

REPLAT NO. P2014-009

BEING A REPLAT OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 1990-004 SITUATED IN THE NE1/4 AND SW1/4 SECTION 17; THE SE1/4NE1/4 SECTION 19 AND IN THE NW1/4 SECTION 20; T.7S.; R.48E.; W.M.; BAKER COUNTY; OREGON

SURVEY COMPLETED JUNE 18, 2013

APPROVALS

APPROVED THIS 24TH DAY OF Sept., 2014

Thomas J. Hanley
BAKER COUNTY SURVEYOR

APPROVED THIS 1ST DAY OF October, 2014

Holly Kent
BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Alie Kurlinger
BAKER COUNTY TAX COLLECTOR
DATE 10-27-14

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 29 DAY OF October, 2014 AT 9:30 O'CLOCK A.M., AND RECORDED AS REPLAT NO. P2014-009. BAKER COUNTY RECORDS.

Jamara J. Green, Co. Clerk
BAKER COUNTY CLERK
by *Karen Phillips, Deputy*

MCS
BENCHMARK LAND SURVEYING

REFERENCES

- RECORD MAP OF SURVEY NO.'S 7-48 5, 7-48-9, 7-48-12 & 7-48-14
- LAND PARTITION PLAT NO. 1990-004
- OREGON STATE HIGHWAY DEPARTMENT STRIP MAP NO. 8B-11-7
- DEED RECORD INSTRUMENT NO.'S 93 46 189, 96 14 236 & 805 47 0169
- AMERITITLE PRELIMINARY TITLE REPORT ORDER NO. 0030755

LEGEND

- FOUND 5/8" IRON PIN - NO CAP UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED HANLEY ENGR.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- ⊗ SET PK NAIL IN PAVING ON HWY. ⊕
- () RECORD BEARING AND DISTANCE P1990-004 UNLESS OTHERWISE NOTED
- [] RECORD BEARING AND DISTANCE OSHD MAP 8B-11-7
- 1[] DEED RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. 7-48-

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JUDY LEE PARKER, SURVIVING TRUSTEE OF THE GEORGE PERRY PARKER AND JUDY LEE PARKER FAMILY TRUST U/A/D JULY 21, 1995, DOES HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATTED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

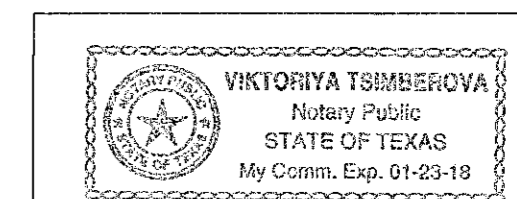
Judy Lee Parker
JUDY LEE PARKER, SURVIVING TRUSTEE OF THE GEORGE PERRY PARKER AND JUDY LEE PARKER FAMILY TRUST U/A/D JULY 21, 1995

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Collin SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 7, 2014, BY JUDY LEE PARKER, SURVIVING TRUSTEE OF THE GEORGE PERRY PARKER AND JUDY LEE PARKER FAMILY TRUST U/A/D JULY 21, 1995

Viktoria Timberova
NOTARY PUBLIC FOR Texas
MY COMMISSION EXPIRES 1-23-18



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JUDY PARKER. THE PURPOSE OF THIS SURVEY WAS TO REPLAT A PORTION OF PARCEL 2 OF LAND PARTITION NO. P1990-004, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING APPURTENANT MONUMENTS FROM RECORD SURVEY NO.'S 7-48-5, 7-48-9, 7-48-12 AND 7-48-14 AND OREGON STATE HIGHWAY DEPARTMENT STRIP MAP NO 8B-11-7.

THE RECORD BEARING AND DISTANCE BETWEEN HIGHWAY CENTERLINE STATION 122+00.00 AND THE CENTERLINE PI AT STATION 115+00.00 IS N.02°09'01"E., 715.26 FEET. PREVIOUS MAPS SHOW THAT THE RECORD MONUMENT LOCATED AT THE PI WAS A 5/8" REBAR. WE FOUND A 3/4" REBAR WITH AN IRON FENCE POST TO THE WEST. I MEASURED A BEARING AND DISTANCE OF N.02°09'01"E., 711.61 FEET (A DIFFERENCE OF 3.65 FEET). I SEARCHED FOR THE RECORD MONUMENT AT THE PI LOCATION, BUT COULD NOT FIND IT.

