

FRIENDS IN LOW PLACES SUBDIVISION SD2018-001

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 24,
TOWNSHIP 9 SOUTH, RANGE 45 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BAKER COUNTY, OREGON

JUNE, 2018

HANLEY ENGINEERING, INC.

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



SHEET 1 OF 4

TITLE SHEET, SHEET INDEX, AND VICINITY MAP

SHEET 2 OF 4

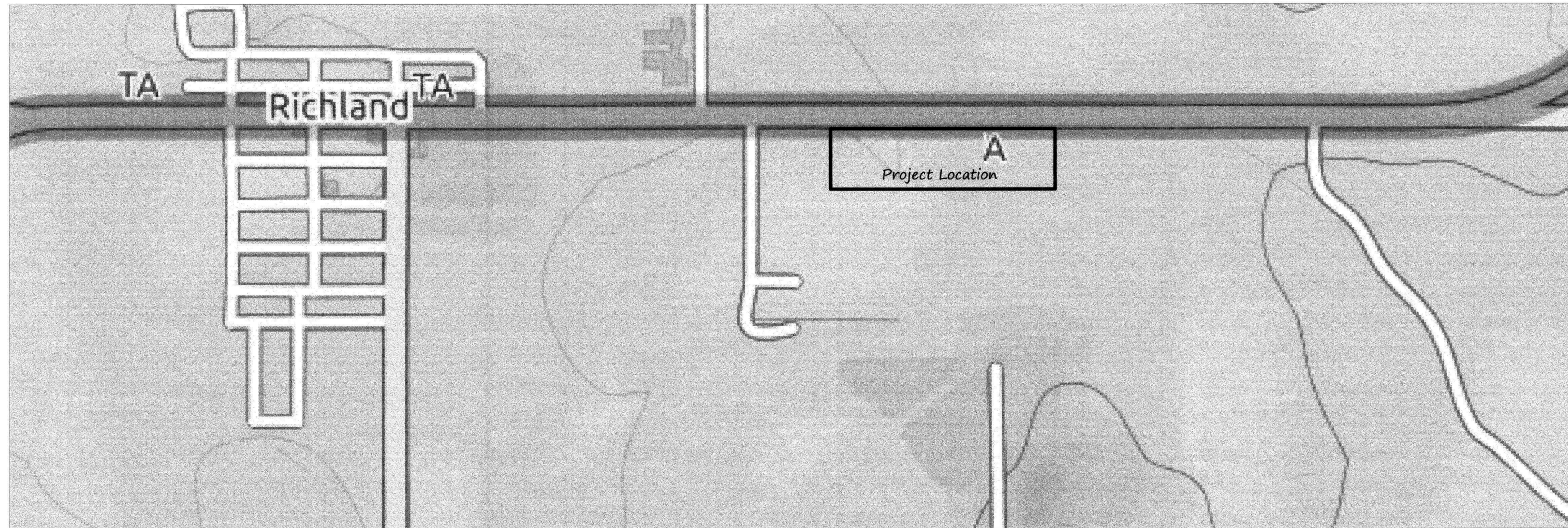
PLAT OF FRIENDS IN LOW PLACES SUBDIVISION

