

HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

NARRATIVE

The purpose of this Deer Valley Estates Subdivision Plat for Blankenship Family Trust, represented by Dan L. and Sheryl K. Blankenship, Trustees, is to subdivide Parcel No. 2 and Parcel No. 3 of Baker County Partition Plat No. P2003-009 into twelve lots. Exterior and interior monuments were set as per said partition plat. The change in the North line from Partition Plat No. P2003-009 is due to the boundary line agreement of Baker County Deed No. 73 11 007.

This proposed subdivision is located in the Baker Rural Fire District and in the Baker School District 5J.

ACCESS / UTILITY EASEMENT

An existing sixty (60) feet wide access/utility easement was created by Baker County Partition Plat No. P2003-009. The easement consists of a strip of land sixty (60) feet in width, thirty (30) feet on each side of the following centerline description: Commencing at the East quarter corner of Section 29, Township 8 South, Range 39 East, Willamette Meridian; thence along the East line of the Northeast quarter of said Section 29, N. 0° 05' 47" E., 749.64 feet; thence S. 89° 36' 50" W., 30.00 feet, to intersect the West Right of Way of Brown Road (Baker County Road No. 701), and the True Point of Beginning; thence S. 89° 36' 50" W., 2276.24 feet; thence S. 0° 35' 36" E., 90.00 feet, to the center of a 60 foot radius cul-de-sac, and the terminus of the easement.

OTECC Right of Way Easement B08 02 0064.

DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and it's laterals, feeders and sub-ditches, head gates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch in the same manner as same presently exists upon, over and across the property as shown on the annexed subdivision plat. The total width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. Reasonable access to the easement will be granted at location designated by the property owner, unless other reasonable access is available.

Obstruction of the irrigated ditches, ditch easements of maintenance area by permanent fences of other obstacles shall be prohibited. The placement of any bridges or culverts on the irrigation ditches shall be of no smaller diameter than where the ditch crosses the County Road, Brown Road, unless with written consent of the water rights holders under the ditch or their representative. Owners of the lots/parcels containing culverts of bridges on the irrigation ditches will assume responsibility for maintaining and cleaning those structures.

NOTE

Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system for each parcel.

REFERENCES

Baker County Partition Plat No. P2002-005
Baker County Partition Plat No. P2003-009
Baker County Survey No. 8-39-7
Baker County Survey No. 8-39-44
Baker County Survey No. 8-39-75
Baker County Deed No. 73 10 057
Baker County Deed No. 73 11 006
Baker County Deed No. 73 11 007
Baker County Deed No. 73 12 079
Baker County Deed No. 77 13 081
Baker County Deed No. B03 25 0219
Baker County Deed No. B03 33 0333
Baker County Deed No. B06 03 0010
Baker County Deed No. B08 20 064
Baker County Deed No. B13 90 0203
Elkhorn Title Report No. 00020322
Baker County Planning Staff Report SUB-11-001

Survey for

Blankenship Family Trust
Dan L. and Sheryl K. Blankenship Trustees
18481 W. Campbell Loop
Baker City, OR 97814

Survey by

Hanley Engineering, Inc.
Thomas J. Hanley, P.L.S. #1817
P.O. Box 701
Baker City, OR 97814

Deer Valley Estates SD2015-001

In the NE 1/4 of Sec. 29, T. 8 S., R. 39 E., W.M.

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed, monumented and subdivided the land represented on the annexed Deer Valley Estates Subdivision Plat in accordance with O.R.S. Chapter 92. The boundary of Deer Valley Estates Subdivision is as follows;

Land located in the South half of the Northeast quarter of Section 29, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Commencing at the E $\frac{1}{4}$ corner of said Section 29; thence N. 00°05'47" E., a distance of 179.10' to the Point of Beginning; thence S. 89°36'06" W., a distance of 2680.78' to intersect the West line of said South half of the Northeast quarter; thence N. 00°35'36" W., along said West line, a distance of 571.09'; thence N. 89°36'50" E., a distance of 762.87'; thence N. 00°35'36" W., a distance of 570.93' to intersect the North line of said South half of the Northeast quarter; thence N. 89°37'33" E., along said North line, a distance of 740.71' to intersect an existing fence line; thence S. 89°51'35" E., along said fence line, a distance of 1190.90'; thence S. 00°05'47" W., a distance of 1130.40', to the Point of Beginning.

EXCEPTING THEREFROM Brown Road (Baker County Road No. 701) Right of Way.

This subdivision contains 60.3 acres. (0.78 acres of which are within Brown Road Right of Way).

DECLARATION

Know all people by these presents that the Blankenship Family Trust, Dan L. and Sheryl K. Blankenship, Trustees Owners/Subdivider of the land represented on the annexed plat, and more particularly described in the accompanying Surveyor's Certificate have caused the same to be subdivided into twelve lots as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the 12' wide utility easements as described hereon.

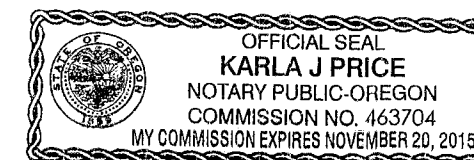
Dan L. Blankenship
Dan L. Blankenship, Trustee

Sheryl K. Blankenship
Sheryl K. Blankenship, Trustee

ACKNOWLEDGMENT

State of Oregon }
County of Baker } S.S.

On Feb 9, 2015 before me did personally appear the within named Dan L. Blankenship and Sheryl K. Blankenship, Trustees of the Blankenship Family Trust, who acknowledged to me that they executed the same freely and voluntarily.



Karla J. Price
NOTARY PUBLIC
My Commission Expires 11-20-15

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this subdivision plat.

Baker County Surveyor by: *W. G. Minner*; Date JANUARY 22 2015.

I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: *Alie Surflinger*; Date Feb. 9 2015.

Baker County Planning by: *Holly Perry*; Date February 9, 2015.

State of Oregon }
County of Baker } S.S.
I do hereby certify that the annexed subdivision plat was received for recording on the 9 day of February, 2015 at 1 o'clock PM, and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Cindy Carpenter Co. Clerk*
by Karen Phillips, Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2015