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FRANZEN SUBDIVISION

SURVEYOR'S CERTIFICATE

I, James D. Hanley, being first duly sworn, hereby depose and say that I have correctly surveyed and platted this subdivision in accordance with O.R.S. Chapter 92. The boundaries of the land are as follows:

A parcel of land situated in the Town of Halfway, County of Baker, State of Oregon. Said parcel located in the N1/2 NE1/4 NE1/4 NW1/4 and in the NW1/4 NW1/4 NE1/4 of Section 17 T. 8 S., R. 46 E., W.M. more particularly described as follows: Beginning at the Northeast corner of the Northwest quarter of said Section 17; thence S.00°32'13"E along the East line of the Northwest quarter 30.00 feet to the Initial Point for this subdivision; thence N.89°51'50"E. 10.00 feet; thence S.00°32'13"E. 300.00 feet; thence S.89°51'50"W. 10.00 feet to the East line of the Northwest quarter Section 17; thence N.00°32'13"W. 1.93 feet to the South line of the N1/2 NE1/4 NE1/4 NW1/4 said Section; thence S.89°56'52"W. along said South line 661.24 feet to the West line of the said N1/2 NE1/4 NE1/4 NW1/4; thence N.00°24'48"W. along the said West line 297.73 feet to the South line of Baker County Road No. 862; thence N.89°55'10"E. along said South line 660.60 feet to the Initial Point of beginning for this subdivision.

REGISTERED PROFESSIONAL LAND SURVEYOR

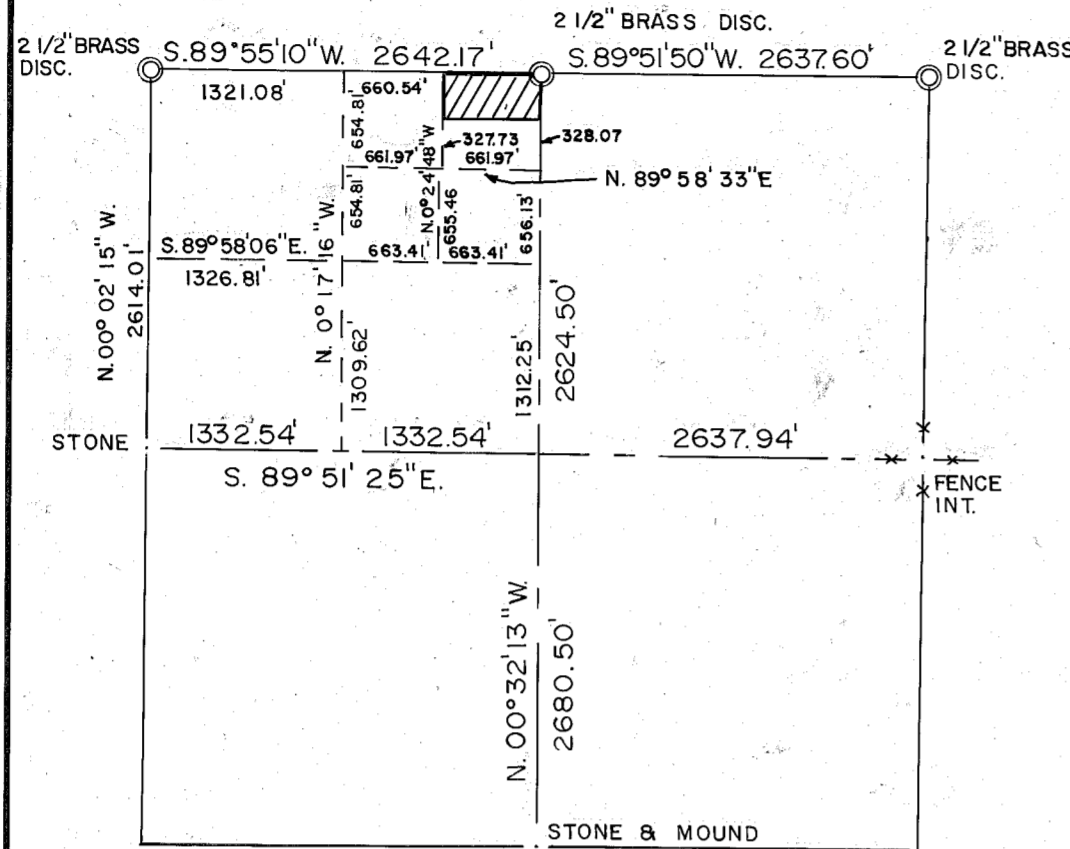
James D. Hanley
OREGON
SEPTEMBER 23, 1971
JAMES D. HANLEY
1206

