

REPLAT NO. P2014-003

A REPLAT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN IN BAKER COUNTY, OREGON

ROAD CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S12°04'33"E	28.04'
L2	S31°56'43"E	23.40'
L3	S27°43'53"E	22.70'
L4	S19°15'29"E	24.35'
L5	S12°49'06"E	63.13'
L6	S06°19'36"E	20.18'
L7	S06°06'42"W	20.05'
L8	S19°31'07"W	17.98'
L9	S28°55'09"W	14.15'
L10	S33°59'36"W	24.94'
L11	S43°56'21"W	18.95'
L12	S51°18'56"W	16.52'
L13	S63°18'03"W	13.46'
L14	S79°30'02"W	15.40'
L15	S88°12'09"W	29.24'
L16	S81°55'05"W	13.42'
L17	S81°05'32"W	22.14'
L18	S73°26'06"W	23.57'
L19	S67°09'35"W	21.33'
L20	S60°51'56"W	19.04'
L21	S54°37'13"W	17.49'
L22	S47°14'04"W	23.09'
L23	S45°06'03"W	18.52'
L24	S33°46'28"W	20.21'
L25	S20°12'07"W	20.25'
L26	S12°25'09"W	24.27'
L27	S04°00'19"W	60.80'
L28	S05°49'39"W	25.67'
L29	S09°46'45"W	21.42'
L30	S15°05'49"W	24.34'
L31	S18°21'43"W	35.67'
L32	S10°01'33"W	17.70'
L33	S04°30'55"E	18.21'
L34	S17°17'33"E	20.78'
L35	S27°15'34"E	24.80'
L36	S29°18'24"E	14.41'
L37	S23°00'37"E	19.03'
L38	S17°34'27"E	22.96'
L39	S18°54'11"E	26.01'
L40	S29°52'36"E	26.84'
L41	S36°29'47"E	20.06'
L42	S42°46'25"E	27.03'
L43	S50°56'29"E	28.97'
L44	S60°35'29"E	34.82'
L45	S64°24'47"E	21.81'
L46	S66°30'58"E	50.68'
L47	S57°43'31"E	14.47'
L48	S47°06'20"E	15.90'
L49	S38°28'29"E	18.82'
L50	S30°19'27"E	24.53'
L51	S30°18'36"E	85.45'
L52	S24°08'51"E	25.22'
L53	S14°36'11"E	23.16'
L54	S08°44'28"E	28.13'
L55	S05°46'19"E	65.57'
L56	S00°22'07"E	27.89'
L57	S02°36'44"W	36.68'
L58	S09°48'18"W	18.29'
L59	S16°54'41"W	23.10'
L60	S12°38'27"W	57.39'
L61	S10°26'46"W	62.30'
L62	S12°58'31"W	48.81'
L63	S06°54'44"W	18.95'
L64	S02°28'51"W	16.92'
L65	S00°19'22"W	31.36'
L66	S07°13'00"W	18.87'
L67	S15°05'19"W	15.03'
L68	S23°54'57"W	24.84'
L69	S33°50'05"W	34.39'
L70	S42°10'34"W	39.24'
L71	S42°10'34"W	64.49'
L72	S35°33'38"W	21.42'
L73	S27°23'22"W	23.80'
L74	S21°12'33"W	53.56'
L75	S17°25'04"W	52.69'
L76	S39°29'21"W	17.75'
L77	S17°55'57"W	14.99'
L78	S12°54'59"W	16.62'
L79	S39°40'23"W	37.96'
L80	S43°25'18"W	92.35'

