

SD 1998-002

REPLAT

OF LOTS 1, 2, & 3 OF BLOCK 4, WARREN HEIGHTS ADDITION
TO THE CITY OF SUMPTER, IN THE NW1/4 SE1/4 SECTION 29,
T9S, R37E, WM, CITY OF SUMPTER, BAKER COUNTY, OREGON

NARRATIVE

The purpose of this survey was to replat Lots 1, 2 and 3, Block 4, into 4 lots and monument the new lot corners for Lots 5, 6, 7 and 8, Block 4, Warren Heights Addition, City of Sumpter, Baker County, Oregon, located in the NW1/4 SE 1/4 of Section 29, T9S, R37E, WM for Leland E. Whitlow.

I did a comprehensive survey of Sumpter in 1979, which was recorded as Baker County Map of Survey No. 9-37-28. The Woodwell Base Line and all the information contained in Survey No. 9-37-28 is the control for this survey. At this time there are no other permanent control points in Sumpter other than the Woodwell Base Line from which all recent surveys have been tied. A complete description of the base line and an interpretation of the original plat data is contained in Map of Survey No. 9-37-28. It has a complete discussion on survey problems found on the original Sumpter plats.

Warren Heights Addition needed some adjustment to the original distances and bearings to make closures of some blocks within the Addition. This survey was able to use the record distances and bearings from the original Warren Heights Addition plat for the lots being replatted.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on May 7, 1998, by setting the monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The Initial Point for this replat is the southwesterly corner of Block 4, Warren Heights Addition, City of Sumpter, which is a No. 5 Rebar 30 inches long with a yellow plastic cap marked PLS 699, which is N24°39'24"W, 1703.65 feet from the north end of the Woodwell Base Line, which is a Brass Cap set in concrete in a monument box in the pavement of Mill Street and from which Initial Point the exterior boundary of Lots 1, 2 and 3 are more fully described as follows:

thence, N59°34'00"E, 150.00 feet along the line between Lot 1, Block 1 of Sunnyside Parkinson's Addition and Lot 1, Block 4, Warren Heights Addition;
thence, N30°28'00"W, 150.00 feet along the westerly line of Manila Street to a No. 5 Rebar 30 inches long with a yellow plastic cap marked PLS 699;
thence, S59°34'00"W, 150.00 feet along the line between Lots 3 and 4 to the easterly side of Parkinson Street and a No. 5 Rebar 30 inches long with a yellow plastic cap marked PLS 699;
thence, S30°28'00"E, 150.00 feet along the easterly line of Parkinson Street to the Initial Point;
a parcel of land containing 0.52 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 1995
LELAND LEE MYERS
699

Renewal Date 1/1/99

DECLARATION

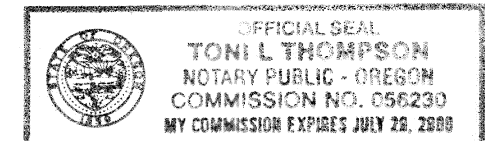
I, Leland E. Whitlow, do hereby declare that I have caused this replat of Lots 1, 2 and 3, Block 4, Warren Heights Addition, City of Sumpter, to be prepared in accordance with Oregon Revised Statutes Chapter 92.

I further declare that a utility easement 15 feet wide, 7.5 feet each direction from the property line between Lots 5 & 6, and 7 & 8, for City water and sewer and other public utilities that may serve the lots is dedicated to the public forever.

(STATE OF OREGON
as (COUNTY OF BAKER

Signed and sworn to before me on August 3, 1998, by Leland E. Whitlow.

My Commission Expires July 29, 2000



APPROVALS

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

Thomas J. Hawley Aug. 25, 1998
Baker County Surveyor Date

The City of Sumpter Planning Commission has reviewed this replat of three lots into four lots and find it complies with the regulations of Sumpter, Oregon.

Leonard S. Taylor II 8-20-98
President of the Planning Commission Date

The City of Sumpter finds that this replat is located within the undeveloped portion of Sumpter with dedicated but unbuilt streets, no city water and sewer, or other utilities. The City has negotiated an improvement agreement with the developer for the improvements that are required by the City.

Samuel L. Myers 8/22/98
Mayor, City of Sumpter Date

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

Lynne Taylor 8/27/98
Baker County Treasurer Date

(STATE OF OREGON
as (COUNTY OF BAKER

I do hereby certify that the attached replat was received for recording on the 27th day of August, 1998, at 2:52 o'clock P M and recorded as a Replat of Block 4, Warren Heights Addition, City of Sumpter, Baker County, Oregon.

Julia Woods Clark
Baker County Clerk

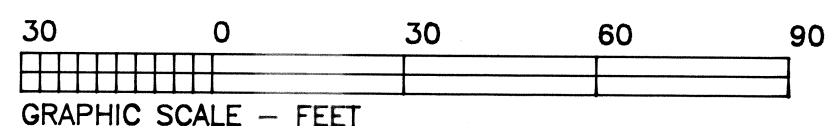
BELLEVUE AVE.

MANILA AVE.

PARKINSON AVE.



BASIS OF BEARING
WOODWELL BASELINE
N08°16'00"E



LEGEND

Set No. 5 Rebar with Yellow Plastic
Cap marked "PLS 699"



Woodwell Baseline Monument
Brass Cap Set in Concrete
in Monument Box



S24°39'24"E 1703.65'
WOODWELL BASELINE
(BASIS OF BEARING)
S08°16'00"W 1178.88'

LOT 4
BLOCK 4
WARREN HEIGHTS

LOT 8

LOT 5

LOT 7

LOT 6

LOT 1
BLOCK 1
SUNNYSIDE
PARKINSON'S ADDITION