

# ELKHORN VISTA SUBDIVISION SD2000-004

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed, monumented, and subdivided the land represented on the annexed ELKHORN VISTA SUBDIVISION plat in the Southwest quarter of Section 9, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Baker County, Oregon in accordance with O.R.S. Chapter 92, the exterior boundary of ELKHORN VISTA SUBDIVISION consists of all of Parcel No. 2 of Partition Plat No. P1994-015 and also includes a portion of River Brook Mobile Home Subdivision as described in Baker County Deeds 72 29 012 and 98 45 080, more fully described as follows:

Beginning at the Northwest corner of the Hardy Addition to Baker City, said Northwest corner bears N. 3° 02' 11" W., 1964.20 feet from the Southwest corner of Section 9, Township 9 South, Range 40 East, Willamette Meridian; thence along the North line of said Hardy Addition, N. 88° 39' 30" E., 1321.01 feet, to the Northeast corner thereof; thence along the East line of said addition, S. 2° 41' 15" E., 670.00 feet, to the Southeast corner thereof and the Southwest corner of the Northeast quarter of the Southwest quarter; thence along the South line of the said Northeast quarter of the Southwest quarter, N. 88° 39' 47" E., 851 feet, more or less, to the Southwest corner of the tract described in Baker County Deed Book 144, Page 312, said corner being 396 feet West of the West right of way line of Cedar Street; thence North, 330 feet, more or less, to the Northwest corner of the tract described in Baker County Deed Book 145, Page 103; thence East, 10 feet, more or less, to the Southwest corner of the tract described in Baker County Deed No. 73 14 045; thence West, 110 feet, to the Southwest corner thereof; thence N. 1° 48' 58" W., 146 feet, to the Southeast corner of Parcel No. 1 of Baker County Partition Plat No. P1994-015; thence along the South line of said parcel, S. 88° 21' 02" W., 150.00 feet, to the Southwest corner thereof; thence along the West line of said parcel, N. 1° 48' 58" W., 250.00 feet, to the Northwest corner thereof, said Northwest corner being on the South right of way of Hughes Lane (Baker County Road No. 866); thence along said right of way the following courses; thence S. 88° 19' 16" W., 222.50 feet; thence 265.02 feet along a 984.93 foot radius curve to the right, the chord of which bears N. 83° 58' 14" W., 264.22 feet; thence N. 76° 15' 44" W., 353.13 feet; thence 250.64 feet along a 924.93 foot radius curve to the left, the chord of which bears N. 84° 01' 32" W., 249.88 feet; thence S. 88° 12' 41" W., 642.48 feet, to intersect the Easterly right of way of Kirk Way; thence along said Easterly right of way the following courses; thence 131.17 feet along a 180.00 foot radius curve to the right, the chord of which bears S. 22° 45' 01" W., 442.71 feet, to intersect the West line of the said Northwest quarter of the Southwest quarter; thence 79.89 feet along said 682.22 foot radius curve, the chord of which bears S. 0° 27' 46" W., 79.84 feet; thence S. 2° 53' 31" E., 70.00 feet, to the Northwest corner of Lot 1, Block 2, River Brook Mobile Home Subdivision; thence along the North line of said Lot 1, N. 87° 06' 29" E., 5.05 feet, to a point on the West line of the said Northwest quarter of the Southwest quarter; thence along said West line, N. 3° 02' 11" W., 76.80 feet, to the point of beginning.

EXCEPTING THEREFROM any portion thereof which may lie within the North 165 feet of the said Northeast quarter of the Southwest quarter, conveyed to Baker County Agricultural Society by Baker County Deed recorded June 11, 1878, in Deed Book "E", Page 45.

