

PINE CREST ESTATES

A SUBDIVISION LOCATED IN THE NE1/4SE1/4 OF SECTION 29, T9S, R37E, WM,
CITY OF SUMPTER, BAKER COUNTY, OREGON

DECLARATION

Book 4 Page 61

I, Leonard H. Gazley II, owner of the land shown on the plat and more particularly described in the surveyors certificate, do hereby declare that I have caused this plat of Pine Crest Estates to the City of Sumpter, Baker County, State of Oregon, to be prepared and the property subdivided in accordance with Oregon Revised Statutes Chapter 92. I further hereby dedicate to the public forever the streets, the water and sewer system constructed as a condition of approval, and the utility easements as shown on the plat.

Leonard H. Gazley II

(State of Oregon)

(County of Baker)

Signed and sworn to before me on September 6, 1994, by Leonard H. Gazley II.

Julia Woods

My Commission Expires 6/19/97

NARRATIVE

The purpose of this survey was to create a new subdivision called Pine Crest Estates in the NE1/4SE1/4 of Section 29, T9S, R37E, WM, City of Sumpter, Baker County, Oregon for Leonard H. Gazley II.

Pine Crest Estates overlays a portion of Warren Heights Addition which was platted, but never developed, by Sumpter Townsite Syndicate in 1900. All the streets with lots and blocks in this portion of Warren Heights have been vacated. That portion of Warren Heights Addition east of the line between Sections 28 and 29 is on USDA Forest Service lands that in all probability will not be developed and many of the streets with all the lots and blocks on these lands being vacated and none of the streets having ever been built.

James Hanley performed Baker County Survey No. 9-37-5 recorded in 1974 in which he reestablished the east quarter corner of Section 29 using information from a number of mineral surveys which were made prior to 1900 and the Sumpter Townsite Syndicate's 1899 field books which were used to subdivide a majority of the additions to the City of Sumpter. At about this same time, I found a pine tree that was scribed "1/4 X" on the north side about 20 feet southsoutheast of the monument set by Hanley. I dated the blaze to have been made about 1900 by counting the growth rings made by the tree since being scribed. The tree has since died and fell. It is my belief that this tree was marked as the quarter corner during the STS and/or mineral surveys of the 1895 to 1900 era, but there is no documentation to support this assumption. Douglas Ferguson during Survey No. 9-37-181 performed in 1991 reviewed this corner, accepted the 1974 Hanley monument as the corner and posted the Forest Service property boundary. Due to the lack of supporting evidence and to not upset several other surveys, I accepted the Hanley corner monument as well and have made it the Initial Point of this subdivision.

There have been a number of other surveys done around this property and all monuments that were tied to were found to be within acceptable limits, but were not used as control. The primary control of all surveys of recent times has been the Woodwell Base Line as described in Baker County Survey No. 9-37-28 recorded in 1979.

This subdivision re-dedicates a portion of Dewey Street which was vacated, relocates a portion of Badger Street which was also vacated and creates a new street to be known as Gazley Lane. That portion of Badger Street on the westerly boundary of this subdivision is the original street as platted on Warren Heights Addition. The original field notes of the Sumpter Townsite Syndicate were very useful in establishing the intent and procedures used by the developers. The original STS field books are available in the Baker County Surveyor records.

There are no water rights of record for this property.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 98, Sumpter, Oregon 97877, completed a correct survey of Pine Crest Estates on May 12, 1994, by setting proper monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The INITIAL POINT for this subdivision is the east 1/4 corner of Section 29, T9S, R37E, WM, which is a 1" galvanized pipe 30" long with a 2 1/2" Baker County Surveyor aluminum cap set in 1974 from which the exterior boundary is more fully described as follows:

- thence, S89°04'08"W, 129.41 feet along the center of section line to a point which is the intersection of the center of section line and the centerline of Badger Street marked with a No. 5 rebar with a yellow plastic cap stamped PLS 699 in a monument box;
- thence, along the centerline of Badger Street S14°24'55"W, 407.44 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699 in the bottom of a drainage way in the center of Badger Street;
- thence, S48°00'14"W, 261.70 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699 in the bottom of a drainage way in the center of Badger Street;
- thence, S31°58'00"W, 122.93 feet to a point which is the intersection of the centerline of Badger Street and the north right-of-way line of Dewey Street marked with a No. 5 rebar with a yellow plastic cap stamped PLS 699 in a monument box;
- thence, along the north right-of-way line N81°44'00"W, 254.62 feet to an intersection with the east right-of-way line of Bonanza Street marked with a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, crossing Dewey Street S8°16'00"W, 60.00 feet to the southeast corner of Dewey and Bonanza Streets marked with a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, along the south right-of-way line of Dewey Street S81°44'00"E, 180.00 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, S8°16'00"W, 260.00 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, N81°44'00"W, 30.00 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, S8°16'00"W, 60.00 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, S81°44'00"E, 484.38 feet along and extending beyond the south right-of-way line of Gazley Lane to a point on the northwesterly boundary line of a strip of land known as the McEwen Reserve marked with a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, along the McEwen Reserve line N43°57'25"E, 241.96 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, S71°56'52"E, 5.17 feet to the line between Sections 28 and 29 marked with a No. 5 rebar with a yellow plastic cap stamped PLS 699;
- thence, along the said section line N0°13'23"W, 934.18 feet to the INITIAL POINT;

a parcel of land containing 9.72 acres.

(State of Oregon)
(County of Baker)

I do hereby certify that the attached subdivision plat was received for recording on the 6th day of September, 1994, at 11:22 o'clock AM and recorded as Deed No. D 94-36-076-077 filed in Plat Book 6, Page 41, Baker County Records.

