

# DEER HAVEN SUBDIVISION SD2018-003

A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P1997-008 SITUATED IN THE S1/2NE1/4 SECTION 30, T.8S., R.39E., W.M., BAKER COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ANNEXED PLAT, BEING SITUATED IN THE S1/2NE1/4 SECTION 30, T.8S., R.39E., W.M., BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 1 OF PARTITION NO. P1997-008, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE BAKER COUNTY CLERK, RECORDED AUGUST 7, 1997, AS DEED NO. 9731419, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST 1/16 CORNER OF SAID SECTION 30, SAID POINT BEING THE INITIAL POINT OF THIS SUBDIVISION;  
THENCE S.00°29'05"E., 414.09 FEET ALONG THE WEST LINE OF THE SE1/4NE1/4 SAID SECTION 30;  
THENCE N.89°56'27"W., 1261.60 FEET TO INTERSECT A LINE BEING PARALLEL TO, AND 53.00 FEET EAST OF (WHEN MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE SW1/4NE1/4 SAID SECTION 30;  
THENCE S.00°42'39"E., 903.88 FEET ALONG SAID PARALLEL LINE, TO THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 23, 2018, AS BAKER COUNTY DEED NO. B18210224;  
THENCE N.89°59'30"E., 802.41 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID TRACT;  
THENCE N.89°24'00"E., 327.65 FEET ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 23, 2018, AS BAKER COUNTY DEED NO. B18210228, TO THE NORTHEAST CORNER THEREOF;  
THENCE N.89°24'00"E., 320.47 FEET ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 23, 2018, AS BAKER COUNTY DEED NO. B18210220, TO THE NORTHEAST CORNER THEREOF;  
THENCE S.00°41'00"E., 26.95 FEET, ALONG THE EAST LINE OF SAID TRACT TO THE NORTH LINE OF PARCEL 2 OF PARTITION NO. P1990-010, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE BAKER COUNTY CLERK, RECORDED OCTOBER 19, 1990, AS DEED NO. 9043020;  
THENCE N.89°47'36"E., 7.38 FEET ALONG SAID NORTH LINE TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 30;  
THENCE N.89°47'36"E., 1310.93 FEET ALONG THE SOUTH LINE OF THE SE1/4NE1/4 SECTION 30, TO THE 1/4 CORNER COMMON TO SECTIONS 29 AND 30;  
THENCE N.00°15'25"W., 1320.04 FEET ALONG THE EAST LINE OF THE SE1/4NE1/4 SECTION 30, TO THE NORTH 1/16 CORNER BETWEEN SECTIONS 29 AND 30;  
THENCE N.89°56'26"W., 1316.22 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF POCAHONTAS ROAD (COUNTY ROAD NO. 1124).

THIS SUBDIVISION CONTAINS A NET AREA OF 64.83 ACRES.

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON L. HATFIELD  
OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454  
EXPIRES: 6/30/2019

### SUBJECT TO THE FOLLOWING:

- 1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF POCAHONTAS ROAD (COUNTY ROAD NO. 1124).
- 2. PRIVATE POWER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED AUGUST 3, 1966 AS DEED INSTRUMENT NO. 66 31 039. SAID EASEMENT BEING 10 FEET IN WIDTH, AS SHOWN.
- 3. PRIVATE DITCH EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY PARTITION PLAT P1997-008, RECORDED AUGUST 7, 1997. SAID EASEMENT BEING 30 FEET WIDE AS SHOWN HEREON.
- 4. PRIVATE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY PARTITION PLAT P1997-008, RECORDED AUGUST 7, 1997. SAID EASEMENT BEING 60 FEET WIDE AS SHOWN HEREON.
- 5. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDED SEPTEMBER 8, 1997.
- 6. PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED NOVEMBER 17, 1997, AS DEED INSTRUMENT NO. 9746096. SAID EASEMENT BEING 10 FEET WIDE AS SHOWN HEREON.
- 7. PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A COOPERATIVE CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED FEBRUARY 23, 2005, AS DEED INSTRUMENT NO. 05080205. RE-RECORDED MARCH 17, 2005 AS INSTRUMENT NO. 05110348. SAID EASEMENT BEING 20 FEET WIDE AS SHOWN HEREON.
- 8. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

### NOTES:

- 1. SEWAGE DISPOSAL FOR EACH LOT IN THE SUBDIVISION SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL FACILITY.
- 2. OBSTRUCTION OF THE IRRIGATION DITCHES BY FENCES OR OTHER OBSTACLES SHALL BE PROHIBITED. THE PLACEMENT OF ANY BRIDGES OR CULVERTS ON THE IRRIGATION DITCHES MUST HAVE WRITTEN CONSENT OF THE WATER RIGHTS HOLDERS UNDER THE DITCH, OR THEIR REPRESENTATIVE. OWNERS OF THE LOTS CONTAINING CULVERTS OR BRIDGES ON THE IRRIGATION DITCHES WILL ASSUME RESPONSIBILITY FOR MAINTAINING AND CLEANING THOSE STRUCTURES.

