility easement, along the South 15 ft. of Lots 1-7, the South 7 ft. of Lot 8, the North 15 feet of Lots 19-21, the North 7 feet of Lot 17 and 18, and the East 7 feet of Lots 9-16, created by this plat. Electrical conduit servicing street lights runs within this easement.
- ④ Limited access provisions contained in deed recorded as 70 02 061, which relinquished easements of access to Interstate 84
- ⑤ Storm sewer easement on the East 20 feet of this property, created by 70 02 061
- ⑥ Maintenance agreement over roadway between lands within this subdivision and the owner of Parcel 2 of Partition Plat P2019-007. Falls over the West 128.27 feet of that portion of E Street being dedicated by this plat.
- ⑦ 15' easement to Oregon Trail Electric Consumers Cooperative, recorded in Deed B21350220, constructed location falls within dedicated right of way and easement #3 of this partition. Not specifically shown.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. HSU

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	18.81	12.00	89°48'29"	16.94	S46° 26' 17"E
C2	5.55	10.00	31°47'18"	5.48	S72° 45' 49"W
C3	64.00	50.00	73°20'20"	59.72	N86° 27' 40"W
C4	23.97	50.00	27°28'15"	23.74	N36° 03' 22"W
C5	47.00	50.00	53°51'30"	45.29	N4° 36' 30"E
C6	13.59	50.00	15°34'10"	13.55	N39° 19' 21"E
C7	91.27	50.00	104°35'24"	79.12	S80° 35' 52"E
C8	3.86	50.00	4°25'13"	3.86	S26° 05' 34"E
C9	11.77	10.00	67°27'35"	11.11	S57° 36' 44"E