Julia Woods

Baker County Clerk

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leland Lee Myers
OREGON
JULY 9, 1985
LELAND LEE MYERS
699

Renewal Date 1/1/95

APPROVALS

The plat of PINE CREST ESTATES to the City of Sumpter was examined and is hereby approved as complying with required city ordinances and regulations.

Ed Marshall 8-11-94

City of Sumpter Mayor Date

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.

Alley Phillips 8-6-94

Baker County Assessor Date

Lynne Taylor 9/6/94

Baker County Treasurer Date

On this 16th day of August, 1994, I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

James D. Hanley

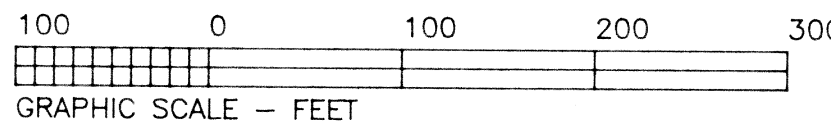
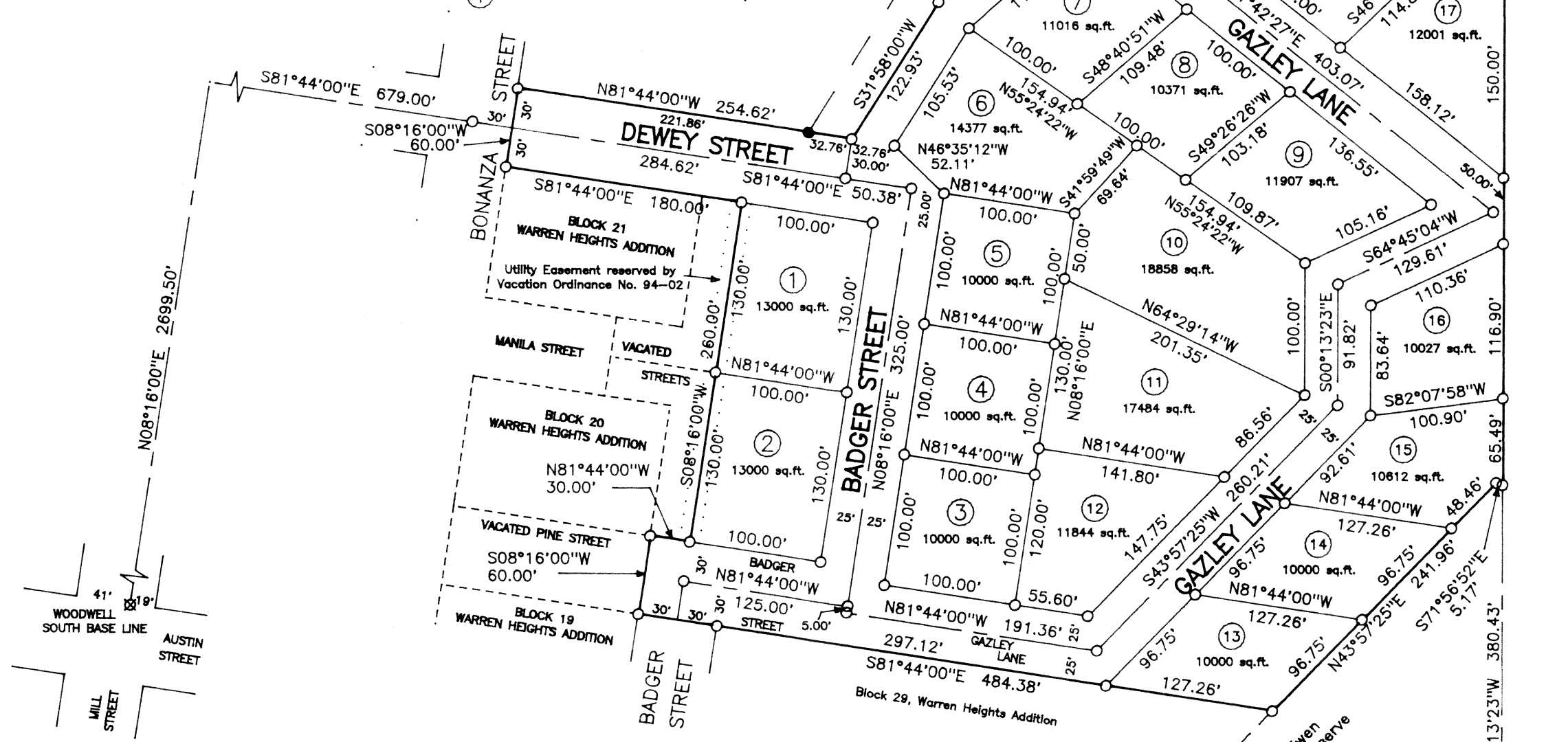
Baker County Surveyor



BASIS FOR BEARING
WOODWELL BASELINE
N8°16'00"E

LEGEND:

- Set No. 5 Rebar with Yellow Plastic Cap Marked "PLS 699"
- Found No. 4 Rebar by PE 2808 or as noted
- Found 1" Galv. Pipe with 2 1/2" Aluminum Cap
- Lot Number



Note: 15' Utility Easement is reserved 7.5' each side of all interior lot lines.

1991 PLS 848
2" ALUMINUM PIPE WITH
3 1/4" ALUMINUM CAP
S29 S28

I, Leland Lee Myers, hereby certify that this is an exact duplicate plot of the plat as submitted to the Baker County Clerk for recording.