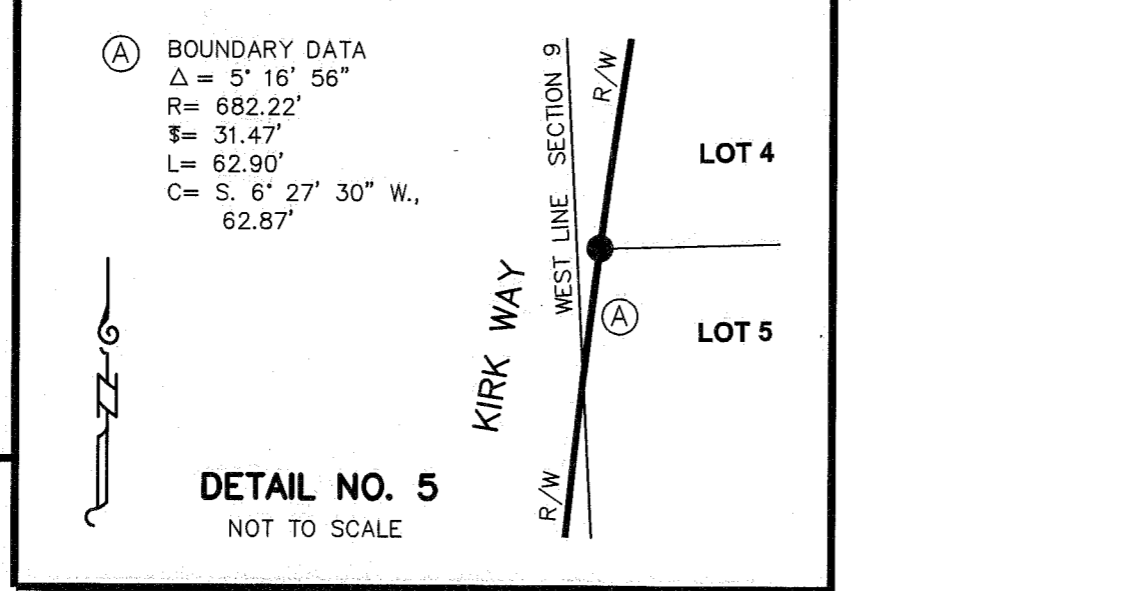
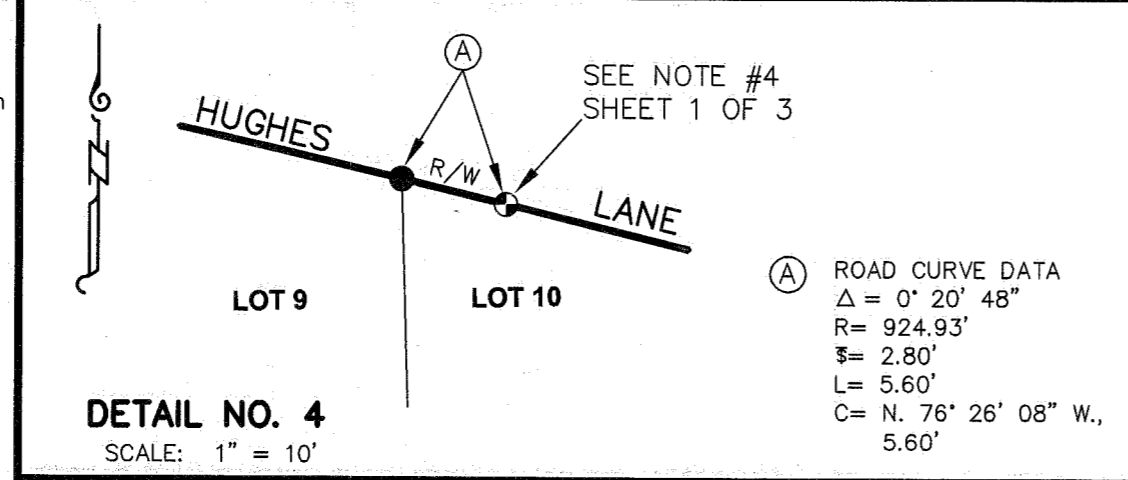
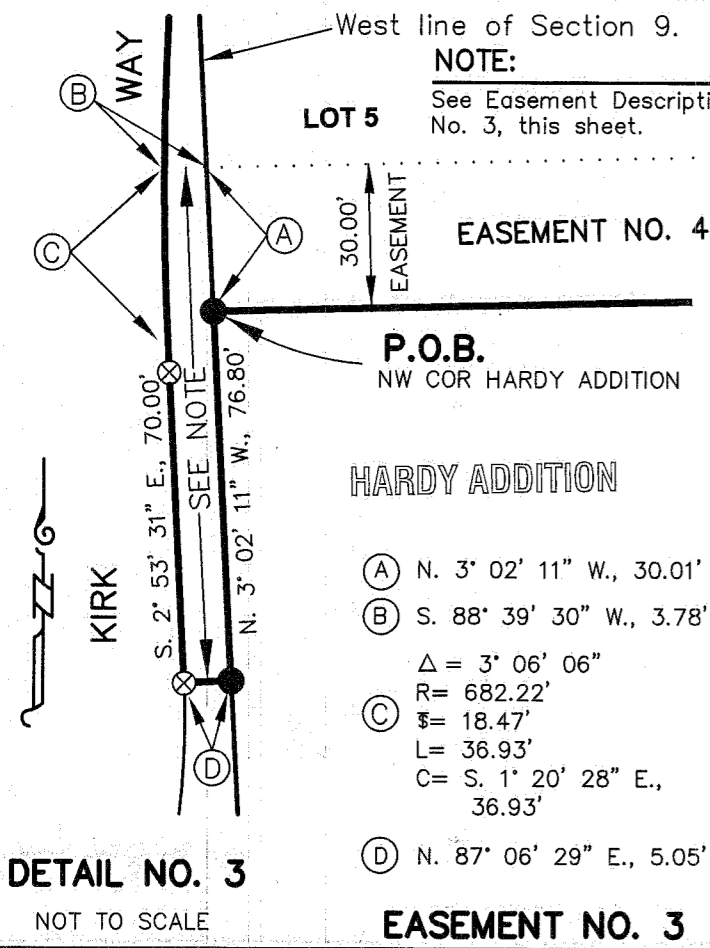