SHEET 3 OF 4

PLAT OF FRIENDS IN LOW PLACES SUBDIVISION SHOWING EASEMENT LOCATIONS

SHEET 4 OF 4

EASEMENTS AND EXCEPTIONS, DITCH EASEMENT, APPROVALS, SURVEYOR'S CERTIFICATE,
NARRATIVE, DECLARATION AND ACKNOWLEDGMENT



VICINITY MAP

NO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley

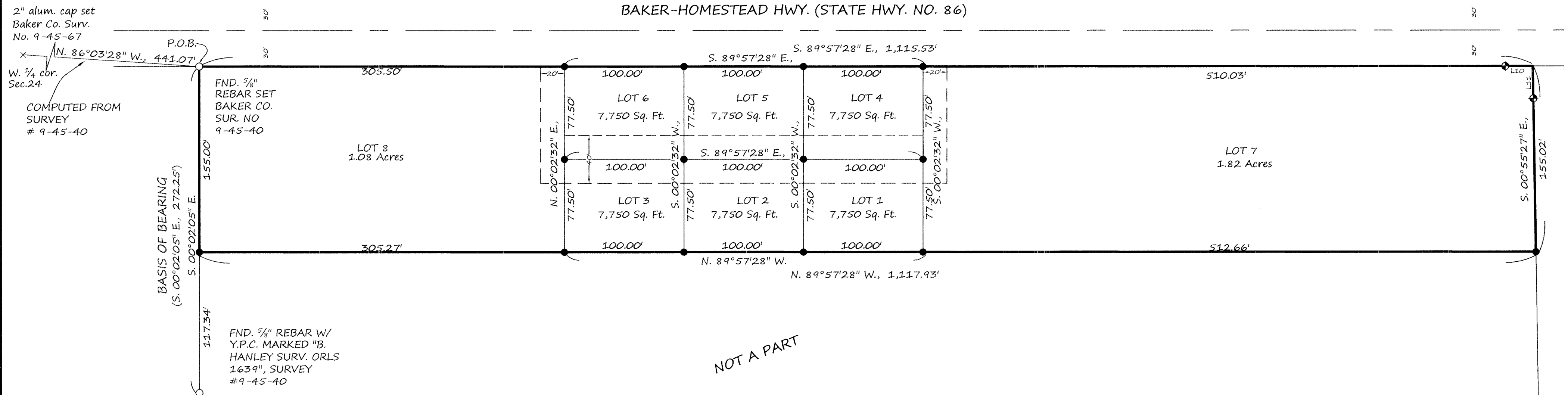
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2019

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PLAT OF FRIENDS IN LOW PLACES SUBDIVISION

LEGEND

- Set 5/8" x 30" rebar with yellow plastic cap marked "HANLEY ENGR. PLS 1817".
- ◆ Set, 5/8" rebar with orange plastic cap marked "REFERENCE MONUMENT".
- Found, monument as noted.
- () Record bearing and distance as per Baker Co. Survey No. 9-45-40.
- — — — — Center line.
- - - - - Easement line.

BASIS OF BEARING
EAST LINE OF BAKER COUNTY
SURVEY # 9-45-40 BEARS
N. 0° 02' 05" W.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley

OREGON
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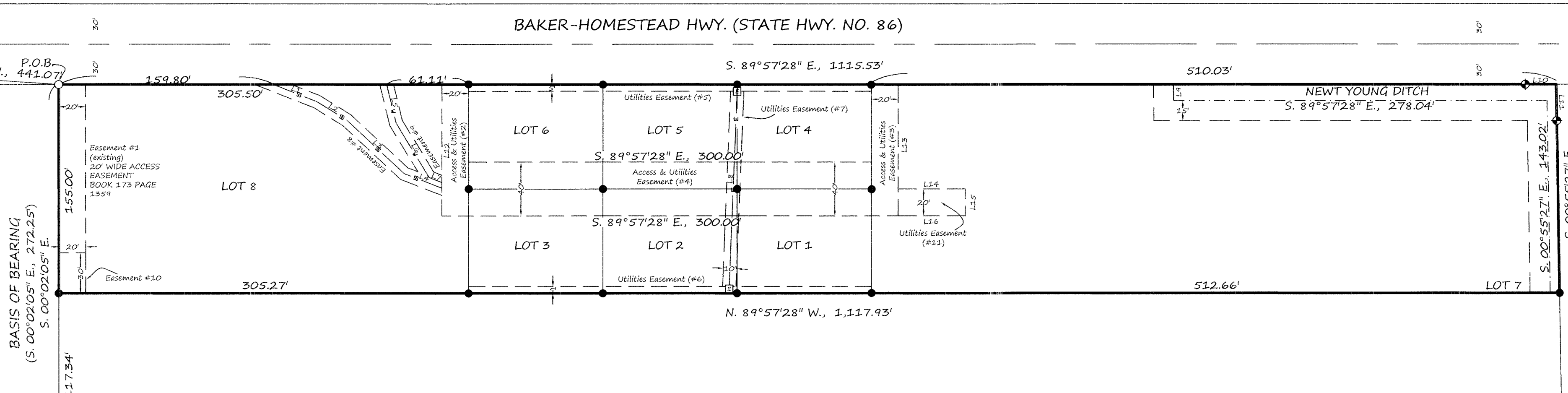
HANLEY ENGINEERING, INC.

