

# REPLAT NO. P2010-002

BEING A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. P2004-008 AND ADJUSTED PARCEL 1 OF LAND PARTITION PLAT NO. P1993-010 SITUATED IN THE SW1/4NW1/4 SECTION 20, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON SURVEY COMPLETED JANUARY 13, 2010

## SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED AS SHOWN ON THIS REPLAT, SAID REPLAT BEING SITUATED IN THE SW1/4NW1/4 SECTION 20, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:


TWO TRACTS OF LAND SITUATED IN HIGHLAND CREST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I:  
ADJUSTED PARCEL NO. 1 OF LAND PARTITION PLAT NO. P1993-010, RECORDED JUNE 16, 1993, IN DEED 93 24 122, BAKER COUNTY DEED RECORDS; SAID ADJUSTMENT BEING SHOWN ON PARTITION PLAT NO. P2004-008, RECORDED MAY 6, 2004, IN DEED 04 19 0002, BAKER COUNTY DEED RECORDS.

TRACT II:  
PARCEL NO.'S 1 AND 2 OF LAND PARTITION PLAT NO. P2004-008, RECORDED MAY 6, 2004, IN DEED 04 19 0002, BAKER COUNTY DEED RECORDS.

THIS REPLAT CONTAINS 3.41 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NE CORNER OF PARCEL 1 OF THIS REPLAT AS THE INITIAL POINT.

  
JASON L. HATFIELD, PLS #69454  
BENCHMARK LAND SURVEYING

### SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF ROADS OR HIGHWAYS.
- PUBLIC UTILITY EASEMENT, 30 FEET IN WIDTH, DEDICATED BY THE PLAT OF HIGHLAND CREST SUBDIVISION.
- PRIVATE UTILITY EASEMENT, 15 FEET IN WIDTH, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 17, 1995, IN BOOK 95 08 074.
- PUBLIC UTILITY EASEMENT, 5 FEET IN WIDTH, GRANTED TO THE CITY OF BAKER CITY, A MUNICIPAL CORPORATION BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 15, 1995, IN BOOK 95 11 157.
- PUBLIC UTILITY EASEMENT, 15 FEET IN WIDTH, GRANTED TO THE CITY OF BAKER CITY, A MUNICIPAL CORPORATION BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 15, 1995, IN BOOK 95 11 158.
- PRIVATE ACCESS EASEMENT, 25 FEET IN WIDTH, CREATED BY LAND PARTITION PLAT NO. P2004-008.
- CONDITIONS AND RESTRICTIONS IN DECLARATION EXECUTED BY THE JOINT VENTURE OF JEFFREY D. PETRY, CAROL J. PETRY, F. STEVEN MCLEAN AND CINDY M. MCLEAN, RECORDED OCTOBER 5, 1992, IN BOOK 92 40 068.

## REFERENCES

RECORD LAND PARTITION PLAT NO.'S P1993-010 AND P2004-008  
PLAT OF HIGHLAND CREST SUBDIVISION  
ELKHORN PRELIMINARY TITLE REPORT FILE NO. 00018845

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KENT NELSON. THE PURPOSE OF THIS SURVEY WAS TO REPLAT PARCELS 1 AND 2 OF LAND PARTITION PLAT P2004-008 AND ADJUSTED PARCEL 1 OF LAND PARTITION PLAT NO. P1993-010 INTO TWO NEW PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON HIGHLAND CREST SUBDIVISION PLAT AND LAND PARTITION PLAT NO.'S P1993-010 AND P2004-008. I ACCEPT ALL THE FOUND CONTROLLING MONUMENTS OF RECORD, AS SHOWN HEREON.

WE SET A NEW MONUMENT AT A POSITION APPROVED BY THE NELSONS AND THE ELLISES AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

## APPROVALS


APPROVED THIS 1<sup>st</sup> DAY OF MARCH, 2010

  
GARY VAN PELT PLS 2162  
BAKER CITY SURVEYOR

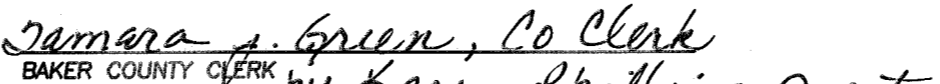

APPROVED THIS 1<sup>st</sup> DAY OF MARCH, 2010

  
MIKE DINE  
BAKER CITY PLANNING DIRECTOR

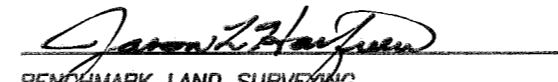
ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

  
ALEX DUBOIS  
BAKER COUNTY TAX COLLECTOR  
DATE: 3/1/10

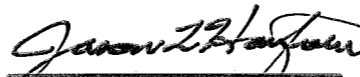
I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 1<sup>st</sup> DAY OF MARCH, 2010 AT 11:30 O'CLOCK A.M., AND RECORDED AS REPLAT NO. P2010-002, BAKER COUNTY RECORDS.