## NARRATIVE

THIS SUBDIVISION WAS PERFORMED AT THE REQUEST OF MITCH GROVE ON BEHALF OF CARNEY AND DEBORAH LANSFORD. THE PURPOSE IS TO SUBDIVIDE A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P1997-008 INTO 11 LOTS.

BAKER COUNTY SURVEY NO. 8-39-121 WAS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY THAT I PERFORMED IN DECEMBER OF 2017, AND IS THE BASIS OF CONTROL FOR THIS SUBDIVISION. THE BOUNDARY OF THE SUBJECT PROPERTY WAS MONUMENTED AT THAT TIME, AS WELL AS THREE PROPERTY LINE ADJUSTMENTS ALONG A PORTION OF THE SOUTH LINE. THOSE PROPERTY LINE ADJUSTMENTS WERE PERFECTED BY DEED NO.'S B18210220, B18210244 AND B18210228.

I ACCEPT THE FOUND MONUMENTS FROM SURVEY NO. 8-39-121 AND PARTITION PLAT NO.'S 1990-010 AND 2004-016. NEW MONUMENTS WERE SET AT LOCATIONS APPROVED BY THE LANSFORDS AND ACCORDING TO THE EVIDENCE FOUND. THE MONUMENTS SET AT LOT CORNERS WHICH FALL IN THE CENTER OF LANSFORD LANE WERE SET AT LEAST 6 INCHES BELOW THE GRAVEL SURFACE. OFFSET MONUMENTS TO THESE CORNERS WERE SET WHERE LOTS LINES INTERSECT THE LIMITS OF THE 60 FOOT WIDE PUBLIC EASEMENT OF LANSFORD LANE.

## REFERENCES

- RECORD MAP OF SURVEY NO.'S 8-39-78, 8-39-79, 8-39-81 AND 8-39-121 8-39-81 AND 8-39-121
- DEED RECORD INSTRUMENT NO.'S B0136 0215, B05 50 0023, B15 40 0170, B15 19 0059, B18 21 0220, B18 21 0244 AND B18 21 0228
- PARTITION PLAT NO.'S P1990-010, P1991-001, P1997-008 AND P2004-016
- SUBDIVISION PLATS: HEATHER GLEN AND BENNETT'S BEND
- PRELIMINARY TITLE REPORT ORDER NO. 169965AM

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CARNEY LANSFORD AND DEBORAH LANSFORD, TRUSTEES OF THE CARNEY AND DEBORAH LANSFORD FAMILY TRUST, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE CAUSED THE SAME TO BE SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

WE DO HEREBY DEDICATE, DONATE AND CONVEY TO BAKER COUNTY, FOR PUBLIC USE FOREVER, THE FOLLOWING EASEMENTS:

- 1) LANSFORD LANE: A 60 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES, SITUATED OVER, ACROSS AND UNDER THE SOUTH 30 FEET OF LOTS 1, 2, 3, 4 AND 5, AND THE NORTH 30 FEET OF LOTS 6, 7, 8, 9, AND 10, TOGETHER WITH A CUL-DE-SAC HAVING A RADIUS OF 60 FEET, SITUATED OVER, ACROSS AND UNDER A PORTION OF LOTS 1 AND 5, THE EXACT LOCATION OF WHICH IS DEPICTED ON THE ANNEXED PLAT.
- 2) AN EASEMENT FOR THE USE, ACCESS AND MAINTENANCE OF A WATER STORAGE FACILITY, FOR THE SOLE PURPOSE OF FIRE SUPPRESSION ACTIVITIES BY BAKER COUNTY OR ITS ASSIGNEE. SAID EASEMENT BEING 20 FEET BY 45 FEET, SITUATED OVER, ACROSS AND UNDER A PORTION OF LOT 5, THE EXACT LOCATION OF WHICH IS DEPICTED ON THE ANNEXED PLAT.

WE DO ALSO HEREBY CREATE THE FOLLOWING PRIVATE EASEMENTS, AS DEPICTED ON THE ANNEXED PLAT:

- 1) AN ACCESS EASEMENT, TO THE BENEFIT OF PARCEL 2 OF PARTITION PLAT NO. P1997-008, BEING SITUATED OVER AND ACROSS THE WEST 7 FEET OF LOT 1 LYING NORTH OF LANSFORD LANE.
- 2) AN EASEMENT FOR BURIED UTILITIES, AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, TO THE BENEFIT OF PARCEL 2 OF PARTITION PLAT NO. P1997-008, BEING SITUATED OVER, ACROSS AND UNDER THE EAST 10 FEET OF LOT 1 LYING NORTH OF LANSFORD LANE.

*Carney Lansford*  
CARNEY LANSFORD, TRUSTEE

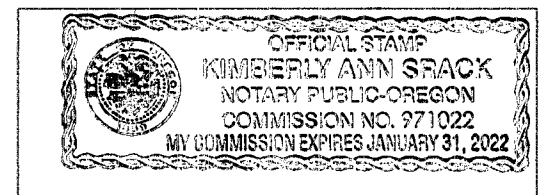
*Deborah Lansford*  
DEBORAH LANSFORD, TRUSTEE

### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/26, 2018, BY CARNEY LANSFORD AND DEBORAH LANSFORD, TRUSTEES OF THE CARNEY AND DEBORAH LANSFORD FAMILY TRUST.

