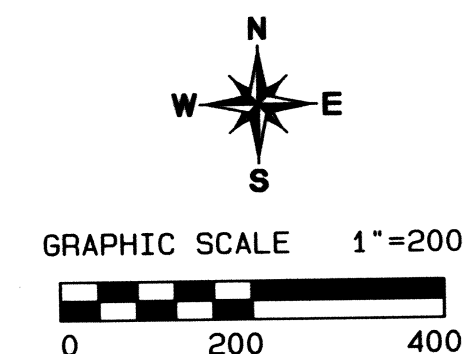


THE PLAT OF
ALPINE ESTATES
PHASE TWO, 20.00 ACRES M/L
IN THE W 1/2 OF THE NE 1/4, S19
T9S. R40E. W.M. BAKER COUNTY, OREGON

SD 2001 - 001



NOTE: The fence corner accepted as the 1/4 corner in surveys 9-40-24 and 9-40-29 was not marked so as to provide a place to repeat measurements from and was falling down. The actual corner position was computed from the 1/16th corner brass caps to the east and west.

DETATI

BASIS OF BEARINGS

S89°31'53"W
FROM THE PLAT OF ALPINE
ESTATES PHASE ONE
S89°31'53"W 1326.04' 1/4 to 1/16th
(S89°32'50"W 1326.23') R3
----- S89°31'53"W 1323.28' -----

ТРОБ

FASEMENT No. 1

This easement for the underground gas pipelines and communications cables is a conglomerate of easements from the deeds 78-46-049, 91-15-068 and 96-37-124 as recorded in the deed records of Baker County, Oregon. Because the description in deed 91-15-068 calls for it's easement centerline to be based on the actual location of the most westerly pipeline, some gaps between the easements are created. To avoid any difficulties with these gaps the owners do hereby establish one easement, 105 feet wide, 52.5 feet on either side of the described centerline. This easement encompasses the originals and is not intended to diminish, alter, or supercede any rights of the easement holders.

Beginning at a point on the centerline of vacated ESTES Street in LACHNERS ADDITION, said addition lying in S19, T9S, R40E, W.M., Baker County, Oregon, which point lies S89°32'04"W a distance of 597.55 feet from a 5/8" iron rebar from survey 9-40-29 which marks the east end of said centerline; thence N50°04'12"W a distance of 879.41 feet; thence N33°18'12"W a distance of 39.26 feet; thence N16°32'13"W a distance of 39.26 feet; thence N00°13'48"E a distance of 17.65 feet to a point on the north line of said section 19 which lies N89°31'53"E a distance of 22.62 feet from the north 1/4 corner of said section 19.

UTILITIES
NOTE:

All utilities constructed to service lots 7 - 10 as shown are to be placed in the right of way of Alpine Lane.

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. James Briggs. The purpose of the survey was to subdivide the lands shown on this plat. The boundaries as shown were established from monuments set under surveys 9-40-24 and 9-40-29. The survey was performed as part of the survey for ALPINE ESTATES, PHASE ONE and that plat should be considered when performing any further survey of these lands. The monuments set along the north side of Alpine Lane as shown mark the corners of each lots fee ownership and would be the lot corner in the event of the vacation of Alpine Lane. All monuments shown were set using a LEICA System 300 RTK GPS. The control survey was performed with a LEICA System 200 static GPS system.

EASEMENT No. 2

The easement for the Salt Lake pipeline originated in the deed recorded in Volume 2, Page 616 of the Baker County deed records. That document does not give bearings and distances of the easement centerline. Bearings and distances do show on the assessors map but we were unable to find a document where those originated. The measurements given in this description are of the actual pipe location as marked on the ground by the utility company. The easement is 16.5 feet wide being 8.25 feet on either side of the actual pipe.

Beginning at a point on the centerline of vacated ESTES Street in LACHNERS ADDITION, said addition lying in S19, T9S, R40E, W.M., Baker County, Oregon, which point lies S89°32'04"W a distance of 3.95 feet from a 5/8" iron rebar from survey 9-40-29 which marks the east end of said centerline; thence N00°00'51"E a distance of 175.46 feet; thence N14°27'38"W a distance of 230.17'; Thence N11°42'12"E a distance of 265.51 feet to a point on the north line of said section 19 which lies S89°31'53"W a distance of 6.35 feet from the east 1/16th corner between sections 18 and 19 in said township and range.

Document No. B0106 0100

Recorded TIME: 10:30 Am

DATE: 2-7-01

Samara J. Green
Baker County, Or., Clerk
By Karen Phillips

LEGEND

FOUND 2 1/2" ALUM. CAP ON AN IRON PIPE FROM SURVEY R3. SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" RED PLASTIC CAP STAMPED ORLS 852 AND WALS 13922. FOUND 5/8" IRON REBAR FROM RECORD SURVEY R5 EXCEPT AS NOTED. COMPUTED POINT	RECORD SURVEYS R1 9-40-10 R2 9-40-23 R3 9-40-24 R4 9-40-26 R5 9-40-29 R6 9-40-34 R7 9-40-42 R8 9-40-47 R9 9-40-198 R10 9-40-244 R11 9-40-248 R12 PLAT OF ALPINE ESTATES, PHASE ONE. B099-51-142
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NOTE:
WATER AGREEMENT
ROAD MAINTENANCE
COVENANTS AND
RESTRICTIONS

The covenants and restrictions, road maintenance and water system agreements are recorded in the deed shown below and are in effect and binding upon the plat as shown.

Deed No. B-099-51-154

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Haddock

OREGON
JULY 12, 1968
DAVID L. HADDOCK
852
RENEWS 6-30-01

PROJECT No. 98-55

SURVEY FOR

MR JAMES BRIGGS
61995 QUAIL ROAD
ISLAND CITY, OR. 97850

MONUMENTATION COMPLETED
NOVEMBER 22, 2000

David L. Haddock, Surveyor and Engineer
P.O. Box 1574
Pendleton, Oregon 97801
(541) 276-2174

HADDOCK SURVEYING



GPS
AND
TOTAL STATION