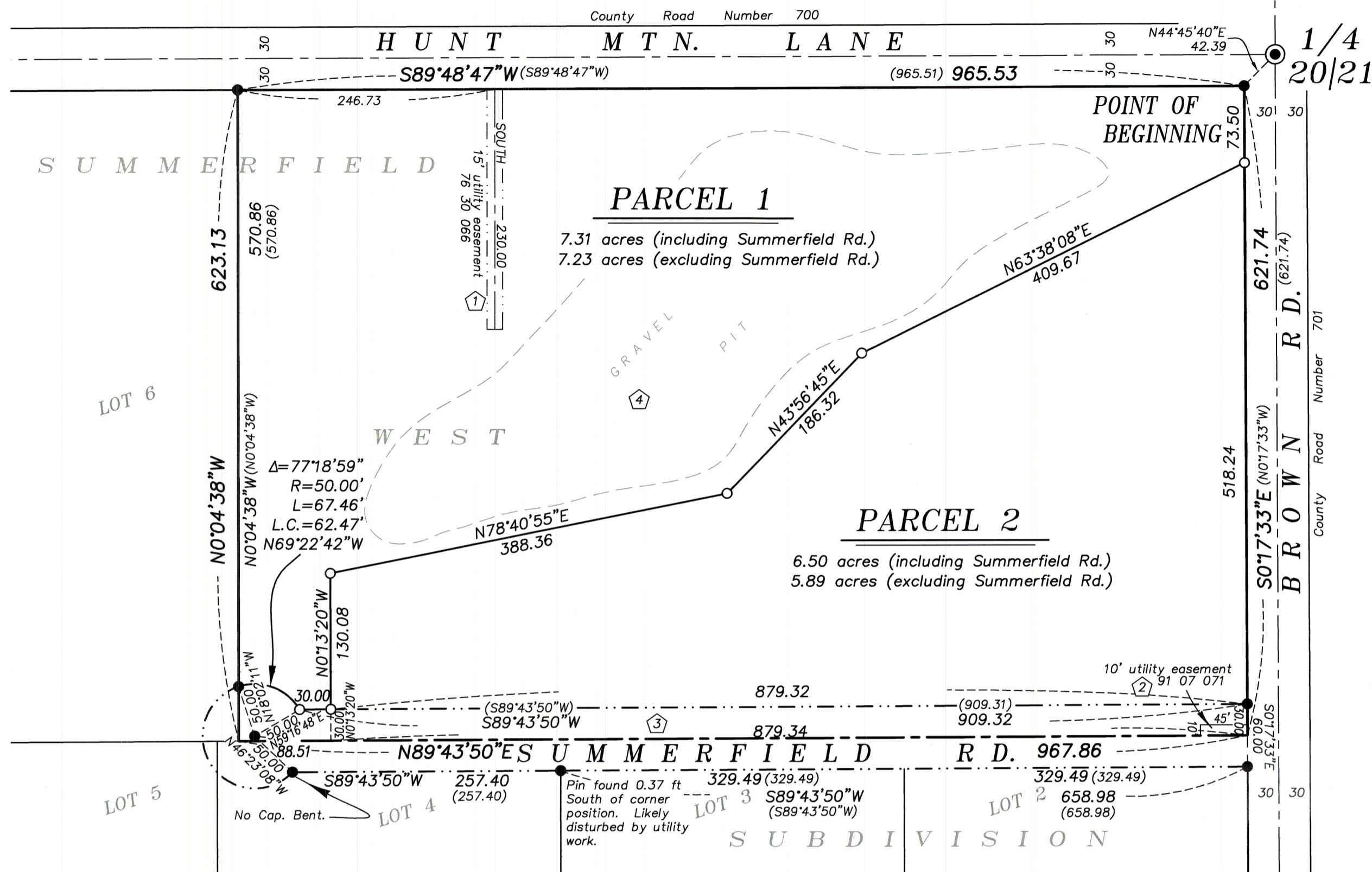


REPLAT NUMBER P2020-012

Lot 1 of Summerfield West Subdivision
Situating in the Northeast quarter of the Southeast quarter of Section 20, Township 8 South,
Range 39 East of the Willamette Meridian, Baker County, Oregon



BASIS OF BEARING

Plat of Summerfield West Subdivision

SCALE: 1"=100'

LEGEND

- Found 1/2" iron pin, accepted as quarter corner
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by plat of Summerfield West Subdivision
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement Line
- () Record measurement as per plat of Summerfield West Subdivision

REFERENCE MATERIAL

Plat of Summerfield West Subdivision (SD 1996-001)

DEED REFERENCES

- Deed 76 30 066
- Deed 91 07 071
- Deed 09 06 0082

Preliminary Title Report 20-22812, dated September 1, 2020, prepared by Elkhorn Title Company

NARRATIVE

This partition was done at the request of Greg Sackos, owner of the land within. Mr. Sackos wanted to divide the property as shown. I recover monuments of Summerfield West Subdivision and find them very harmonious with the plat. At the Southeast corner, I find the pin removed and replace this as per platted location. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

NOTES AND EASEMENTS

- 1 15' wide utility right of way easement, granted to California-Pacific Utilities Company, recorded July 21, 1976 in Deed 76 30 066. No visible utility lines exist at time of survey, but placed as per location of remnant power pole.
- 2 10 ft. wide utility easement, granted to Oregon Trail Electric Consumers Cooperative, by instrument dated January 25, 1991, recorded February 12, 1991 in Deed 91 07 071. Placed as per legal description easement falls within Stubblefield Road easement.
- 3 Access easement, 30 feet in width, and cul-de-sac, as shown on the Plat of Summerfield West Subdivision SD1996-001, recorded in Deed 96-34-132, shown as Summerfield Road hereon.
- 4 All matters relating to the gravel pit located on Parcel 1, as shown on the Plat of Summerfield West Subdivision
- 5 Protective Covenants, Conditions and Restrictions for Summerfield West, recorded August 21, 1996 in Deed 96 34 135, records of Baker County, Oregon.
- 6 Sewage disposal shall be through a DEQ approved sanitary sewage disposal system

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this Replat and that the annexed tracing is an exact copy of said Replat as the same is on file in BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

FILED November 16, 2020
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-132