

# ELKHORN VIEW INDUSTRIAL PARK SUBDIVISION SD2016-01

## HANLEY ENGINEERING, INC.

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

### A REPLAT OF PARCEL 2, PARTITION PLAT P1998-010

LOCATED IN THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON

JANUARY, 2016

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed, monumented and subdivided the land represented on the annexed Elkhorn View plat in accordance with O.R.S. Chapter 92, the description of Elkhorn View Industrial Subdivision is as follows:

Parcel 2 of Partition Plat P1998-010 located in the Southeast quarter of Section 7, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County Oregon.

Land containing 62.86 acres.

## NARRATIVE

The purpose of this survey and subdivision plat for the City of Baker City is to subdivide the herein described land into 14 lots. Monumentation described in Baker County Survey No. 9-40-431 was recovered and held as basis of bearing for this survey. Baker County Deed 98 33 196 provided the property description for the subject property. Lots in Elkhorn View Industrial Park Subdivision is subject to the document "Declaration of Covenants, Conditions and Restrictions for Elkhorn View Industrial Park Subdivision."

## DECLARATION

Know all people by these presents that the City of Baker City is the owner of the land represented on the annexed subdivision plat, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be subdivided into 14 lots as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the ditch easements, as built on the ground and the new public road and utilities easement for Elkhorn View Industrial Park Subdivision as shown on this subdivision plat. The City of Baker City, fee owner of the tract herein described, does hereby declare and acknowledge that the accompanying is the authorized plat of the Elkhorn View Industrial Park Subdivision and hereby dedicates to the use of the public the Settler's Loop Road right-of-way, as depicted on this plat.

*Mike Kee*  
Mike Kee, Baker City Manager

## ACKNOWLEDGMENT

State of Oregon }  
County of Baker } s.s.

On February 12, 2016 before me did personally appear the within named Mike Kee who acknowledged to me that he executed the same freely and voluntarily.

*Julie A. Smith*  
NOTARY PUBLIC

My Commission Expires June 1 2018

## REFERENCES

BAKER CO. SURVEY NO.	9-40-431
PARTITION PLAT NO.	P1995-026
PARTITION PLAT NO.	P1997-015
PARTITION PLAT NO.	P1998-010
PARTITION PLAT NO.	P2006-008
PARTITION PLAT NO.	P2009-008
BAKER CO. DEED BOOK	159 PAGE 291
BAKER CO. DEED NO.	79 20 027
BAKER CO. DEED NO.	96 18 031
BAKER CO. DEED NO.	96 40 110
BAKER CO. DEED NO.	99 07 188
BAKER CO. STAFF REPORT	SUB-12-08
BAKER CO STAFF REPORT	MOD-15-038
F.E.M.A. L.O.M.R. CASE NO.	15-10-0084P



REGISTERED PROFESSIONAL LAND SURVEYOR

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

Renews June 30, 2017

## EASEMENTS AND EXCEPTIONS

- Existing Utility easement granted to Pacific Northwest Pipeline Corporation, by instrument, including the terms and provisions thereof, recorded May 7, 1979, in Baker County Deed No 79 20 028, over a 75 foot strip of land, 20 feet to the West and 55 feet to the East of the gas line as built on the ground.
- An existing road and utility easement granted to the City of Baker City by instrument, recorded September 30, 1996 in Baker County Deed No. 96 40 110, commencing at the E<sup>1</sup>/<sub>6</sub> corner between Section 7 and Section 18, thence S.89°58'05" E., 18.00 feet to the Point of Beginning; thence N. 0°13'47"E, parallel to the West line of SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> Section 7, 955.88 feet; thence S. 89°17'40" W., 18.00 feet to said West line of SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> thence N. 0° 13' 47" E., 60.00 feet along said line; thence N. 89° 17'40"E., 78.00 feet; thence S. 0° 13'47"W., 1016.65 feet; thence N. 89°58'05"W., 60.00 feet to the Point of Beginning.
- An existing 50 foot wide access easement created by Partition Plat P1998-010, along the South line of Lot 1 in favor of Parcel 1 of Partition Plat No. P1998-010.
- A 60 foot wide Public road and utilities easement, Foxtail Drive (for future development) created via this Subdivision Plat.
- A 15' wide storm drainage maintenance and public access easement is created from each side of the ditch banks Old Settler's Slough, via this Subdivision Plat.

## DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of the land represented on the annexed subdivision plat, and more particularly described in the accompanying Surveyor's Certificate, 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, headgates 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. Old Settlers Slough runs West along the South boundary thence Northerly by the West boundary, through lots 11,12,13 and 14. The Palmer and Denham ditch runs Northerly along the West edge of the of Settler's Loop Road Easement through lots 6,8,9,10 and 11.

## APPROVALS

We the undersigned officers in and for Baker City and Baker County, Oregon do hereby approve this plat of Elkhorn View Industrial Subdivision as shown.

Planning Director by: *Holly Kerns* Date February 16, 2016.  
 Baker City Manager by: *Mike Kee* Date February 12 2016.  
 Baker City Surveyor by: *Thomas D. Fisk* Date FEBRUARY 12, 2016.

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Baker County Tax Collector by: *Alice Dufflinger* Date February 16 2016.

State of Oregon }  
County of Baker } s.s. I do hereby certify that the ELKHORN VIEW INDUSTRIAL PARK SUBDIVISION plat was received for recording on the 12<sup>th</sup> day of February 2016 at 12:00 o'clock P M., and recorded in Baker County records and is hereby approved.

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