ROAD EASEMENT LEGAL DESCRIPTION

AN EASEMENT BEING 60 FEET IN WIDTH FOR THE PURPOSES OF INGRESS, EGRESS, CONSTRUCTION AND MAINTENANCE OVER AND ACROSS A PARCEL OF THE LAND LOCATED IN SECTION 30, TOWNSHIP 11 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, IN BAKER COUNTY, OREGON, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 30, SAID POINT BEING A 2-1/2" ALUMINUM CAP ON A 1-1/2" FLANGED IRON PIPE AS SET IN SURVEY NO. 11-40-9 RECORDED IN BAKER COUNTY SURVEY RECORDS; THENCE S38°01'20"W 1111.96 FEET, TO A POINT ON THE CENTERLINE OF TAMARACK LANE, SAID POINT ALSO BEING ON THE NORTH LINE OF PARCEL 4 AND TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S02°36'44"W 36.68'; UPON THE CENTERLINE OF SAID TAMARACK LANE; THENCE S09°48'18"W 18.29'; THENCE S16°54'41"W 23.10'; THENCE S12°38'27"W 57.39'; THENCE S10°26'46"W 62.30'; THENCE S12°58'31"W 48.81'; THENCE S06°54'44"W 18.95'; THENCE S02°28'51"W 16.92'; THENCE S00°19'22"W 31.36'; THENCE S07°13'00"W 18.87'; THENCE S15°05'19"W 15.03'; THENCE S23°54'57"W 24.84'; THENCE S33°50'05"W 34.39'; THENCE S42°10'34"W 39.24'; THENCE S42°10'34"W 64.49'; THENCE S35°33'38"W 21.42'; THENCE S27°23'22"W 23.80'; THENCE S21°12'33"W 53.56'; THENCE S17°25'04"W 52.69'; THENCE S39°29'21"W 17.75'; THENCE S17°55'57"W 14.99'; THENCE S12°54'59"W 16.62'; THENCE S39°40'23"W 37.96'; THENCE S43°25'18"W 92.35'; TO THE EAST LINE OF PARCEL 1 AND END OF THIS DESCRIPTION.

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RAYMOND READ AND MICHELLE DOLLAR. THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 1 OF PARTITION PLAT 1992-002 WHICH IS 42.23 ACRES MORE OR LESS INTO THREE SEPARATE AND DISTINCT PARCELS. THERE WAS NOT ANY FIELD SURVEY OR PROPERTY CORNERS SET IN PARTITION PLAT 1992-002. THE MONUMENTS SET IN SURVEY 11-40 78 ADJOINING THESE PARCELS WERE FOUND AND SURVEYED LOCATIONS HELD AS SHOWN HEREON. THE SURVEY WAS PERFORMED USING TRIMBLE R8 GPS RECIEVERS AND A TRIMBLE 5601 1 SECOND ROBOTIC TOTAL STATION. THE CORNERS FOUND WERE SURVEYED USING A COMBINATION CLOSED LOOP TRAVERSES AND RTK GPS. THE PERMETER BOUNDARY OF THIS PARCEL HAD PREVIOUSLY BEEN FENCED AND FIT THE PROPERTY LINE LOCATIONS WITHIN 2 FEET UNLESS NOTED OTHERWISE

SUBJECT TO THE FOLLOWING:

- 1) ANY FUTURE DEVELOPMENT WILL REQUIRE AN ASSESSMENT BY THE BAKER COUNTY PLANNING DEPARTMENT TO DETERMINE APPROPRIATE LAND USE AUTHORIZATION.
- 2) ELECTRICAL POWER AND OTHER UTILITIES ARE NOT AVAILABLE TO THE PROPERTY LINES OF PARCEL 1, PARCEL 4 OR PARCEL 5.
- 3) FUTURE WATER WELL'S CAN BE PLACED ON THE PARCELS AS LONG AS THEY COMPLY WITH COUNTY AND STATE WATER RESOURCE DEPARTMENT REQUIREMENTS AND STANDARDS.
- 4) ANY FUTURE DEVELOPMENT WILL REQUIRE THAT SANITARY SEWAGE DISPOSAL FACILITIES BE PROVIDED BY A D.E.Q. APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.
- 5) PRIVATE OR PUBLIC EASEMENTS, RIGHTS-OF-WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

I TIMOTHY P. ROUSE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE REPLAT AS SUBMITTED TO THE BAKER COUNTY CLERK FOR RECORDING.

Timothy P. Rouse
TIMOTHY P. ROUSE

FILED March 5, 2014
BAKER COUNTY SURVEYOR
SURVEY NO. 11-40-2540

REGISTERED PROFESSIONAL LAND SURVEYOR

7/27/13 Timothy P. Rouse
OREGON
JANUARY 21, 1997
TIMOTHY P. ROUSE
2799

RENEWAL DATE 12/31/2014

SHEET 3 OF 3

SURVEY FOR
RAYMOND READ & MICHELLE DOLLAR

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