I CALCULATED HIGHWAY CENTERLINE STATIONING BY HOLDING THE FOUND PIN AT HIGHWAY RIGHT OF WAY STATION 122+00.00 RIGHT. AND MEASURED 50.00 FEET PERPENDICULAR TO ESTABLISH THE CENTERLINE STATION. HIGHWAY CENTERLINE STATIONING TO THE NORTH AND SOUTH IS BASED FROM THIS POINT. I HELD THE RECORD BEARING BETWEEN CENTERLINE STATION 122+00.00 AND THE PI FOR THE BASIS OF BEARINGS FOR THIS PROJECT.

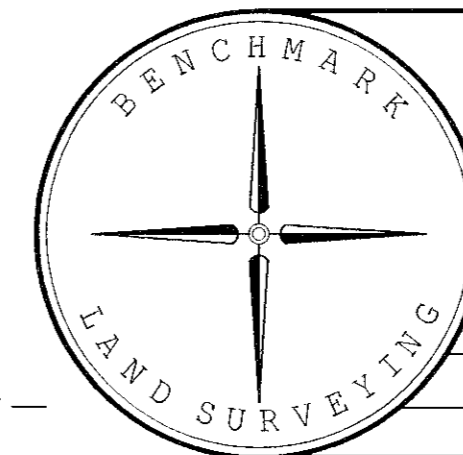
PARCEL 3 BEGINS AT A POINT ON THE EAST RIGHT OF WAY LINE, 50.00 FEET OPPOSITE ENGINEER'S CENTERLINE STATION 124+85.23; THENCE S87°54'35"E. TO THE CENTERLINE OF PINE CREEK; THENCE NORTHERLY ALONG THE CENTERLINE OF PINE CREEK TO A POINT THAT IS N.85°00'E. OF HIGHWAY CENTERLINE STATION 120+17.40; THENCE S.85°00'00"W TO THE RIGHT OF WAY LINE; THENCE SOUTH ALONG THE RIGHT OF WAY LINE TO THE POINT OF BEGINNING. I FELT THAT THE PROXIMITY OF THE EXISTING MONUMENTS ON THE WEST SIDE OF THE HIGHWAY WERE A BETTER INDICATION OF WHERE THE LANDOWNERS ASSUMED PARCEL 3 WAS LOCATED.

DURING THIS REPLAT PROCESS, NO SURVEY WAS CONDUCTED TO DETERMINE THE EXTERIOR BOUNDARY OF PARCEL 2 OR PORTIONS OF STATE HIGHWAY 86 NOT SPECIFICALLY DISCUSSED HEREIN. THE UNSURVEYED SECTION AND SECTION SUBDIVISION LINES HAVE BEEN PROTRACTED FOR GENERAL INFORMATION ONLY. THE LOCATION OF UNSURVEYED PORTIONS OF PINE CREEK ARE APPROXIMATE. UNSURVEYED LINES AND AREAS SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY

NOTES:

- SEWAGE DISPOSAL FOR ANY FUTURE DEVELOPMENT SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

DETAIL C - SHEET 2 OF 2

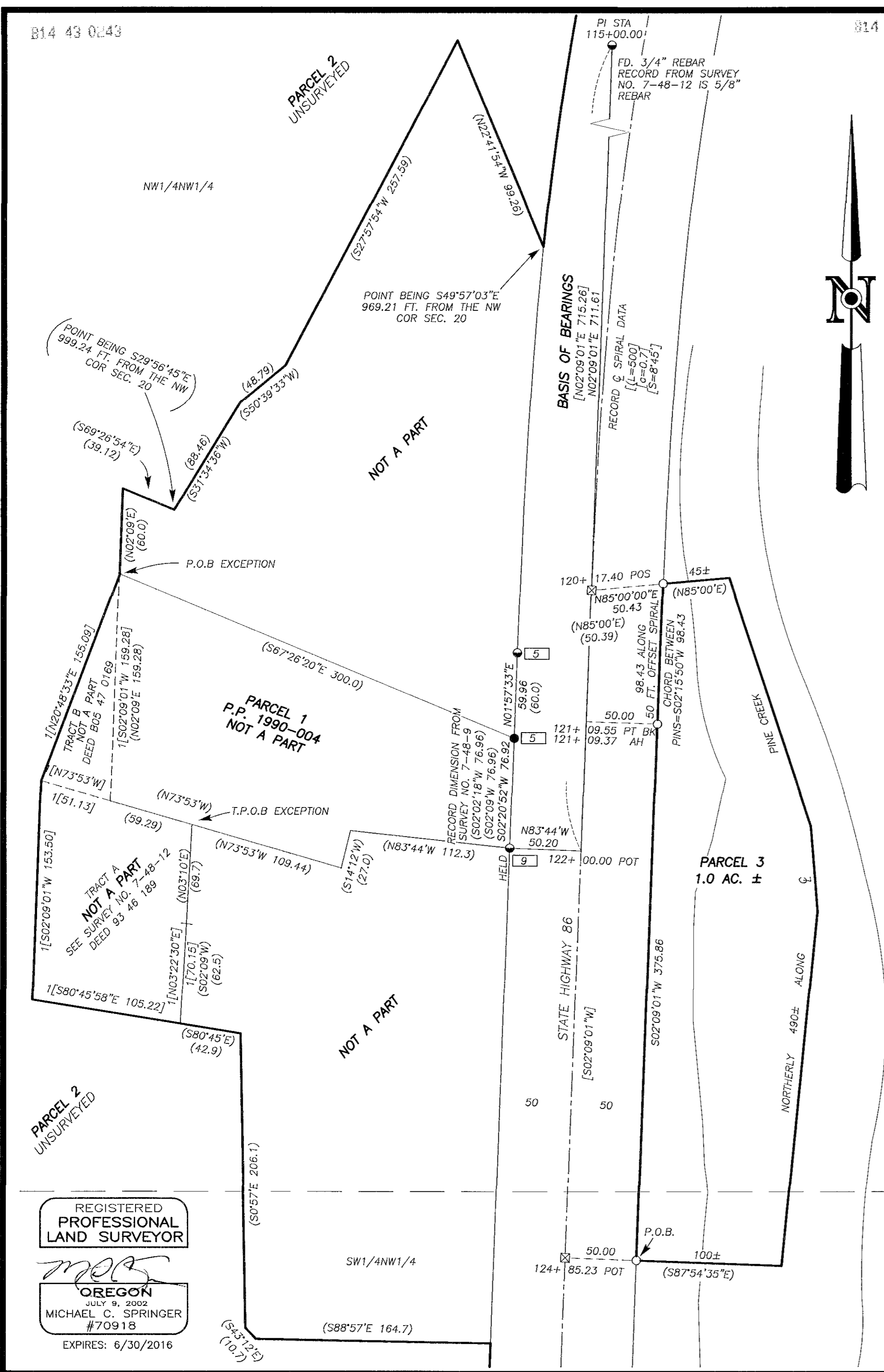


BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

REPLAT
BEING A REPLAT OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 1990-004 SITUATED IN THE NE1/4 AND SW1/4 SECTION 17; THE SE1/4NE1/4 SECTION 19 AND IN THE NW1/4 SECTION 20; T.7S.; R.48E.; W.M.; BAKER COUNTY, OREGON

SURVEYED FOR	JUDY PARKER	
SURVEYED BY	MCS & JLH	DATE SURVEYED
Scale: 1"=60'	Drawn by: MCS	6/18/2013

FILED November 10, 2014
BAKER COUNTY SURVEYOR
SURVEY NO. 7-48-16P



REGISTERED PROFESSIONAL LAND SURVEYOR
MCS
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2016