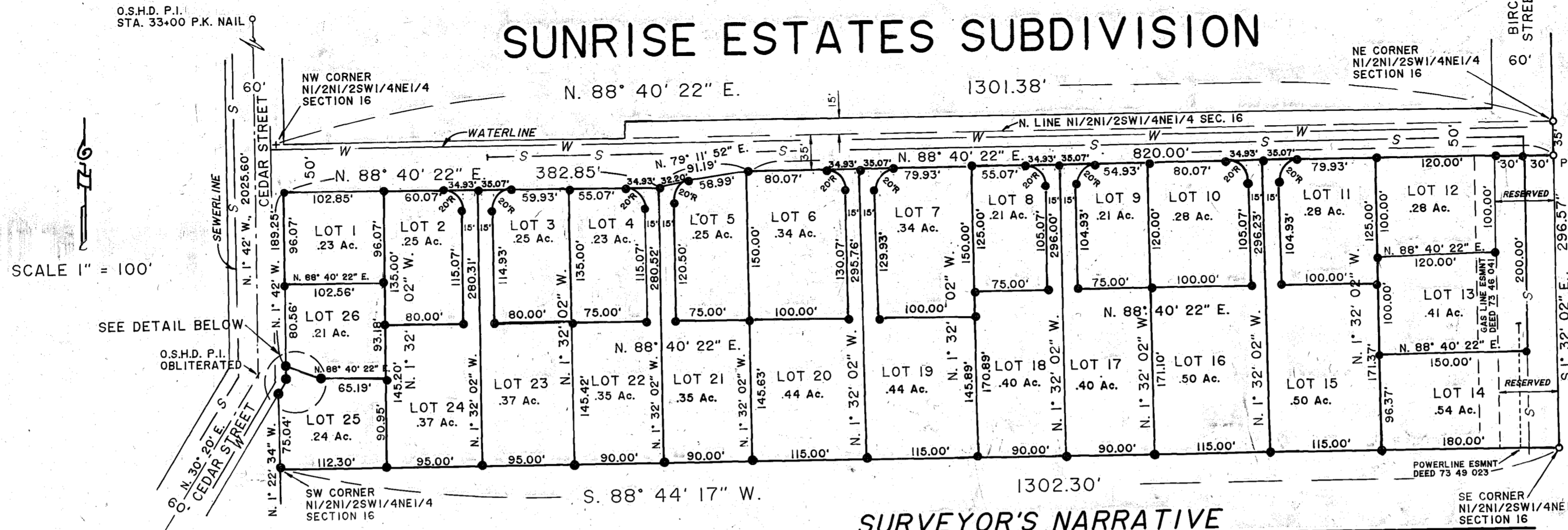


# SUNRISE ESTATES SUBDIVISION

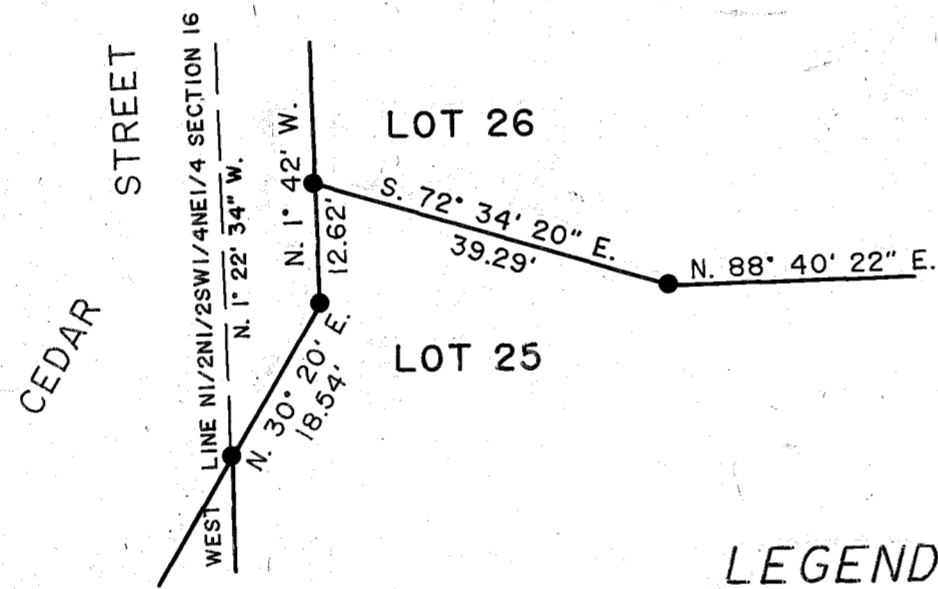


SCALE 1" = 100'

SEE DETAIL BELOW

### DETAIL

SCALE 1" = 20'



### LEGEND

- Found monument of record
  - Set 5/8" x 30" rebar w/plastic cap mkd. "HANLEY ENGR. PLS 1206"
- Surveyed July 15, 1993

### APPROVALS

14850

We the undersigned officers in and for Baker City and Baker County, Oregon, do hereby approve Sunrise Estates Subdivision.

Baker City Surveyor by: Sary Von Patten PLS 2162; Date 9/27, 1993.

