

SAGE VALLEY ESTATES

Situated in the Southeast quarter of Section 20, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon

SD 2021-003

BASIS OF BEARING

The East line of the Southeast quarter of Section 20, Township 8 South, Range 39 East being South 0°17'33" East, as per Survey Number 08-39-058

SCALE: 1"=200'

LEGEND

- ⊙ Found yellow cap marked HANLEY ENGR PLS 1206 in concrete, accepted for Section corner
- 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
- ▲ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1817, set by plat of High Country Estates
- ◆ Found 5/8" iron pin, set by Survey Number 08-39-037
- Found 5/8" iron pin with plastic cap marked BENCHMARK LAND SURVEYING, set by Partition Plat 2019-009
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- Fenceline
- - - Record measurement as per Partition Plat 2019-009
- / / Record measurement as per Survey Number 08-39-020
- [] Record measurement as per Survey Number 08-39-037
- { } Record measurement as per Survey Number 08-39-058

NOTES AND EASEMENTS

Easement for Cartmill Ditch, created by this plat, over the South 30 feet of Lots 2, 3, and 4, and over Lots 1 and 12 as shown in the detail, for benefit of downstream users who have a valid water right, for use and access to said ditch for maintenance purposes. See conditions on Sheet 2.

Sewage disposal for each lot shall be provided by a DEQ approved sanitary sewage disposal facility.

60 foot wide public easement, with 63 foot radius cul-de-sac and 45 ft. radius bulb out, and 30 foot wide extension, as shown, for ingress, egress and utilities, created by this plat

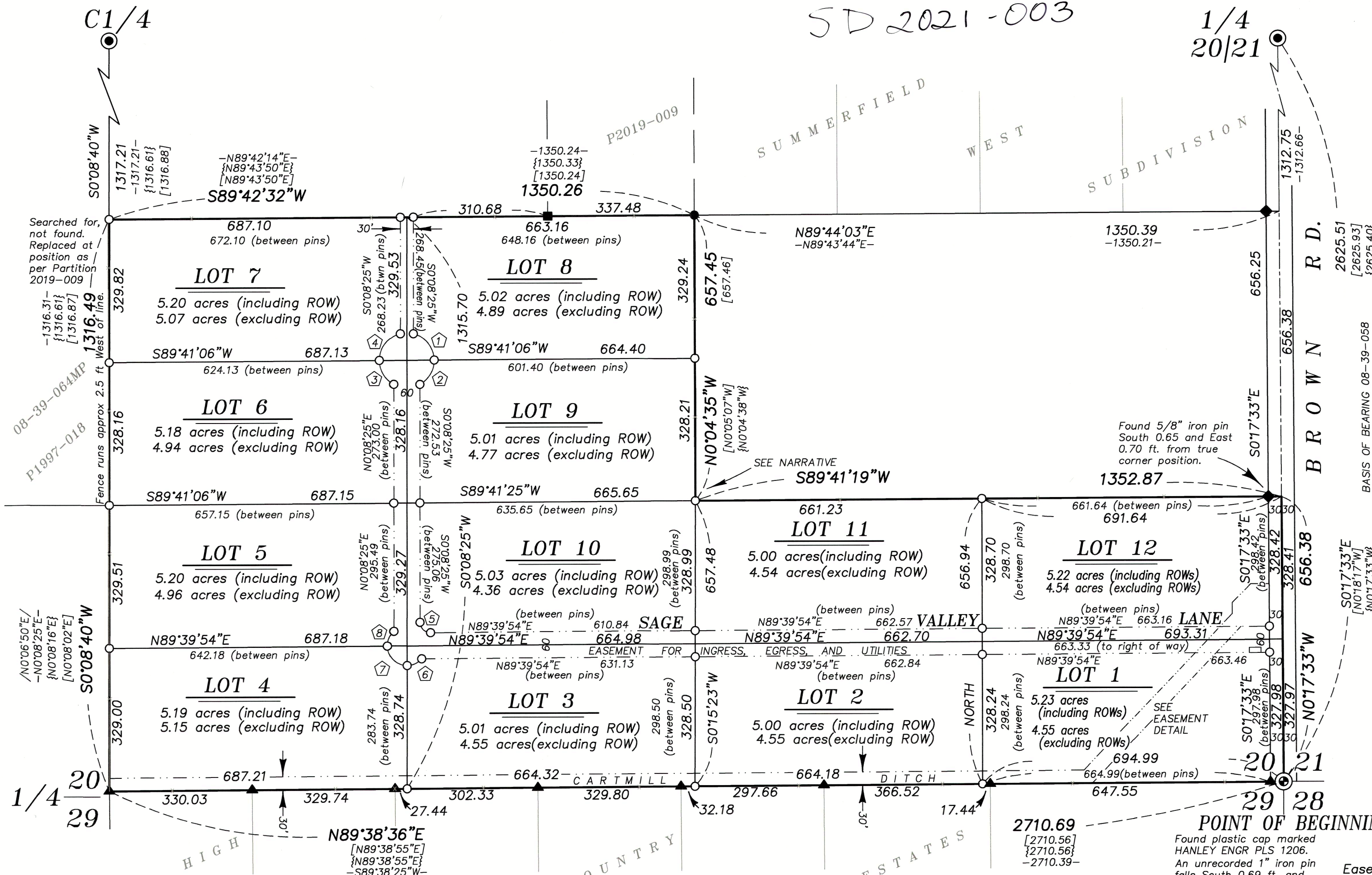
12'x27' easement for water tank for fire suppression, over portion of Lot 1, created by this plat. See detail Sheet 2.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of SAGE VALLEY ESTATES and that the annexed tracing is an exact copy of said subdivision 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, OPLS 83571

