

PUBLIC STREET DEDICATION
We do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever Scenic Vista Lane and View Court as shown on this plat.

OWNER’S CERTIFICATE
WE, E. H. BULEN and FIONA McDONALD BULEN being first duly sworn depose and say that we are the owners of SCENIC VISTA ESTATES SUBDIVISION more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat. The easements as shown on this plat are hereby perpetually reserved for public utilities and such other uses as designated within this plat and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements, unless otherwise noted.

SCENIC VISTA ESTATES SUBDIVISION is a parcel of land being a portion of the NE 1/4 SE 1/4 of Section 19 and a portion of the NW 1/4 SE 1/4 of said Section 19, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Baker County, Oregon, more particularly described as follows:

Commencing at the NE corner of said NE 1/4 SE 1/4, (East 1/4 corner), said corner monumented with a found 3 inch diameter brass disk;

Thence S. 87° 41’ 02” W., a distance of 890.33 feet, (formerly S. 87° 32’ W., a distance of 889.9 feet as shown on a record of survey recorded in the Office of the Recorder of Baker County, Oregon, as Survey No. 9–40–30BC), along the northerly boundary of said NE 1/4 SE 1/4 to the POINT OF BEGINNING, said point monumented with a found 1/2 inch diameter iron pin;

Thence leaving the northerly boundary of said NE 1/4 SE 1/4 and along the westerly boundary of said Survey No. 9–40–30BC the following courses and distances:

Thence S. 18° 16’ 25” E., a distance of 428.97 feet, (formerly S. 18° 16’ 24” E., a distance of 426.41 feet), to a found 1/2 inch diameter iron pin;

Thence S. 11° 35’ 53” W., a distance of 175.71 feet, (formerly S. 11° 36’ 50” W., a distance of 175.85 feet), to a found 1/2 inch diameter iron pin;

Thence S. 53° 08’ 47” W., a distance of 241.11 feet, (formerly S. 53° 09’ 12” W., a distance of 241.12 feet), to a found 1/2 inch diameter iron pin;

Thence S. 65° 40’ 17” W., a distance of 131.46 feet, (formerly S. 65° 39’ 00” W., a distance of 131.43 feet), to a found 1/2 inch diameter iron pin;

Thence S. 23° 45’ 55” E., a distance of 308.35 feet, (formerly S. 23° 46’ 00” E., a distance of 308.43 feet), to a found 1/2 inch diameter iron pin;

Thence S. 5° 43’ 06” E., a distance of 259.02 feet, (formerly S. 5° 48’ 30” E.), to a point on the southerly boundary of said NE 1/4 SE 1/4, said point monumented with a found 5/8 inch diameter iron pin;

Thence leaving the westerly boundary of said Survey No. 9–40–30BC and along the southerly boundary of said NE 1/4 SE 1/4, S. 87° 35’ 17” W., a distance of 315.43 feet, (formerly 315.43 feet per Warranty Deed recorded July 10, 1979 as Deed 79 28 037 in the Office of the Recorder of Baker County, Oregon) to the SE corner of said NW 1/4 SE 1/4, (SE 1/16 corner), said corner monumented with a found 1/2 inch diameter iron pin;

Thence along the southerly and westerly boundary of said Warranty Deed 79 28 037, the following courses and distances:

Thence S. 87° 36’ 09” W., a distance of 293.81 feet, (formerly 293.79 feet), along the southerly boundary of said NW 1/4 SE 1/4 to a found 5/8 inch diameter iron pin;

Thence leaving the southerly boundary of said NW 1/4 SE 1/4, N. 1° 52’ 06” W., a distance of 92.02 feet, (formerly 92.09 feet), to a found 5/8 inch diameter iron pin;

Thence 93.42 feet along the arc of a 98.79 foot radius tangent curve left with a central angle of 54° 10’ 58” and tangents of 50.53 feet, the long chord of which bears N. 52° 39’ 34” E., a distance of 89.98 feet to a found 5/8 inch diameter iron pin;

Thence N. 25° 36’ 04” E., a distance of 111.02 feet, (formerly 111.02 feet), to a found 5/8 inch diameter iron pin;