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



2" alum. cap set
Baker Co. Surv.
No. 9-45-67

W. 1/4 cor.
Sec. 24
COMPUTED FROM
SURVEY
9-45-40



PLAT OF FRIENDS IN LOW PLACES SUBDIVISION SHOWING EASEMENT LOCATIONS

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- Found, monument as noted.
- () Record bearing and distance as per Baker Co. Survey No. 9-45-40.

— — — — — Center line
- - - - - Easement line

LINE	BEARING	DISTANCE
L1	S. 68°40'41" E.	34.89'
L2	S. 58°27'48" E.	26.27'
L3	S. 47°03'41" E.	58.50'
L4	S. 69°00'37" E.	29.90'
L5	S. 13°48'46" E.	29.26'
L6	S. 31°10'55" E.	47.42'
L7	S. 68°00'37" E.	10.22'
L8	N. 02°22'37" E.	150.12'
L9	S. 00°55'27" E.	12.00'
L10	N. 89°57'28" W.	23.00'
L11	S. 00°55'27" E.	27.00'
L12	S. 00°02'32" W.	97.50'
L13	S. 00°02'32" W.	97.50'
L14	S. 89°57'28" E.	50.00'
L15	S. 00°02'32" W.	20.00'
L16	N. 89°57'28" W.	50.00'



BASIS OF BEARING
EAST LINE OF BAKER COUNTY
SURVEY # 9-45-40 BEARS
N. 0° 02' 05" W.

REGISTERED
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JUNE, 2018

EASEMENTS AND EXCEPTIONS

1. An existing access easement, by instrument, recorded July 10, 1963 in Baker County Deed Book 173 Page 1359, over a 20 foot strip of ground parallel to the West line of Lot 8.
2. A 20 feet x 97.50 feet access and utilities easement is created on the East line of Lot 8, via this subdivision plat.
3. A 20 feet x 97.50 feet access and utilities easement is created on the West line of Lot 7, via this subdivision plat.
4. A access and utilities easement 40 foot wide x 300.00 feet long, the centerline of which is the line between Lots 1 & 4, 2 & 5 and 3 & 6, created via this subdivision plat, serving Lots 1-8.
5. A utilities easement 5 feet wide x 300.00 feet long running parallel to the South right of way line of the Baker-Homestead Hwy. (State Hwy. No. 86) created via this subdivision plat, serving Lots 4, 5, 6, 7 & 8.
6. A utilities easement 5 feet wide x 300.00 feet long running parallel to the South line of Lots 1-3, created via this subdivision plat, serving Lots 1, 2, 3, 7 & 8.
7. A utilities easement 10 feet wide, the center line of which begins at the NE corner of Lot 5; thence S. 2° 21' 49" W. a distance of 150.12 feet, and as built on the ground, created via this subdivision plat.
8. A 10 feet wide sanitary sewer easement serving Lots 1 - 8. Commencing at the Northwest corner of Lot 8; thence S. 89°57' 28" E., along the South right of way of Baker-Homestead Hwy. (State Hwy. No. 86), a distance of 159.80 feet, to the centerline of said 10 feet wide easement; thence S. 68° 40' 41" E. a distance of 34.89 ft.; thence S. 58° 27' 48" E., 26.27 ft.; thence S. 47° 03' 41" E., 58.50 ft.; thence S. 69° 00' 37" E., 29.90 ft. and as built on the ground. Created via this subdivision plat.
9. A 10 feet wide water line easement serving Lots 1-8. Commencing at the Northeast corner of Lot 8 thence N. 89°57' 28" W., along the South right of way of Baker-Homestead Hwy. (State Hwy. No. 86), a distance of 61.11 ft. to the centerline of said 10 feet wide easement; thence S. 13° 48' 46" E., 29.26 ft.; thence S. 31° 10' 55" E., 47.42 ft.; thence S. 68° 00' 37" E., 10.22 ft. and as built on the ground. Created via this subdivision plat.
10. An access easement, created via this subdivision plat: The South 30 feet of the West 20 feet of Lot 8.
11. A utilities easement described as follows: A 50 feet long Easterly extension of the 20 feet wide Southerly half of Easement #4, beginning at the Easterly boundary of Easement #3, and as built on the ground.