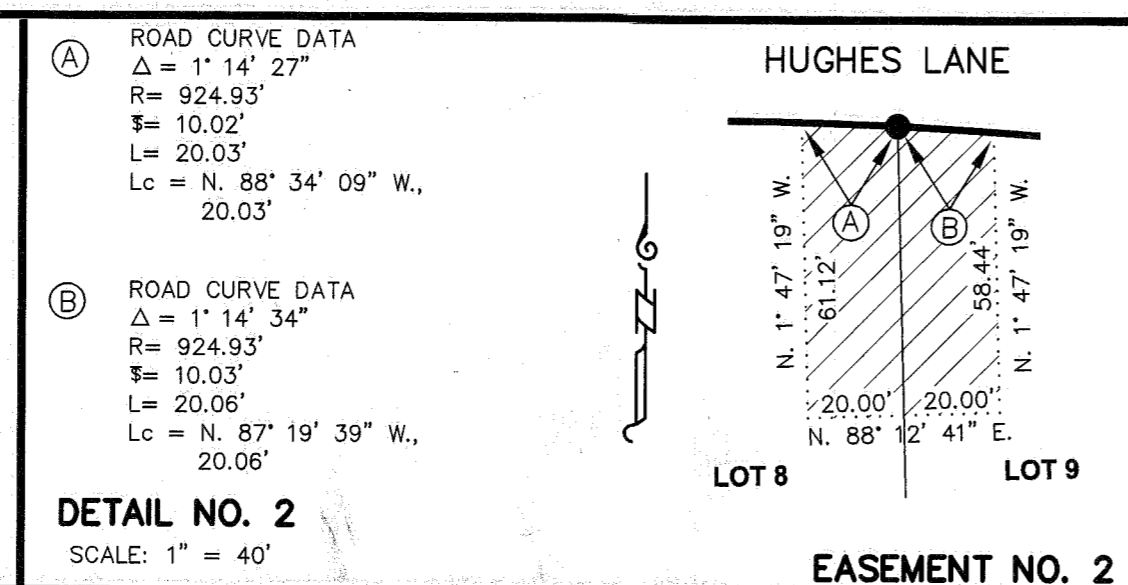
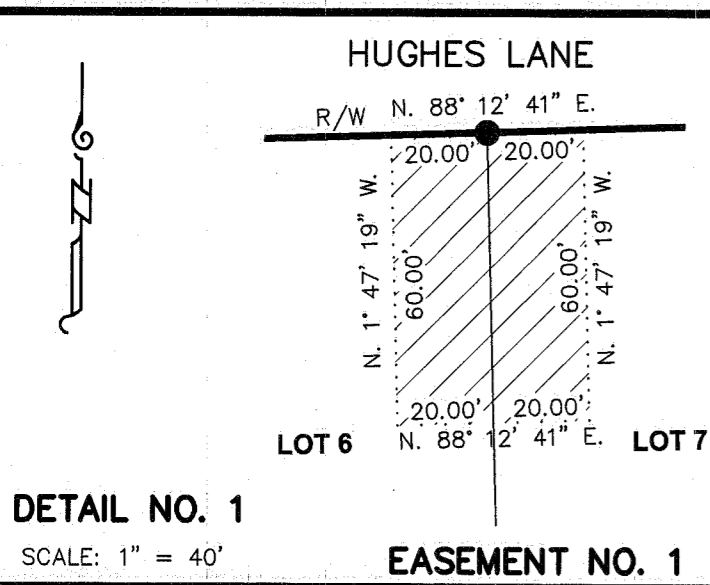
Subdivision consists of 37.6 acres, more or less.