  
TAMARA GREEN, Co Clerk  
BAKER COUNTY CLERK  
by  Karen Phillips, Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF REPLAT NO. P2010-002

  
JASON L. HATFIELD  
BENCHMARK LAND SURVEYING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454  
EXPIRES: 6/30/2011

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, R. KENT NELSON, TRUSTEE OF THE R. KENT NELSON FAMILY TRUST DATED JULY 17, 1996; ANITA M. NELSON, TRUSTEE OF THE ANITA M. NELSON FAMILY TRUST DATED JULY 17, 1996 AND THOMAS E. ELLIS AND JANE MARIE ELLIS AS TRUSTEES OF THE TOM AND JANE ELLIS FAMILY TRUST, U/A/D OCTOBER 21, 2008 DO HEREBY DECLARE THAT SAID TRUSTS ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

SAID TRUSTS DO HEREBY EXTINGUISH THE FOLLOWING EASEMENT: A PORTION OF THAT CERTAIN 25 FOOT WIDE PRIVATE ACCESS EASEMENT CREATED BY AND SHOWN ON LAND PARTITION PLAT NO. P2004-008, AS SAID PORTION TO BE EXTINGUISHED IS SHOWN HEREON.

  
R. KENT NELSON, TRUSTEE

  
ANITA M. NELSON, TRUSTEE

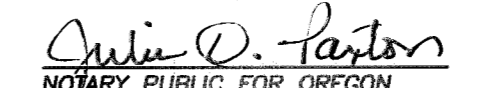
  
THOMAS E. ELLIS, TRUSTEE

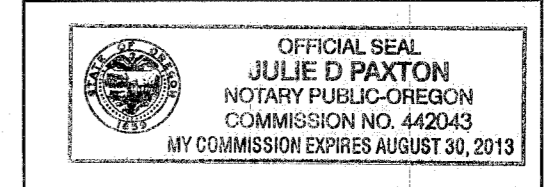
  
JANE MARIE ELLIS, TRUSTEE

### ACKNOWLEDGMENTS

STATE OF OREGON }  
COUNTY OF BAKER } SS

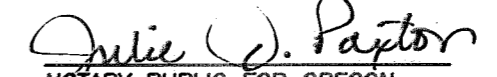
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb 26, 2010, BY R. KENT NELSON, TRUSTEE OF THE R. KENT NELSON FAMILY TRUST DATED JULY 17, 1996

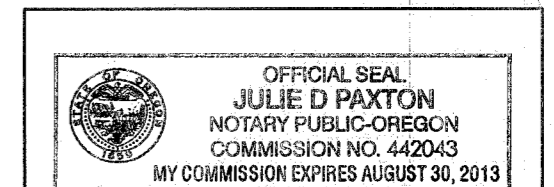
  
JULIE D. PAXTON  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 8/30/13



STATE OF OREGON }  
COUNTY OF BAKER } SS


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb 26, 2010, BY ANITA M. NELSON, TRUSTEE OF THE ANITA M. NELSON FAMILY TRUST DATED JULY 17, 1996

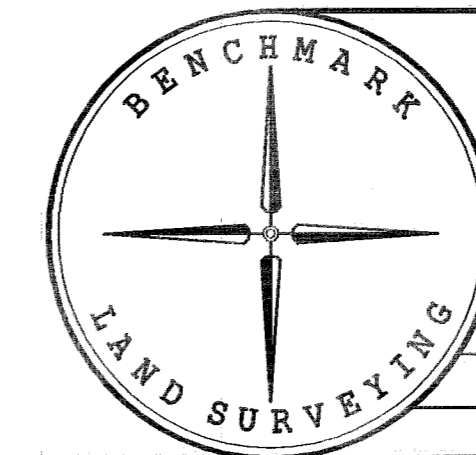
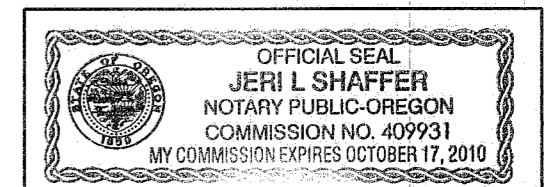
  
JULIE D. PAXTON  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 8/30/13



STATE OF OREGON }  
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 26, 2010, BY THOMAS E. ELLIS AND JANE MARIE ELLIS AS TRUSTEES OF THE TOM AND JANE ELLIS FAMILY TRUST, U/A/D OCTOBER 21, 2008

  
JERI L. SHAFFER  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES Oct 17 2010



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

BEING A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. P2004-008 AND ADJUSTED PARCEL 1 OF LAND PARTITION PLAT NO. P1993-010 SITUATED IN THE SW1/4NW1/4 SECTION 20, T.9S., R.40E., W.M., CITY OF BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	KENT NELSON AND TOM ELLIS	
SURVEYED BY	JLH & MCS	1/13/2010
Scale: 1"=40'	Drawn by: JLH	SHEET 2 OF 2

FILED Mar 1, 2010  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-678