NARRATIVE

The purpose of this subdivision survey is to divide the Franzen property as described in Deeds 88-36-050, 92-12-124, and 92-12-125 into 13 lots and create two city streets. Deed 88-36-050 describes a portion of the Franzen Property as being 20 rods by 40 rods, the intent being to describe the N1/2 NE1/4 NE1/4 NW1/4 of Section 17. Deeds 92-12-124 and 92-12-125 each describe separate triangular pieces of ground which fit together forming a strip 10' wide by 300' long. Each of these two deeds erroneously use a bearing of N 18°26'E; the deed bearing should read N 01°54'33"E. The intent of each of these descriptions is to form a triangular piece of ground tapering from zero at one end to 10' wide at the opposite end 300' distant. The fence line along the West line of the said subdivision encroaches onto the Franzen property 18.8' at the North end and 17.8' at the South end. The basis of bearing for this subdivision is Baker Co. Survey No. 8-46-25, North line NE1/4 Section 17 bears N. 89° 51' 50" E.

Reference Surveys: 8-46-20, 8-46-25 and 8-46-29.

T. 8 S., R. 46 E., SECTION 17



VICINITY AND SECTIONAL SUBDIVISION MAP

SCALE 1" = 1320'

STATEMENT OF WATER RIGHTS:

The subject property contains water rights as shown by Certificate 10321, 10402, and 39255

DECLARATION

Know all people by these presents that Donald D. Franzen and Bernice I. Franzen are the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and subdivided into thirteen lots, have created a 10' wide private utility easement across the North line of Lot 11, and hereby dedicate to public use the two streets as shown hereon, all in accordance with the provisions of O.R.S. Chapter 92.

Donald D. Franzen
Donald D. Franzen

Bernice I. Franzen
Bernice I. Franzen

ACKNOWLEDGEMENT

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

On Feb 23, 1993 before me did personally appear the within named Donald D. Franzen and Bernice I. Franzen who acknowledged to me that they executed the same freely and voluntarily.



Julia Woods
Notary Public State of Oregon

My Commission expires 6/19/95

APPROVALS

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

County Assessor by: Allen Phillips; Date 2-23-93

County Treasurer by: Lynne Taylor; Date 2-23-93

We, the undersigned officers do hereby approve the plat of FRANZEN SUBDIVISION.

City of Halfway by: Diana Glynn Recorder; Date 2-1-93

County Surveyor: Gregory T. Black; Date 1-7-93
By Union County Surveyor

I hereby certify the annexed FRANZEN SUBDIVISION plat was received for record on the 23rd day of February, 1993, at 10:45 o'clock A. m. and recorded in Baker County records, and is hereby approved.

County Clerk by: Julia Woods Clerk
10918

LEGEND

- o Found 5/8" rebar with burnt cap
- ⊙ Found brass disc.
- Set 5/8" x 30" rebar with yellow plastic cap mkd. "HANLEY ENGRG PLS 1206"
- () Record Data, Survey No. 8-46-25
- s - Proposed Sanitary Sewerline
- w - Proposed Waterline

Surveyed March 11, and June 22, 1992

Scale 1" = 50'

HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON

FILED January 8, 1993
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-50

