

REPLAT NO.

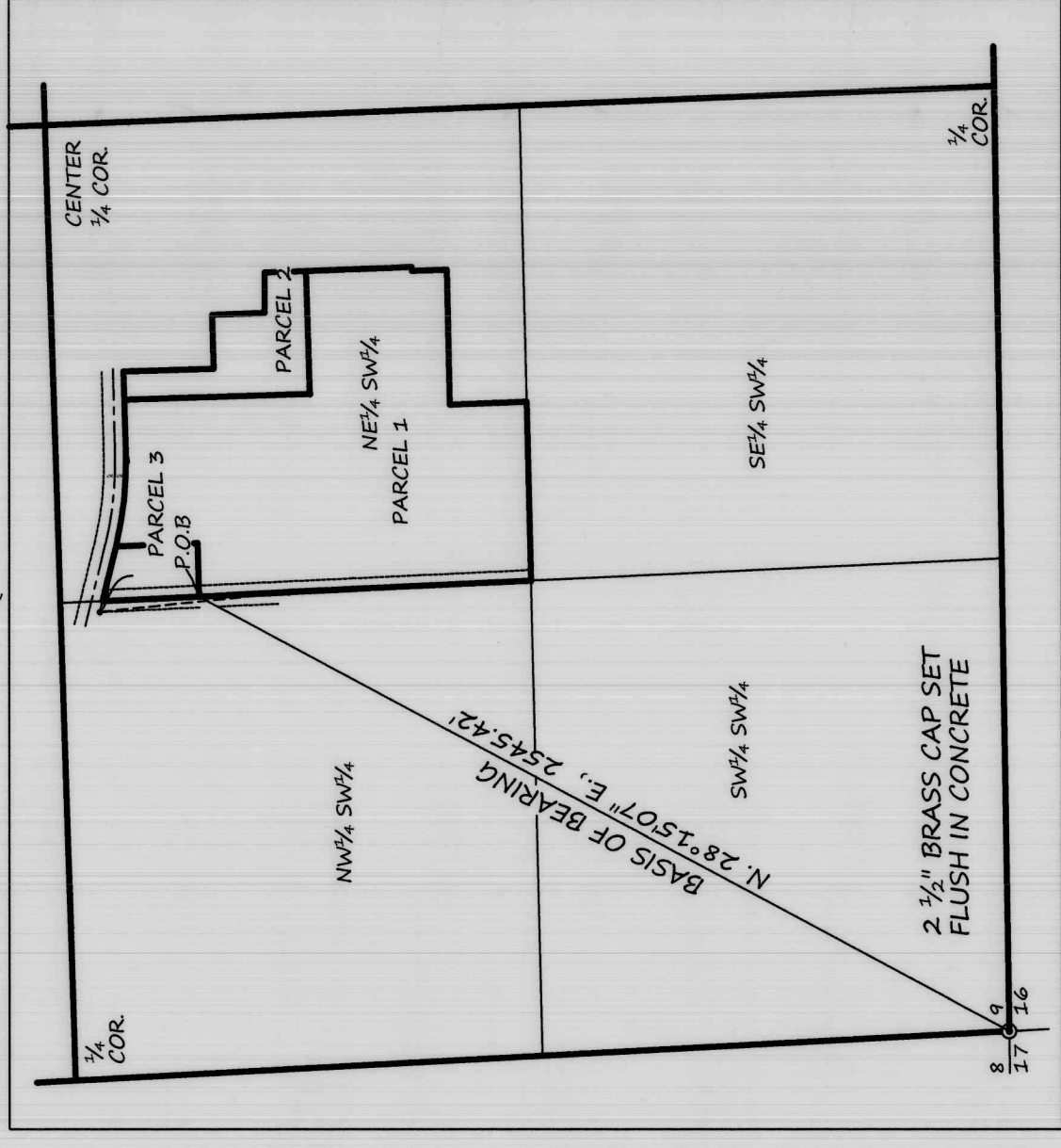
A REPLAT OF LOT 12, ELKHORN VISTA SUBDIVISION SD2000-004

LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON

MAY, 2019

HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803



LEGEND

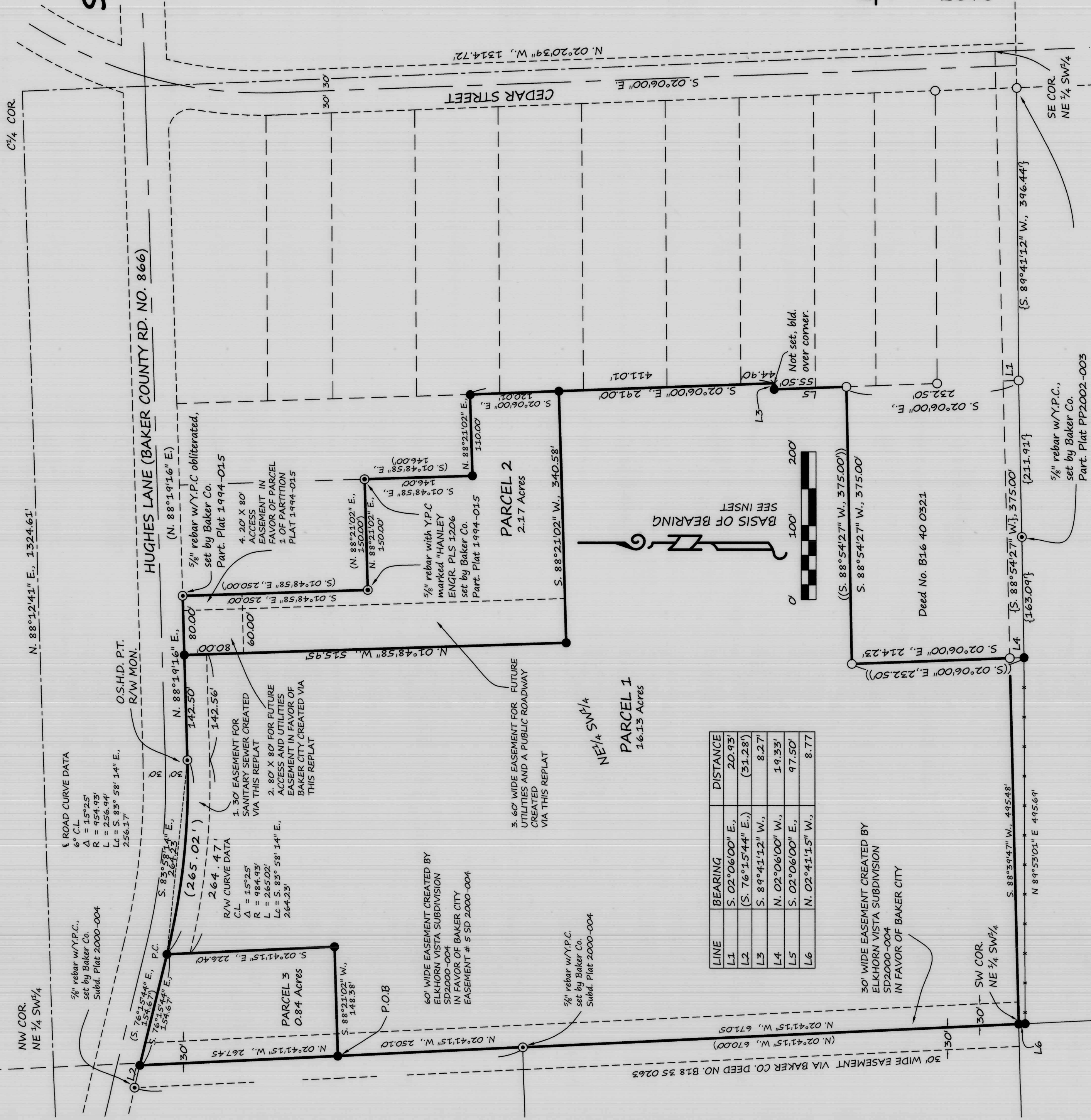
- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817"
- Found monument as stated
- Found monument 5/8" rebar with Y.P.C. set Baker County Survey No. 9-40-782.
- [] Record data per Baker Co. Partition Plat 1994-015
- () Record data per BAKER Co. Subd. Plat SD 2000-004
- { } Record data per Baker Co. Partition Plat 2002-003
- (()) Record data per Baker Co. Survey No. 9-40-782

