

SUNRISE ESTATES SUBDIVISION

SURVEYOR'S CERTIFICATE

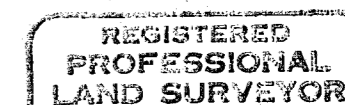
I, James D. Hanley, certify that I have correctly surveyed and platted the SUNRISE ESTATES SUBDIVISION in accordance with ORS Chapter 92, the exterior boundary of which is described as follows: A tract of land lying within the SW1/4NE1/4 of Section 16, T. 9 S., R. 40 E., W.M. in the City of Baker City, 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 scribbled "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 NI/2NI/2SW1/4NE1/4; thence S. 88° 44' 17" W., 1302.30 feet to the Southwest corner of the said NI/2NI/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 city monument case), the Northeast 1/16 corner of the SW1/4NE1/4 (a 1/2-inch rebar), the Southeast corner of the NI/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 Faull'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 corresponds to the "City Survey of 1970" Survey No. 9-40-25BC, wherein the section 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 is that part dedicated to the public under the following DECLARATION. The 30 feet wide easements for access and utilities to Lots 15 and 16, 17 and 18, 19 and 20, 21 and 22, and Lots 23 and 24 are for use by the adjoining owners wherein each recognizes the right of the other to the use of his/her 15 feet wide portion for the purposes described above. 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.



James D. Hanley
 OREGON
 SEPTEMBER 23, 1977
 JAMES D. HANLEY
 1206

Sunrise Estates Partnership
 by *Jerry Corn*
 Jerry Corn, Managing Partner

O.S.H.D. P.I.
 STA. 33+00 P.K. NAIL

NW CORNER
 NI/2NI/2SW1/4NE1/4
 SECTION 16

NE CORNER
 NI/2NI/2SW1/4NE1/4
 SECTION 16

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

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

Baker City Surveyor by: *Dary Van Patten PLS 2162* ; Date 9/27, 1993.

Baker City Planning by: *Jim Collins, City City* ; 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 3:12 o'clock P. M., and recorded in Baker County records, and is hereby approved!

Baker County Clerk by: *Julia Woodard County Clerk* *By Jonathan Le Grande Chief Deputy*

STATEMENT OF WATER RIGHTS

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

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.



Cheryl Manning

HANLEY ENGINEERING
 2043 MAIN STREET
 BAKER CITY, OREGON

OK 9/28