*Kimberly Ann Snack*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 01/31/2022



## APPROVALS

APPROVED THIS 29<sup>TH</sup> DAY OF Oct, 2018.

*Thomas J. Hulay*  
BAKER COUNTY SURVEYOR

APPROVED THIS 7<sup>th</sup> DAY OF November, 2018.

*Holly Demore*  
BAKER COUNTY PLANNING DIRECTOR

### BAKER COUNTY COMMISSION

THE SIGNATURES OF THE COMMISSIONERS CONSTITUTES LAND USE APPROVAL AND ACCEPTANCE BY THE COUNTY OF ANY DEDICATION MADE HEREON TO THE PUBLIC

*Walter Hany* 11-7-18  
COMMISSION CHAIR DATE

*Paul E. B...* 11-7-18  
COMMISSIONER DATE

*B...* 11-7-18  
COMMISSIONER DATE

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Mic Sur...*  
BAKER COUNTY TAX COLLECTOR  
DATE: 11-7-18

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 11<sup>th</sup> DAY OF November, 2018 AT 3:30 O'CLOCK P.M., AND RECORDED AS DEER HAVEN SUBDIVISION SD2018-003 BAKER COUNTY RECORDS.

*Cindy Carpenter Co. Clerk*  
BAKER COUNTY CLERK  
*Karen Phillips, Deputy*

### LINE TABLES

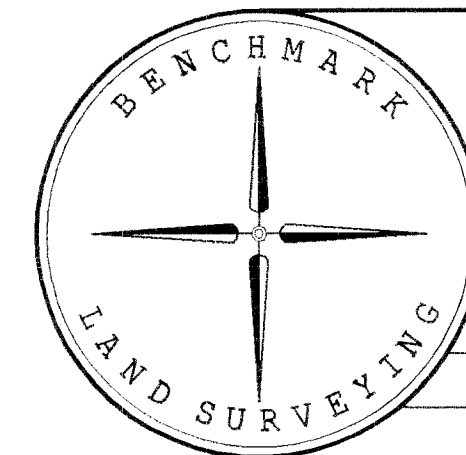
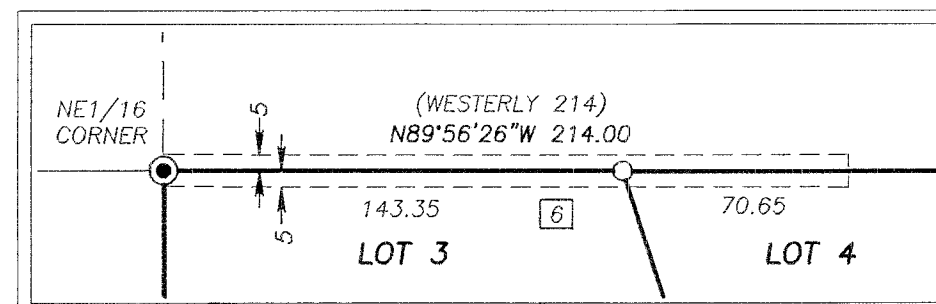
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	WEST	57.75	L16	S63°36'58"E	89.84
L2	S48°00'00"W	17.58	L17	N83°48'30"E	124.14
L3	S88°59'30"W	118.03	L18	N44°30'35"E	54.91
L4	S00°41'00"E	26.95	L19	N86°55'11"E	128.22
L5	N78°19'21"E	72.56	L20	N73°51'50"E	85.63
L6	N67°16'12"E	32.93	L21	N80°44'52"E	91.77
L7	S78°56'34"E	30.18	L22	S75°57'20"E	45.78
L8	N72°15'54"E	31.87	L23	N83°18'52"E	149.55
L9	N57°18'01"E	128.91	L24	N76°35'12"E	61.18
L10	N59°28'28"E	102.91	L25	N85°49'36"E	396.43
L11	N74°52'20"E	113.89	L26	N57°55'13"E	113.26
L12	N83°39'56"E	113.95	L27	N43°50'23"W	75.00
L13	N72°47'52"E	90.81	(L27)	N44°40'16"W	75±
L14	N62°21'02"E	121.41	L28	N00°15'25"W	45.00
L15	N70°11'56"E	90.12	L29	EAST	20.00

### CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	300.00	18°00'00"	94.25	S81°00'00"W 93.86
C2	300.00	24°00'00"	125.66	S60°00'00"W 124.75
C3	300.00	41°43'00"	218.43	S68°51'30"W 213.63

### DETAIL "B"

SCALE: 1"=60'



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
1207 DEWEY AVE., BAKER CITY, OREGON  
541-575-1251 ~ 541-523-5852

DEER HAVEN SUBDIVISION  
A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P1997-008 SITUATED IN THE S1/2NE1/4 SECTION 30, T.8S., R.39E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR	CARNEY AND DEBORAH LANSFORD FAMILY TRUST
SURVEYED BY	JLH & ETH
DATE	7/20/2018
SCALE: 1"=200'	DRAWN BY: JLH
	SHEET 2 OF 2