

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
EAST, WILLAMETTE MERIDIAN

SURVEY FOR

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

SURVEY BY

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

LEGEND

- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817".
- ◻ FOUND O.S.H.D. RIGHT OF WAY MONUMENT AS NOTED.
- ⊕ FOUND 5/8" REBAR AS PER SURVEY NO. 9-40-121BC BY JAMES D. HANLEY, PLS 1206, RECORDED APRIL 5, 1978.
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" AS PER PARTITION PLAT NO. 1996-010 BY JAMES D. HANLEY, PLS 1206, RECORDED MAY 16, 1996.
- ⊕ FOUND 5/8" REBAR, NO CAP AS PER PARTITION PLAT NO. 1996-012 BY JAMES D. HANLEY, PLS 1206, RECORDED MAY 29, 1996.
- ⊙ FOUND 5/8" 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.
- FOUND 5/8" 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 SUBDIVISION.

REFERENCES

BAKER COUNTY SURVEY NO. 9-40-121BC
BAKER COUNTY PARTITION PLAT 1996-010
BAKER COUNTY PARTITION PLAT 1996-012
BIRCH ESTATES SUBDIVISION 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

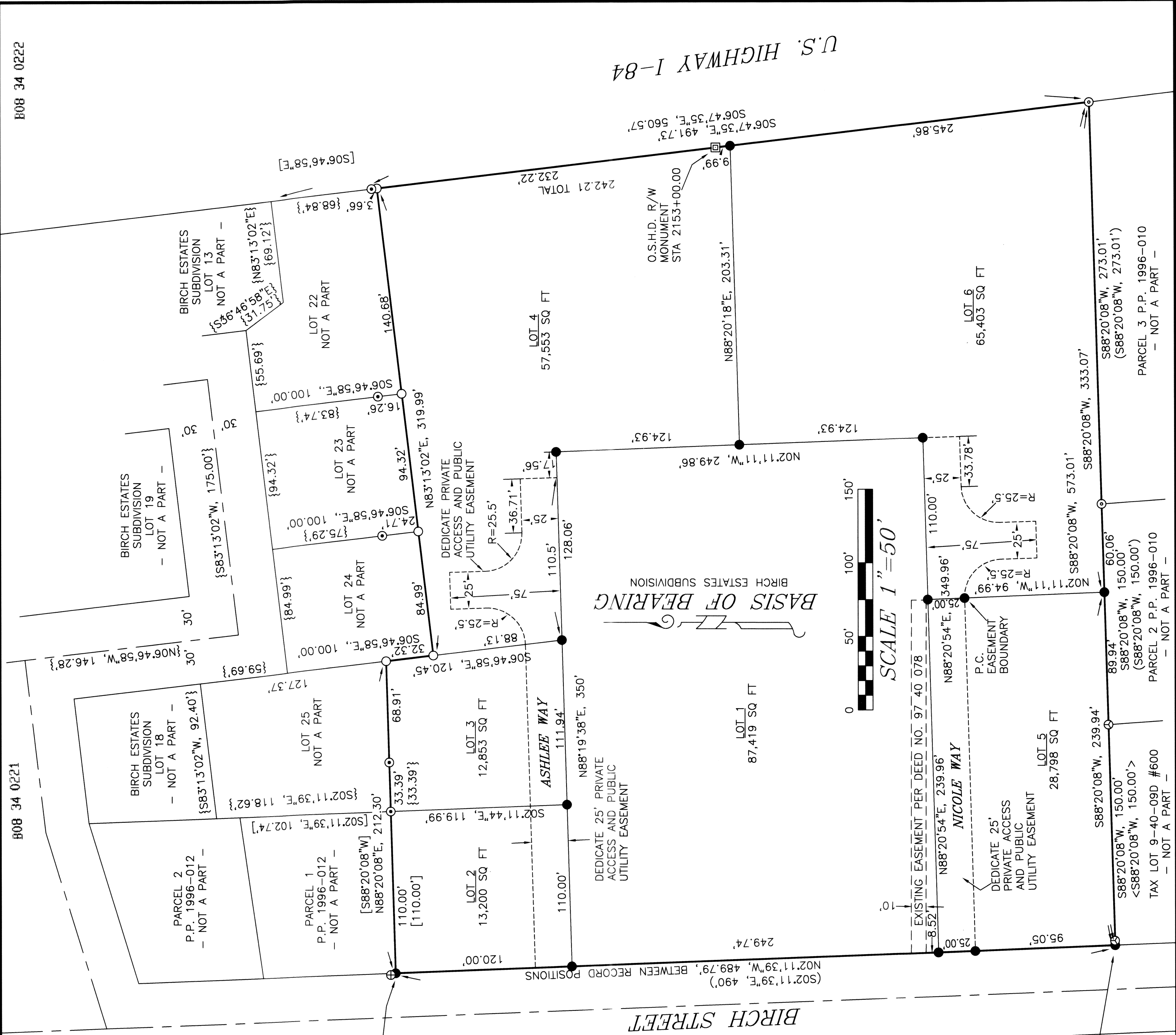
Renews June 30, 2009

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

THOMAS J. HANLEY

JULY 13, 1979
1817



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 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

SURVEY BY

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

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 26 OF REPLAT NO. SD2008-003.

SEARCH IN THE FIELD LOCATED AND HELD MONUMENTATION OF BIRCH ESTATES SUBDIVISION. THE NORTHWEST CORNER OF THE ELKHORN BAPTIST CHURCH PARCEL WAS FOUND TO BE 0.35 FEET FROM RECORD POSITION AND THE SOUTHWEST CORNER OF THE ELKHORN BAPTIST CHURCH PARCEL WAS FOUND TO BE 0.31 FEET FROM RECORD POSITION. THESE MONUMENTS WERE REJECTED AND NEW PINS WERE SET IN RECORD POSITIONS, WITH BEARINGS AND DISTANCES AS SHOWN. OTHER EXISTING MONUMENTATION AS SHOWN IN THIS PLAT WAS FOUND AND HELD. SURVEY WAS PERFORMED USING A PENTAX III-10 TOTAL STATION.

SURVEYORS CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED ON THE GROUND WITH PROPER MONUMENTATION IN ACCORDANCE WITH O.R.S. CHAPTER 92, A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 26 OF REPLAT NO. SD2008-003.