## DEDICATION

Know all people by these presents that the Haynes Family Trust is the owner/subdivider of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be subdivided as shown, in accordance with O.R.S. Chapter 92 and do hereby dedicate to the public those easements shown hereon, owned by the undersigned.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Thomas J. Hanley*  
**OREGON**  
 JULY 13, 1979  
**THOMAS J. HANLEY**  
 1817

Renews June 30, 2001



- LEGEND**
- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
  - ⊙ Found, O.S.H.D. R/W marker, 5/8" pin with 1/2" aluminum cap.
  - ⊗ Found, 1/2" rebar.
  - Easement line.

## EASEMENT DESCRIPTIONS

- EASEMENT NO. 1**  
 Easement is hereby created by this plat in favor of Lot 6 and Lot 7 as shown in Detail No. 1, this sheet.
- EASEMENT NO. 2**  
 Easement is hereby created by this plat in favor of Lot 8 and Lot 9 as shown in Detail No. 2, this sheet.
- EASEMENT NO. 3**  
 Easement as described below is hereby created by this plat in favor of Baker City. See Detail No. 3, this sheet.  
 Beginning at the Northwest corner of the Hardy Addition, Section 9, T. 9 S., R. 40 E., W.M.; thence along the West line of the SW¼ of said Section 9, N. 3° 02' 11" W., 30.01 feet; thence S. 88° 39' 30" W., 3.78 feet to intersect the East right of way line of Kirk Way; thence 36.93 feet along the said East right of way along a 682.22 foot radius curve left, the chord of which bears S. 1° 20' 28" E., 36.93 feet; thence continuing along the said right of way, S. 2° 53' 31" E., 70.00 feet, to the Northwest corner of Lot 1, Block 2, River Brook Mobile Home Subdivision; thence along the North line of said Lot 1, N. 87° 06' 29" E., 5.05 feet to intersect the said West line of the SW¼; thence along said West line, N. 3° 02' 11" W., 76.80 feet, to the point of beginning.
- EASEMENT NO. 4**  
 Easement is hereby created by this plat in favor of Baker City. Easement consisting of a strip of land, 30 feet North of and parallel to the North line of Hardy Addition. Also described as the South 30 feet of Lots 5, 7, and 11.
- EASEMENT NO. 5**  
 Easement is hereby created by this plat in favor of Baker City. Easement consisting of the East 30 feet of the Northwest quarter of the Southwest quarter from the North line of Hardy Addition to the South right of way line of Hughes Lane, and the West 30 feet of the Northeast quarter of the Southwest quarter, all in Section 9. Also described as the East 30 feet of Lot 11, and the West 30 feet of Lot 12.