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley

OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2019



HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, CERTIFY THAT I HAVE CORRECTLY SURVEYED, MONUMENTED AND REPLATTED THE LAND REPRESENTED ON THIS REPLAT IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, IN ACCORDANCE WITH O.R.S. CHAPTER 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOT 12 OF THE ELKHORN VISTA SUBDIVISION, SD2000-004 EXCLUDING THAT PARCEL DESCRIBED IN BAKER COUNTY DEED NO. B16 40 0321., WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12 OF ELKHORN VISTA SUBDIVISION; THENCE S. 02° 06' 00" E., A DISTANCE OF 20.93 FEET THE POINT OF BEGINNING; THENCE S. 88° 54' 27" W., A DISTANCE OF 575.00 FEET; THENCE N. 02° 06' 00" W., A DISTANCE OF 232.50 FEET; THENCE N. 88° 54' 27" E., A DISTANCE OF 375.00 TO A POINT ON THE EAST LINE OF SAID LOT 12; THENCE S. 02° 06' 00" E., ALONG SAID EAST LINE, A DISTANCE OF 232.50 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING 1.914 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND REPLAT FOR ROBERT C. HAYNES OF HFT2, LLC IS TO REPLAT THE HEREIN DESCRIBED LAND INTO 3 PARCELS. MONUMENTATION DESCRIBED IN BAKER COUNTY SD 2000-004 WAS RECOVERED AND THE SOUTH LINE OF THE SW 1/4 OF SECTION 9 BEARS N. 89° 07' 11" E. BAKER COUNTY DEED NO B14-52-017 PROVIDED THE PROPERTY DESCRIPTION FOR THE SUBJECT PROPERTY.

DITCH EASEMENT

EASEMENT IS CONVEYED TO THOSE WITH A LEGAL WATER RIGHT FOR IRRIGATION BEYOND THE BOUNDARY OF THE LAND REPRESENTED ON THE ANNEXED SUBDIVISION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, FED BY ANY EXISTING IMPROVED DITCH TO THOSE PERSONS, IS GRANTED A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR IT AND LATERALS, FEEDERS AND SUB-DITCHES, HEADGATES AND OTHER APPURTENANCES TO OPERATE, USE MAINTAIN, ETC., RESTORE AND REPAIR, WITH HEAVY EQUIPMENT WHEN NEEDED, THE EXISTING DITCH IN THE SAME MANNER AS PRESENTLY EXISTS UPON, OVER AND ACROSS THE PROPERTY AS SHOWN ON THE ANNEXED SUBDIVISION PLAT. THE TOTAL WIDTH SHALL EQUAL THE BANK TO BANK DITCH WIDTH, PLUS 15 FEET BEYOND THE BANK ON EACH SIDE OF THE DITCH. REASONABLE ACCESS TO THE EASEMENT WILL BE GRANTED AT LOCATION DESIGNATED BY THE PROPERTY OWNER, UNLESS OTHER REASONABLE ACCESS IS AVAILABLE.

EASEMENTS

EASEMENT 1. CREATED VIA THIS REPLAT IN FAVOR OF BAKER CITY, 30 FEET WIDE SANITARY SEWER EASEMENT ADJACENT TO AND PARALLEL WITH THE RIGHT OF WAY OF HUGHES LANES, BEGINNING AT EAST LINE OF PARCEL 3, ENDING AT THE WEST LINE OF PARCEL 2.