Baker City Planning by: Ann Collins, City Mgr; Date 9/28, 1993.

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

I do hereby certify that the attached subdivision plat was received for record on the 1st day of October, 1993 at 3:15 o'clock P. M., and recorded in Baker County records, and is hereby approved!

Baker County Clerk by: Julia Woods County Clerk By: Janette Le Grande Chief Deputy

### STATEMENT OF WATER RIGHTS

There are water rights appurtenant to this subdivision as listed under Certificates 4293 and 4546.

### SURVEYOR'S CERTIFICATE

I, James D. Hanley, certify that I have correctly surveyed and platted the SUNRISE ESTATES SUBDIVISION in accordance with ORS Chapter 92, the exterior boundary of which is described as follows: A tract of land lying within the SW1/4NE1/4 of Section 16, T. 9 S., R. 40 E., W.M. in the City of Baker City, Baker County, Oregon:

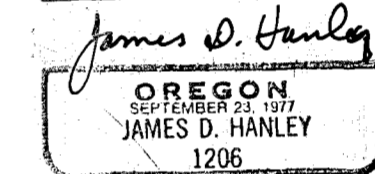
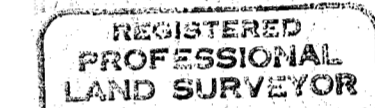
Beginning at the Initial Point of this survey, marked by a 5/8-inch diameter rebar, 30 inches long, with plastic cap scribed "HANLEY ENGR PLS 1206" set flush with the ground surface, on the East line of the said SW1/4NE1/4, S. 01° 32' 02" E., 35.00 feet from the Northeast corner thereof; thence S. 01° 32' 02" E., 296.57 feet to the Southeast corner of the N1/2N1/2SW1/4NE1/4; thence S. 88° 44' 17" W., 1302.30 feet to the Southwest corner of the said N1/2N1/2SW1/4NE1/4; thence N. 01° 22' 34" W., 75.04 feet along the West line thereof to intersect the Oregon Baker-Homestead Highway (Cedar Street) Easterly right of way line; thence N. 30° 20' E., 18.54 feet to an angle point in the said right of way line; thence N. 01° 42' W., 189.25 feet along said right of way line to a point on the South line of "D" Street, as relocated for this subdivision, the said point being N. 88° 40' 22" E., 8.69 feet from the West line of the said SW1/4NE1/4; thence N. 88° 40' 22" E., 382.85 feet along the relocated South line of "D" Street, parallel to and 50 feet distant from the North line of the said SW1/4NE1/4; thence N. 79° 11' 52" E., along the said South relocated line a distance of 91.19 feet; thence N. 88° 40' 22" E., along the said South relocated line, parallel to and 35 feet distant from the North line of the said SW1/4NE1/4, a distance of 820.0 feet to the Initial Point of beginning.

### SURVEYOR'S NARRATIVE

The purpose of this survey and subdivision for Jerry Corn, Managing Partner of Sunrise Estates Partnership is to mark the exterior boundary and establish interior monumentation subdividing the annexed parcel into 26 lots. The North quarter corner (5/8-inch rebar) the center quarter corner (referenced by a 5/8-inch rebar in steel monument case), the North-east 1/16 corner of the SW1/4NE1/4 (a 1/2-inch rebar), the Southeast corner of the N1/2SW1/4 NE1/4 (a 5/8-inch rebar) in Section 16 were recovered and held as basis of bearings and distances shown on Maps of Survey No. 9-40-25BC, -38BC, -41BC, 66BC, 71BC, 96BC, -97BC, -146 and Fall's Revised Subdivision Map. Deed 87-34-001 for this subject parcel uses 20 rods x 80 rods terminology. Obvious intent of original description and adjoining property descriptions was to create the various parcels along sectional subdivision lines. This parcel was subdivided into its aliquot parts. The existing South right of way line of "D" Street is 30 feet South of the North line of the said SW1/4NE1/4 lying between the existing street right of way line and the North line of the above described subdivision. That part dedicated to the public under the following DECLARATION of the above described subdivision is that part dedicated to the public under the following DECLARATION of the above described subdivision. Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 shall have the right of ingress and egress through the 30' wide strip of land adjoining said lots. The East 30 feet of Lot 13 and the East 60 feet of Lot 14, shown on this plat "Reserved" is restricted for possible future use as the South extension of Birch Street. Structures within these lots must adhere to a 20 foot setback from the reservation line indicated hereon.

### DECLARATION

Know all people by these presents that Sunrise Estates Partnership is the owner of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and that Jerry Corn, Managing Partner has caused the same to be Surveyed and Subdivided as shown, in accordance with O.R.S. Chapter 92, and do hereby dedicate to the public that portion of "D" Street described in the SURVEYOR'S NARRATIVE.



Sunrise Estates Partnership  
by Jerry Corn  
Jerry Corn, Managing Partner

### ACKNOWLEDGMENT

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

On 9-28, 1993 before me did personally appear the within named Jerry Corn, Managing Partner for Sunrise Estates Partnership, who acknowledged to me that he executed the same freely and voluntarily.



Cheri L. Manning

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON