THE SEI/4 SWI/4 SECTION 19 T. 8 S., R. 39 E., W.M.

864.54' N.89° 54'W. 473.47 432.28 EASEMENTS OF RECORD AND/OR SURVEY Dry Gulch Ditch, shown hereon. LOT 4 LOT 5 Lee, Braxton and Polly Ditch, Deed Book 83, Page 564, 7.01 ACRES 7.01 ACRES recorded December 15, 1915. Exact location not given. PARCEL NO. Ditch easement, Deed Book 84, Page 594, recorded June 8, 1916. Exact location not given. Utility easement to California-Pacific Utilities Company, Deed 72-45-056, recorded November 6, 1972, shown hereon. -0^z N.89°54<u>'</u>W. N. 00° 04' 10" W. 0100.0 N. 89°54'W Restrictions from Norman O. Butler to Crawford Millen, Deed 21.8' 88-16-118, recorded April 21, 1988, concerning gravel removal 431.21 and wrecking yard business. 90 Dry Gulch Ditch enters SE I/4 SW I/4 at a point S.0° 09' 19"E., 529 feet from the Northwest corner S.00 .09' 19"E. thereof and courses Northeasterly approximately 1100 feet 0 Bearing P1994-011 to a point which bears S.89° 54'E., 760 feet from the said Northwest corner. Ditch surveyed as identified on LOT 2 LOT I the ground by the owners/subdividers. 5.75 ACRES **5.75 ACRES** Basis of Partition 430.34' 430.34 430.33' SCALE I" = 200' I.P. TPOB 860.67' N. 00° 09' 19" E., 30.0' S.89° 56' 05"E. BEN DIER BAKER COUNTY ROAD Quarter corner between Sections 19 and 30--5/8 inch rebar with 5/8 inch rebar, no cap —5/8 inch rebar with —

APPROVALS

We, the undersigned officers in and for Baker County, Oregon, do hereby approve the plat of Ben Dier Subdivision as shown.

Baker County Surveyor by: Surveyor County Surveyor

, Date March 3 td

Baker County Planning by:

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Baker County Treasurer by:

COUNTY OF BAKER

I do hereby certify that the annexed plat of BEN DIER SUBDIVISION

was received for record on the ________dav of $\underline{\hspace{1cm}}$, 199**5** at $\underline{\mathscr{9.37}}$ oʻclock $oldsymbol{\mathscr{A}}$ M.

and is hereby approved.

Baker County Clerk by

LEGEND

- Found 5/8 inch rebar with plastic cap marked "HANLEY ENGR PLS 1206" except as otherwise noted
- Set 5/8 inch rebar with plastic cap marked "HANLEY ENGR. PLS 1206

REFERENCE SURVEYS: 8-39-17, 8-39-35, 8-39-41, 8-39-46.

WATER RIGHTS

Water right appurtenant to this property is under Certificate No. 29158

No domestic water supply facility will be provided to the purchaser of any lot depicted in the subdivision.

SD 1995-CC1

BEN DIER SUBDIVISION SURVEYOR'S CERTIFICATE

l, James D. Hanley certify that I have correctly surveyed and subdivided the land represented on the annexed subdivision map in accordance with O.R.S. Chapter 92. The subdivision is result of dividing Parcels No. I and No. 2 of Partition Plat PI994-OII into four lots, the exterior boundary of which is described as follows: Commencing at the Southwest corner of the SEI/4SWI/4 of Section 19, T.8S., R. 39E., W.M., marked by a 5/8 inch rebar set in the centerline of the Baker County Ben Dier Road; thence N.00°09'19"E., 30 feet to the TRUE POINT OF BEGINNING on the Northerly line of the said road; thence S.89°56'05"E., along the said Northerly line a distance of 860.67 feet to the Southeast corner of the said Parcel No. 2; thence N.00°01'E, 1288.73 feet along the East line of the parcel to the Northeast corner thereof on the North line of the said SEI/4SWI/4; thence N.89°54'W. along the said North line a distance of 864.54 feet to the Northwest corner thereof; thence S.00°09'19"E., 1289.26 feet along the West line of the SEI/4SWI/4 to the TRUE POINT OF BEGINNING.

> REGISTERED PROFESSIONAL LAND SURVEYOR

James D. Hunle

OREGON JAMES D. HANLEY 1206

DECLARATION

Renewal Date I-I-'96

Know all people by these presents that Patrick Alan Williams and Colleen M. Williams are the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be subdivided as shown in accordance with O.R.S. Chapter 92. We hereby create easements for ingress and egress to Lots 4 and 5

Patrick Alan Williams

Colleen M Williams

Colleen M Williams

ACKNOWLEDGMENT

STATE OF OREGON) COUNTY OF BAKER

on March 8 _ , 199**5** before me did personally appear the within named Patrick Alan Williams and Colleen M. Williams who acknowledged to me that they executed the same freely and voluntarily.

NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES



OFFICIAL SEAL NOTARY PUBLIC - OREGON COMMISSION NO. 023105 MY COMMISSION EXPIRES JUNE 19, 155

GOVERNING BODY APPROVAL

BAKER COUNTY COURT APPROVES THE PLAT OF BEN DIER SUBDIVISION

Hanley Engineering Baker City, Oregon