SAID PARCEL CONTAINING 265,226 SQUARE FEET, MORE OR LESS.

SUBJECT TO AN EASEMENT RECORDED IN DEED NO. 97-40-078.

SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS.

HANLEY ENGINEERING, INC.

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

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELKHORN BAPTIST CHURCH, REPRESENTED BY MARK LOONEY, IS THE OWNER OF THE LAND REPRESENTED ON THIS PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO SIX PARCELS AS SHOWN, AND DOES HEREBY DEDICATE A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT ACROSS LOTS 2, 3, AND 4 IN FAVOR OF LOTS 1, 2, 3, AND 4, AND DOES HEREBY DEDICATE A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT ACROSS LOTS 5 AND 6 IN FAVOR OF LOTS 1, 5, AND 6 AS SHOWN HEREON, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

THE DRIVES SERVING BIRCH ESTATES - PHASE 2 ARE PRIVATE DRIVES. MAINTENANCE AND SNOW REMOVAL ARE THE SOLE RESPONSIBILITY OF THE DEVELOPMENT'S HOMEOWNERS. THE CITY OF BAKER SHALL NOT PROVIDE ROAD MAINTENANCE, NOR SHALL THE CITY ACCEPT THE DRIVES AS PUBLIC ROADS INTO THE CITY'S ROADWAY SYSTEM.

LOT 4 AND LOT 6 OF THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE TO CREATE ANY ADDITIONAL LOTS.

Mark Looney

MARK LOONEY, ELKHORN BAPTIST CHURCH
or Timothy O. Fisher, Associate Pastor

ACKNOWLEDGMENT

ON August 28, 2008 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED MARK LOONEY WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY. Timothy O. Fisher

STATE OF Oregon } S.S.
COUNTY OF Baker }
NOTARY PUBLIC
MY COMMISSION EXPIRES August 28, 2009



APPROVALS

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

BAKER CITY SURVEYOR BY: Gary Van Laethem DATE 8-30, 2008.

BAKER CITY PLANNING COMMISSION BY: [Signature] DATE 8-19, 2008.

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

BAKER COUNTY TAX COLLECTOR BY: Nina Gygling DATE Aug 20, 2008.

STATE OF Oregon } S.S. I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE 20th DAY OF August, 2008, AT 1:10 O'CLOCK P.M. AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: Tamara J. Green Co. Clerk
by Karen Phillips, Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]

OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2009