EASEMENT 2. AN 80 FOOT WIDE EASEMENT CREATED BY THIS REPLAT IN FAVOR OF BAKER CITY FOR FUTURE PUBLIC ROADWAY AND UTILITIES, WHEN FULLY DEVELOPED, THIS FUTURE COLLECTOR STREET WILL REPLACE THE DRIVEWAY CONNECTION TO HUGHES LANE FROM PARCEL 2. NO OTHER PRIVATE ACCESS IS CREATED.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 80 FEET OF PARCEL 2 PARALLEL TO THE SOUTH RIGHT OF WAY OF HUGHES LANE.

EASEMENT 3. A 60 FOOT WIDE EASEMENT CREATED BY THIS REPLAT IN FAVOR OF BAKER CITY FOR FUTURE PUBLIC ROADWAY AND UTILITIES, WHEN FULLY DEVELOPED, THIS FUTURE COLLECTOR STREET WILL REPLACE THE DRIVEWAY CONNECTION TO HUGHES LANE FROM PARCEL 2, NO OTHER PRIVATE ACCESS IS CREATED.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 60 FEET OF PARCEL 2.

EASEMENT 4. A 20 WIDE BY 80' LONG ACCESS EASEMENT SERVING LOT 1 OF PARTITION PLAT 1994-015.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 20' OF THE NORTH 80' OF PARCEL 2.

AN EASEMENT CREATED BY SD2000-004 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.

REFERENCES

- BAKER COUNTY DEED NO. B09 25 0073
BAKER COUNTY DEED NO. B14 52 0177
BAKER COUNTY DEED NO. B16 40 0321
BAKER COUNTY DEED NO. B18 35 0263
BAKER CO. PARTITION PLAT NO. PP1994-015
ELKHORN VISTA SUBDIVISION SD2000-004
BAKER CO. PARTITION PLAT NO. PP2002-003
BAKER CO. SURVEY NO. 9-40-782
BAKER CO. STAFF REPORT MM-19-004

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

REPLAT NO. SD 2019-004

A REPLAT OF LOT 12, ELKHORN VISTA SUBDIVISION SD2000-004

LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON

MAY, 2019

DECLARATION

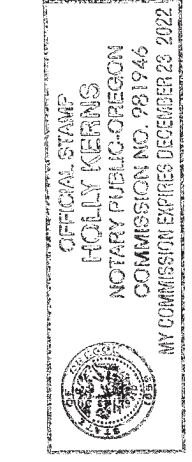
KNOW ALL PEOPLE BY THESE PRESENTS THAT HFT2, LLC IS THE OWNER OF THE LAND REPRESENTED ON THIS REPLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATTED AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Robert C. Haynes
ROBERT C. HAYNES

ACKNOWLEDGMENT

STATE OF OREGON } S.S.
COUNTY OF BAKER }

ON May 20 2019 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED ROBERT C. HAYNES WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.



Holly Kerins
NOTARY PUBLIC

MY COMMISSION EXPIRES Dec. 23, 2022

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER CITY AND BAKER COUNTY, OREGON DO HEREBY APPROVE THIS REPLAT OF LOT 12 OF ELKHORN VISTA SUBDIVISION AS SHOWN.

BAKER CITY PLANNING DIRECTOR: Holly Kerins DATE May 20, 2019
BAKER CITY SURVEYOR BY: Stephen D. Seib DATE MAY 20th 2019

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

BAKER COUNTY TAX COLLECTOR BY: Alice Juffinger DATE May 20 2019
BAKER COUNTY TREASURER BY: Alice Juffinger DATE May 20 2019

I DO HEREBY CERTIFY THAT THIS REPLAT WAS RECEIVED FOR RECORDING ON THE 20 DAY OF MAY, 2019 AT 1:45 O'CLOCK P.M., AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: Steganil Kirby by Karen Phillips, Deputy



THOMAS J. HANLEY
1817

Renews June 30, 2019