FILED December 3, 2021
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-133



NARRATIVE

This subdivision was done at the request of Cassi LeTourneau, owner of the land within. Ms. LeTourneau wanted to divide the property as shown. I can find no remains of the monument at the Center-South 1/16th location. To maintain harmony with existing partitions, I position this monument as per Partition Plat 2019-009, coming record distance South from the Center quarter corner monument. I can also find no remains of the Southwest corner of the North half of the Southeast quarter of the Southeast quarter, originally set by Survey Number 08-39-037. I place this as per BLM Manual of Instructions 2009. I find no other unusual conditions with this subdivision.

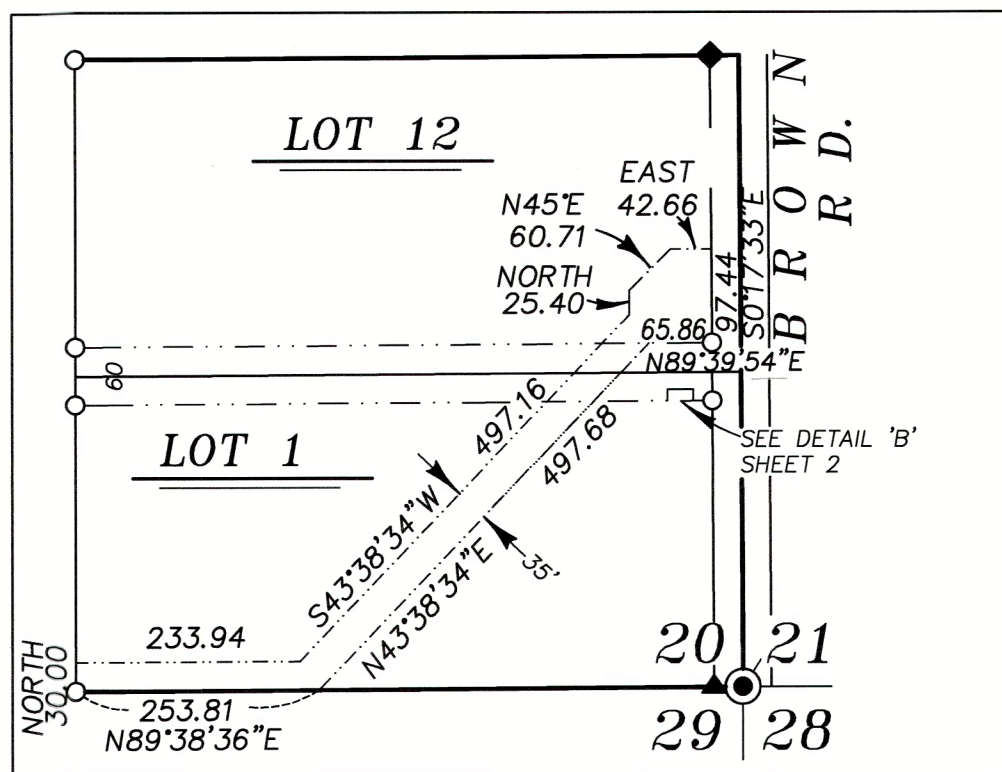
CURVE TABLE

① Δ=75°46'14" R=63.00' L=83.31' L.C.=77.37' N38°12'01"W	② Δ=62°01'07" R=63.00' L=68.19' L.C.=64.91' N30°41'39"E	③ Δ=61°06'28" R=63.00' L=67.19' L.C.=64.05' S30°52'08"E	④ Δ=76°40'52" R=63.00' L=84.32' L.C.=78.16' S38°01'32"W
⑤ Δ=90°28'31" R=24.00' L=37.90' T=24.20' L.C.=34.08' S45°05'50"E	⑥ Δ=48°39'54" R=45.00' L=38.22' T=20.35' L.C.=37.08' N65°48'28"E	⑦ Δ=89°31'29" R=45.00' L=70.31' T=44.63' L.C.=63.38' S45°05'50"E	⑧ Δ=48°39'54" R=45.00' L=38.22' T=20.35' L.C.=37.08' S23°59'51"W

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023.



EASEMENT DETAIL

SCALE 1"=200'