## NARRATIVE

Multiple discrepancies were found in the River Brook Mobile Home Subdivision Plat, most of which stem from the incorrect position of the West ¼ corner of Section 9, set by Baker County Survey No. 9-40-35BC. The true position of said ¼ corner established by Baker County Survey No. 9-40-68 is 5.56' South and 6.26' West of the position monumented by a 5/8" rebar (See Note #1, Sheet 1 of 3). River Brook Mobile Home Subdivision boundaries were reconstructed (as they were intended) by field ties to the Southwest corner of said Section 9, and the said 5/8" rebar. The incorrect corner location creates an overlap between the South line of Hughes Lane and the North line of said Subdivision. Oregon State Highway Department monumentation was found along Hughes Lane. Right of way and curve data for said Hughes Lane is shown on an O.S.H.D. drawing titled "Plans for Proposed Project, Grading & Stone Base, Powder River Section FAS 506, Baker County", dated August, 1969. Hughes Lane right of way was reconstructed using O.S.H.D. stated 6' curves, and fitting the found monumentation and section breakdown as close as possible.

## REFERENCES

- Baker County Deed Book "E", Page 45
- Baker County Deed Book 107, Page 57
- Baker County Deed Book 107, Page 293
- Baker County Deed No. 69 34 044
- Baker County Deed No. 69 34 045
- Baker County Deed No. 72 29 012
- Baker County Deed No. 98 45 080
- Baker County Deed No. 99 34 077
- Baker County Partition Plat No. P1994-015
- River Brook Mobile Home Subdivision Plat
- Baker County Survey No. 9-40-25BC
- Baker County Survey No. 9-40-35BC
- Baker County Survey No. 9-40-38
- Baker County Survey No. 9-40-68

SURVEYED OCTOBER 4 THRU  
 NOVEMBER 16, 2000

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the subdivision plat as submitted to the Baker County Clerk for recording.

HANLEY ENGINEERING, INC.  
 2043 MAIN STREET  
 BAKER CITY, OREGON

*Thomas J. Hanley*  
 Thomas J. Hanley

## ACKNOWLEDGMENT

State of OREGON } S.S.  
 County of BAKER }  
 On Nov 20, 2000 before me did personally appear the within named Richard G. Haynes and Marjorie B. Haynes, Trustees for the Haynes Family Trust, who acknowledged to me that they executed the same freely and voluntarily.

*Richard G. Haynes*  
 by: Richard G. Haynes, Trustee

*Marjorie B. Haynes*  
 by: Marjorie B. Haynes, Trustee



*Jenise Soukup*  
 NOTARY PUBLIC  
 My Commission Expires Feb 13, 2003

## APPROVALS

- We the undersigned officers in and for Baker City and Baker County, Oregon do hereby approve this plat of ELKHORN VISTA SUBDIVISION as shown.
- Chairman Baker City Planning Commission: *Jim J. Blen*; Date 11-20 2000.
  - Baker City Manager by: *Conrad Thurman*; Date 11-20-00 2000.
  - Baker City Surveyor by: *Doug Van Patten P.L.S. 2162*; Date 11/20 2000.
  - All ad valorem and special assessments due pursuant to law have been assessed and collected.
  - Baker County Tax Collector by: *Kenneth Sarovee or Allen Phillips Assessor*; Date 11/21 2000.
  - Baker County Treasurer by: *Nico Juehlinger*; Date 11/21 2000.
  - State of Oregon } S.S.  
 County of Baker } I do hereby certify that the annexed ELKHORN VISTA SUBDIVISION plat was received for record on the 21 day of November 2000 at 2:45 o'clock AM M., and recorded in Baker County records and is hereby approved.
  - Baker County Clerk by: *Julia Woodcock Clerk by Tamara J. Heese*