Thence 236.35 feet along the arc of a 260.44 foot radius tangent curve left with a central angle of 51° 59’ 43” and tangents of 127.01 feet, the long chord of which bears N. 0° 24’ 01” W., a distance of 228.32 feet to a found 5/8 inch diameter iron pin;

Thence N. 26° 23’ 56” W., a distance of 695.89 feet, (formerly 695.89 feet), to a point on a non tangent curve, said point monumented with a found 5/8 inch diameter iron pin;

SCENIC VISTA ESTATES SUBDIVISION

Thence 22.83 feet along the arc of a 130.22 foot radius tangent curve right with a central angle of 10° 02’ 41”, the long chord of which bears N. 21° 22’ 06” W., a distance of 22.80 feet to a found 5/8 inch diameter iron pin;

Thence N. 1° 58’ 06” W., a distance of 188.65 feet, (formerly 188.65 feet), to a point on the northerly boundary of said NW 1/4 SE 1/4, said point monumented with a found 5/8 inch diameter iron pin;

Thence leaving the westerly boundary of said Warranty Deed 79 28 037, N. 87° 41’ 02” E., a distance of 455.74 feet along the northerly boundary of said NW 1/4 SE 1/4 to the NW corner of said NE 1/4 SE 1/4, (CE 1/16 corner), said corner monumented with a 3 inch diameter aluminum disk;

Thence continuing N. 87° 41’ 02” E., a distance of 426.43 feet along the northerly boundary of said NE 1/4 SE 1/4 to the POINT OF BEGINNING.

SCENIC VISTA ESTATES SUBDIVISION contains 20.39 acres more or less.

Also, SCENIC VISTA ESTATES SUBDIVISION is subject to all easements and rights-of-way of record or implied.

E. H. Bulen
Fiona McDonald Bulen

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS

Be it remembered that on this 4 day of Nov, 2002, before me, the undersigned, a notary public in and for said state, personally appeared E. H. Bulen, who is known or identified to me to be a person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Paul M Waide
Notary Public for Washington
Residing at Bellevue
Commission expires 5-22-05

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS

Be it remembered that on this 4 day of Nov, 2002, before me, the undersigned, a notary public in and for said state, personally appeared Fiona McDonald Bulen, who is known or identified to me to be a person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

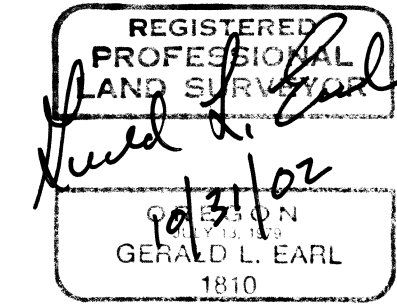
In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Paul M Waide
Notary Public for Washington
Residing at Bellevue
Commission expires 5-22-05

SURVEYOR’S CERTIFICATE

I, Gerald L. Earl do hereby certify that I am a Professional Land Surveyor licensed by the State of Oregon, and that this plat as described in the owners certificate and the attached plat, was drawn from an actual survey made by me and accurately represents the points thereon.

I further certify that I made this survey under the direction of the owner thereof and that the survey is in conformity with the State of Oregon Revised Statutes 2001 Edition Chapter 92, Sections 92.060 and 92.070 relating to plats and subdivisions.



LICENSE EXPIRES 12/31/2003

BAKER CITY PLANNING COMMISSION
This plat is approved this 12, day of November, 2002.

Jim Collins
CITY PLANNING COMMISSION

BAKER CITY SURVEYOR

Larry Ann Patton PLS 2162
CITY SURVEYOR

BAKER COUNTY TREASURER
Taxes are paid this 12th, day of November, 2002.

Alice Surflinger
COUNTY TREASURER

BAKER COUNTY ASSESSOR
This plat is approved this 12, day of November, 2002.

Allen Phillips
COUNTY ASSESSOR

BAKER CITY MANAGER

Shirley M. Hannon
CITY MANAGER

Earl & Associates, Inc.
Surveyors, Engineers & Planners

314 Badiola St. • Caldwell, ID 83805
(208) 454-0256
(208) 454-0979 Fax
AU0501BS.dwg 8/02/02
SHEET 2 of 2

Document No. B0246 0053
Recorded Time: 09:55 A.M.
Date: 11-12-02
Jamaal J. Green By Karen Phillips
Baker County, OR., Clerk