BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004

A SUBDIVISION OF LOT 26 OF REPLAT NO. SD2008-003 LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 MAP DISTANCE EAST, WILLAMETTE MERIDIAN

SURVEY FOR

DAVID BOWERS BOWERS PROPERTIES, LLC 42880 HUDSON ROAD BAKER CITY, OR 97814 (541) 519-7036

SURVEY FOR

ELKHORN BAPTIST CHURCH ATTN: PASTOR MARK LOONEY 3520 BIRCH STREET BAKER CITY, OR 97814

LEGEND

- SET %" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817".
- FOUND O.S.H.D. RIGHT OF WAY MONUMENT AS
- O FOUND %" REBAR AS PER SURVEY NO. 9-40-121BC BY JAMES D. HANLEY, PLS 1206, RECORDED APRIL 5, 1978.
- MARKED "HANLEY ENGR. PLS 1206" AS PER PARTITION PLAT NO. 1996-010 BY JAMES D. HANLEY, PLS 1206, RECORDED MAY 16, 1996.
- ⊕ FOUND %" REBAR, NO CAP AS PER PARTITION PLAT NO. 1996-012 BY JAMES D. HANLEY, PLS 1206, RECORDED MAY 29, 1996.
- FOUND %" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" AS PER PLAT OF BIRCH ESTATES SUBDIVISION BY THOMAS J. HANLEY, PLS 1817, RECORDED JULY 2, 2007.
- O FOUND %" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817 AS PER REPLAT NO. SD2008-003 BY THOMAS J. HANLEY, PLS 1817, RECORDED AUGUST 18, 2008.
- < > RECORD AS PER SURVEY 9-40-121BC.
- RECORD AS PER PARTITION PLAT 1996-010.
- RECORD AS PER PARTITION PLAT 1996-012.
- RECORD AS PER PLAT OF BIRCH ESTATES SUBDIVSION.

REFERENCES

BAKER COUNTY SURVEY NO. 9-40-121BC BAKER COUNTY PARTITION PLAT 1996-010 BAKER COUNTY PARTITION PLAT 1996-012 BIRCH ESTATES SUBDIVSION PLAT BAKER COUNTY REPLAT NO. SD2008-003 BAKER COUNTY DEED NO. 84-12-001

BAKER COUNTY DEED NO. 94-21-070 BAKER COUNTY DEED NO. 97-40-078 FOUND MONUMENT BEARS N19°26'20"W, 0.35' FROM RECORD POSITION, NOT ACCEPTED, WAS DRIVEN 0.5 FT BELOW GRADE, NEW MONUMENT SET IN RECORD POSITION, BETWEEN MONUMENTS EXAGGERATED FOR

SURVEY BY

HANLEY ENGINEERING, INC. TOM HANLEY, PLS 1817

P.O. BOX 701 BAKER CITY, OR 97814 (541) 523-3803

REGISTERED **PROFESSIONAL** LAND SURVEYOR the J. Hely

OREGON THOMAS J. HANLEY 1817

Renews June 30, 2009

FOUND MONUMENT BEARS N87'41'11"E, 0.31 FT FROM RECORD POSITION, NOT ACCEPTED, WAS DRIVEN 0.5 FT BELOW GRADE, NEW MONUMENT SET IN RECORD POSITION, MAP DISTANCE BETWEEN MONUMENTS EXAGGERATED FOR CLARITY

808 34 0221 B08 34 0222 BIRCH ESTATES BIRCH ESTATES **SUBDIVISION** SUBDIVISION LOT 19 LOT 18 - NOT A PART -- NOT A PART -PARCEL 2 BIRCH ESTATES P.P. 1996-012 {S83°13'02"W, 92.40'} 30' SUBDIVISION - NOT A PART -{\$83°13'02"W, 175.00'} LOT 13 NOT A PART -(N83°13'02"E} {55.69'} 102.74'] {94.32'} {84.99'} LOT 25 PARCEL 1 LOT 22 NOT A PART P.P. 1996-012 NOT A PART - NOT A PART -LOT 23 LOT 24 NOT A PART NOT A PART [S88'20'08"W] N88'20'08"E, 212.30' 140.68 68.91 [′]33.39' 110.00' {33.39'} [110.00'] N83°13'02"E, 319.99' DEDICATE PRIVATE ACCESS AND PUBLIC JUTILITY EASEMENT LOT 3 12,853 SQ FT 13,200 SQ FT R = 25.5'**-**36.71' LOT 4 ASHLEE WAY 57,553 SQ FT 110.5 111.94' 110.00 128.06 N88°19'38"E, 350' DEDICATE 25' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT TREE7O.S.H.D. R/W MONUMENT STA 2153+00.00 GHWAYOFN88°20'18"E, 203.31' 87,419 SQ FT BASIS BIRCH E Ω 100' 150' SCALE 1"= $\overline{50}$ EXISTING EASEMENT PER DEED NO. 97 40 078 110.00 N88°20'54"E, 239.96' N88'20'54"E, 349.96' NICOLE WAY **-**33.78**'-**LOT 6 65,403 SQ FT EASEMENT DEDICATE 25' "W, 94 R=25. BOUNDARY PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT LOT 5 28,798 SQ FT S88°20'08"W, 573.01' S88'20'08"W, 333.07' S88'20'08"W, 239.94' S88°20'08"W, 273.01 60.06 S88°20'08"W, 150.00' (S88°20'08"W, 273.01') S88°20'08"W, 150.00' <\$88*20'08"W, 150.00'> (S88°20'08"W, 150.00') PARCEL 3 P.P. 1996-010 PARCEL 2 P.P. 1996-010 TAX LOT 9-40-09D #600 - NOT A PART -- NOT A PART -- NOT A PART -