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 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 presently exists upon, over and across the property as show 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.

APPROVALS

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

Baker County Surveyor by: Bill G. Harvey; Date JUNE 14 2018

Baker County Planning Department by: John D. ...; Date JUNE 27 2018.

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

Baker County Tax Collector by: Ilise ...; Date JULY 12 2018.

State of Oregon } S.S.
County of Baker } I do hereby certify that the annexed subdivision plat was received for recording on the 12th day of July, 2018 at 2 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

Baker County Commission by: Bill Harvey Date 7-11-18

Baker County Commission by: Mark E. Bennett Date 7-11-18

Baker County Commission by: Bruce Nichols Date 7-11-18

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed, monumented and subdivided the land represented on the annexed Friends in Low Places Subdivision plat in the SW 1/4 of Section 24, Township 9 South, Range 45 East, Willamette Meridian, in accordance with O.R.S. Chapter 92. The exterior boundaries of Friends in Low Places Subdivision are described as follows:
Commencing at the West 1/4 corner of said Section 24; thence S. 86°03'28" E., a distance of 441.07 feet to a point on the South right of way of the Baker-Homestead Hwy. (State Hwy. 86), the Point of Beginning; thence S. 89°57'28" E., along said South right of way, a distance of 1115.53 feet; thence S 00°55'27" E a distance of 155.02 feet; thence N. 89°57'28" W., a distance of 1117.93 feet; thence N. 00°02'05" W., a distance of 155.00 feet to the Point of Beginning.

Land containing 3.97 acres

NARRATIVE

The purpose of this survey and plat for David Duane Hulse is to subdivide the herein described land into 8 lots. Monumentation described in Baker County Survey No. 9-45-40 was recovered. Baker County Deed 16 21 053 provided the property description for the subject property.

DECLARATION

Know all people by these presents that David Duane Hulse is the owner of the land represented on this subdivision plat, and more particularly as described in the accompanying Surveyor's Certificate, and has caused the same to be subdivided into 8 lots as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the ditch easement as built on the ground and the new access and utilities easements as shown on this subdivision plat.

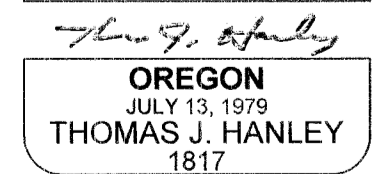
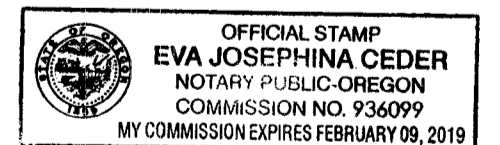
David Duane Hulse
David Duane Hulse

ACKNOWLEDGMENT

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

On July 5th, 2018 before me did personally appear the within named David Duane Hulse who acknowledged to me that he executed the same freely and voluntarily.

Thomas J. Hanley
NOTARY PUBLIC
My Commission Expires 02/09/2019



Renews June 30, 2019

HANLEY ENGINEERING, INC.
2043 MAIN STREET
BAKER CITY, OREGON