

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

LOT LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST QUARTER OF
 THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN,
 BAKER CITY,
 BAKER COUNTY, OREGON
 DECEMBER 23, 2009

NARRATIVE

THE PURPOSE OF THIS SURVEY FOR BOWERS PROPERTIES, LLC, IS TO RELOCATE THE COMMON LINE BETWEEN LOT 3 AND LOT 4, "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004", RECORDED IN BAKER COUNTY PLAT RECORDS, BAKER COUNTY, OREGON, MOVING IT EASTERLY 60.00 FEET FROM THE ORIGINAL POSITION AND THEN TO MONUMENT THE NEW LOT LINE.

RECORD BEARINGS AND DISTANCES WERE HELD AS PER "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004". MONUMENTS WERE FOUND TO BE IN RECORD POSITIONS AND HELD.

SURVEY FOR

DAVID BOWERS
 BOWERS PROPERTIES, LLC
 42880 HUDSON ROAD
 BAKER CITY, OR 97814

LEGEND

- - SET 5/8" X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817".
- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" UNLESS OTHERWISE NOTED.
- (#) - RECORD REFERENCE NUMBER
- FND - FOUND
- S.F. - SQUARE FEET

REFERENCES

1 - BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004

PARCEL DESCRIPTIONS

PROPERTY LINE ADJUSTMENT

BOWERS PROPERTIES, LLC, OWNER OF LOT 3 AND LOT 4, "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004", RECORDED IN BAKER COUNTY PLAT RECORDS, BAKER COUNTY, OREGON, CONVEYS A PARCEL OF LAND FROM LOT 4 TO LOT 3, BEING IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004" RECORDED IN BAKER COUNTY PLAT RECORDS, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF BIRCH STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, NORTH 88° 19' 38" EAST A DISTANCE OF 221.94 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE OF LOT 1, NORTH 6° 46' 58" WEST A DISTANCE OF 88.13 FEET TO THE SOUTH WEST CORNER OF LOT 24, "BIRCH ESTATES SUBDIVISION", RECORDED IN BAKER COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 83° 13' 02" EAST A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 6° 46' 58" EAST A DISTANCE OF 93.50 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, SOUTH 88° 19' 38" WEST A DISTANCE OF 60.24 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,449 S.F.

ADJUSTED LOT 3

LOT 3 OF "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004", RECORDED IN BAKER COUNTY PLAT RECORDS, BAKER COUNTY, OREGON, IN ADDITION TO THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004" RECORDED IN BAKER COUNTY PLAT RECORDS, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF BIRCH STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, NORTH 88° 19' 38" EAST A DISTANCE OF 221.94 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE OF LOT 1, NORTH 6° 46' 58" WEST A DISTANCE OF 88.13 FEET TO THE SOUTH WEST CORNER OF LOT 24, "BIRCH ESTATES SUBDIVISION", RECORDED IN BAKER COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 83° 13' 02" EAST A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 6° 46' 58" EAST A DISTANCE OF 93.50 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, SOUTH 88° 19' 38" WEST A DISTANCE OF 60.24 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 18,302 S.F.

ADJUSTED LOT 4

LOT 4 OF "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004", RECORDED IN BAKER COUNTY PLAT RECORDS, BAKER COUNTY, OREGON, LESS THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, "BIRCH ESTATES PHASE 2 SUBDIVISION SD 2008-004" RECORDED IN BAKER COUNTY PLAT RECORDS, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF BIRCH STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, NORTH 88° 19' 38" EAST A DISTANCE OF 221.94 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE OF LOT 1, NORTH 6° 46' 58" WEST A DISTANCE OF 88.13 FEET TO THE SOUTH WEST CORNER OF LOT 24, "BIRCH ESTATES SUBDIVISION", RECORDED IN BAKER COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 83° 13' 02" EAST A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 6° 46' 58" EAST A DISTANCE OF 93.50 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, SOUTH 88° 19' 38" WEST A DISTANCE OF 60.24 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 52,104 S.F.

RELINQUISHMENT

THE CITY OF BAKER CITY, REPRESENTED BY DON CHANCE, PLANNING DIRECTOR, HEREBY RELINQUISHES THE PORTION OF THE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT SHOWN IN SINGLE CROSS-HATCHING.

Don Chance by K.V. 12/23/09
 DON CHANCE DATE

DEDICATION

BOWERS PROPERTIES, LLC, OWNER, REPRESENTED BY DAVID BOWERS, HEREBY DEDICATES THE PORTION OF THE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT SHOWN IN DOUBLE CROSS-HATCHING.

David Bowers 12/24/09
 DAVID BOWERS DATE

ACKNOWLEDGMENT

ON _____, 2009 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED DAVID BOWERS WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF OR } S.S.
 COUNTY OF Baker }
Marysanta
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/31/2011

