

REPLAT NO. SD2009-005

A REPLAT OF THE ORIGINAL TOWNSITE OF HOMESTEAD,
LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 48
EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON

HANLEY ENGINEERING, INC.

2043 MAIN STREET
P.O. BOX 701

BAKER CITY, OREGON 97814
(541) 523-3803

SURVEY FOR

MARK AND LISA BUTLER
49844 SPUR ROAD
OXBOW, OR 97840
(541) 785-3467

SURVEY BY

HANLEY ENGINEERING, INC.
TOM HANLEY, PLS 1817
P.O. BOX 701
BAKER CITY, OR 97814
(541) 523-3803

DEDICATION AND DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARK D. BUTLER AND LISA K. BUTLER ARE THE OWNERS OF THE LAND REPRESENTED ON THIS REPLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE REPLATTED INTO THREE PARCELS AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND DO HEREBY VACATE ALL LOTS AND BLOCKS WITHIN THE TOWNSITE OF HOMESTEAD AND DO HEREBY DEDICATE THE EMERGENCY ACCESS EASEMENT AS DESCRIBED ON THIS REPLAT.

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED UPON THE GROUND WITH PROPER MONUMENTATION IN ACCORDANCE WITH O.R.S. CHAPTER 92, LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 48 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 28, THENCE NORTH 08°42'42" EAST A DISTANCE OF 2706.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'25" EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 00°12'55" EAST ALONG THE EAST LINE OF VACATED MAIN STREET, TOWNSITE OF HOMESTEAD, A DISTANCE OF 1555.00 FEET; THENCE NORTH 89°44'25" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°12'55" WEST A DISTANCE OF 1555.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING 5.35 ACRES.

SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAYS.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND REPLAT FOR MARK AND LISA BUTLER IS TO REPLAT THE ABOVE DESCRIBED LAND INTO THREE PARCELS. MONUMENTATION FROM BAKER COUNTY SURVEY NO. 6-48-6 WAS RECOVERED AS SHOWN HEREON AND HELD AS THE BASIS OF BEARING FOR THIS SURVEY. HOMESTEAD ROAD (BAKER COUNTY ROAD NO. 1039) GEOMETRY SHOWN ON IDAHO POWER COMPANY DRAWING D-HC-203, SHEET 3 OF 13 WAS ESTABLISHED THROUGH TIES TO THE CENTERLINE OF THE DRIVEN ROAD. MONUMENTATION WAS SET AS PER CLIENT'S INSTRUCTIONS. SURVEY WAS PERFORMED USING A TRIMBLE 5700 GPS SYSTEM IN RTK MODE.

EMERGENCY ACCESS EASEMENT

AN EMERGENCY ACCESS EASEMENT IS HEREBY CREATED BY THIS PLAT. THE EASEMENT SHALL CONSIST OF A PARCEL OF LAND OF THE FOLLOWING DESCRIPTION: A THIRTY (30) FEET WIDE STRIP OF LAND ALONG THE FOLLOWING CENTERLINE: COMMENCING AT THE NORTHEAST CORNER OF THE TOWNSITE OF HOMESTEAD, LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 48 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON; THENCE SOUTH 01°12'55" WEST A DISTANCE OF 349.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°22'08" WEST A DISTANCE OF 67.87 FEET TO THE CENTER OF A 45 FOOT RADIUS CUL-DE-SAC, AND THE TERMINUS OF THE EASEMENT, SAID EASEMENT SHALL BE FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AND FOR EMERGENCY VEHICLES ONLY.

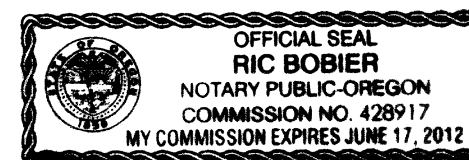
ACKNOWLEDGMENT

ON July 28, 2009 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED MARK D. BUTLER AND LISA K. BUTLER WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF OREGON }
COUNTY OF BAKER } S.S.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06/17/2012



APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS REPLAT.

BAKER COUNTY SURVEYOR BY: Mark G. Whinn DATE July 7, 2009.
DEPUTY BAKER COUNTY SURVEYOR

BAKER COUNTY PLANNING BY: Holly Verus DATE July 29, 2009.

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

BAKER COUNTY TAX COLLECTOR BY: Alie G. Jungfer DATE 7/29, 2009.

STATE OF Oregon }
COUNTY OF Baker } S.S. I DO HEREBY CERTIFY THAT THIS REPLAT WAS RECEIVED FOR RECORDING ON THE 29 DAY OF July, 2009, AT 11:24 O'CLOCK A.M. AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: Samara J. Green
by Karen Phillips, Deputy

FILED _____
BAKER COUNTY SURVEYOR
SURVEY NO. _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2011
SHEET 2 OF 2

SOUTH 1/4 CORNER, SECTION 28
UND 15" x 11" x 5" STONE
MARKED "14" ON NORTH FACE,
WITH STEEL FENCE POST SET
PROX. 1.5' SOUTH AND SMALL
UND OF STONE. SET 12"
WAKE UNDER STONE AND BUILT
MOUND OF STONE.

REFERENCES

BAKER COUNTY SURVEY NO. 6-48-6
IDAHO POWER CO. DRAWING NO. D-HC-203
BAKER COUNTY VACATION ORDER 2007-311
BAKER COUNTY DEED NO. B08-37-0034
BAKER COUNTY DEED NO. B08-37-0042
BAKER COUNTY DEED NO. B09-18-0183

SURVEYED THROUGH
APRIL 28, 2009

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LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, 5/8" rebar with plastic cap marked "RPE 2808" set by Baker County Survey No. 6-48-6.
- ⊙ Found 1/2" rebar set by Baker County Survey No. 6-48-6.
- Found, monument as noted.
- × Calculated position, no monument set.
- { } Record Data Per Idaho Power Co. Drawing D-HC-203, Sheet 3 of 13.
- [] Record Data Per Baker Co. Survey No. 6-48-6.

BASIS OF BEARING
BA. CO. SUR. NO. 6-48-6,
WEST LINE OF BLOCKS 1, 2, AND 3 OF
THE ORIGINAL TOWNSITE OF HOMESTEAD

SCALE: 1" = 100'



[N. 0° 12' 55" E., 1555.00', BASIS OF BEARING]
S. 0° 12' 55" W., 1555.00'

[N. 0° 12' 55" E.], 800.00'

P.O.B.

BLOCK 3
PARCEL NO. 3
1.29 ACRES

BLOCK 2
PARCEL NO. 2
1.31 ACRES

PARCEL NO. 1
2.57 ACRES

BLOCK 1

MAIN STREET
AND
HILL STREET
VACATED BY
ORDER 2007-311

EXISTING 30'
ACCESS AND UTILITY EASEMENT
AS PER DEED
NO. B08-37-0042.

SURVEY NOTE

DEED B09-18-0183 IS AN ACCESS AND UTILITY EASEMENT COVERING THE ENTIRETY OF PARCEL 2 IN FAVOR OF PARCEL 3

CENTERLINE CURVE DATA
Δ = {74° 09'}
D = {5° 30'}
T = {787.20'}
L = {1348.18'}
R = {1041.82'}

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SHEET 1 OF 2