

REPLAT OF PARTITION PLAT 2001-010, J.M. BOYD'S 2ND ADDITION AND OTHER PROPERTIES

PARTITION PLAT P2024-003

LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 AND NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WM, BAKER CITY, BAKER COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED THIS PARTITION PLAT, THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND THE COUNTY OF BAKER ORDINANCES. SAID LAND IS SITUATED IN SECTIONS 15 AND 16, T.9 S, R.40 E., WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE-84 WHICH CORRESPONDS WITH THE EAST LINE OF SECTION 16 WHICH BEARS S 00°10'41" W, 834.07 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 16; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES:

- 1. N 18°49'23" W, 247.55 FEET;
2. N 12°13'45" W, 704.84 FEET;
3. N 07°05'11" W, 800.89 FEET;
4. N 04°59'57" W, 59.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF "H" STREET;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF "H" STREET, S 89°43'07" E, 289.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEST FRONTAGE ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 112.15 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AND A CENTRAL ANGLE OF 18°53'57", (CHORD BEARS S 09°58'18" E, 111.64 FEET); THENCE S 00°12'04" W, 471.27 FEET; THENCE S 11°55'13" E, 142.87 FEET; THENCE N 00°12'04" E, 79.80 FEET; THENCE S 89°23'19" E, 233.48 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF BEST FRONTAGE ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES:
5. S 00°28'27" W, 62.24 FEET;
6. 206.47 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AND A CENTRAL ANGLE OF 34°47'37", (CHORD BEARS S 16°55'22" E, 203.31 FEET);
7. S 34°19'11" E, 496.56 FEET;
8. S 30°15'07" E, 191.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CAMPBELL STREET;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES:
9. S 49°24'34" W, 49.64 FEET;
10. S 59°25'34" W, 41.01 FEET;
11. S 59°35'17" W, 260.10 FEET TO THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON PARTITION PLAT P1990-03;
THENCE N 30°24'26" W, ALONG SAID EASTERLY LINE, 142.23 FEET;
THENCE 35.19 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AND A CENTRAL ANGLE OF 6°43'18", (CHORD BEARS N 27°04'26" W, 35.17 FEET);
THENCE S 85°33'58" W, 286.96 FEET TO A POINT ALONG THE EASTERLY LINE OF SECTION 16; THENCE S 00°10'41" W, ALONG SAID EASTERLY LINE 246.64 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 735,706 SQUARE FEET, 16.889 ACRES

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SPENCER HAINES, CHIEF FINANCIAL OFFICER (CFO) OF LOVE'S TRAVEL STOP IS THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92

Signature of Spencer Haines, CFO

ACKNOWLEDGMENTS

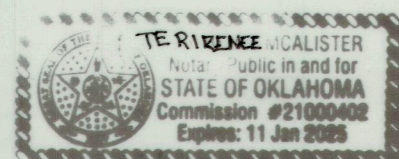
STATE OF Oklahoma

COUNTY OF Oklahoma (55)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AND SPENCER HAINES, CFO OF LOVE'S TRAVEL STOP, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Signature of Terri Renee Malistur, Notary Public

21000402 NOTARY NUMBER



January 11, 2025 MY COMMISSION EXPIRES

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RYAN GENTRY OF R&D LAND COMPANY, LLC, AN OREGON LIMITED LIABILITY COMPANY THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Signature of Ryan Gentry

ACKNOWLEDGMENTS

STATE OF Oregon

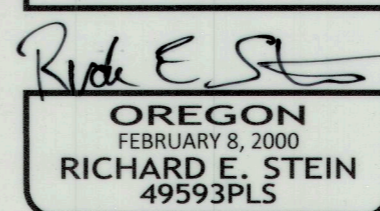
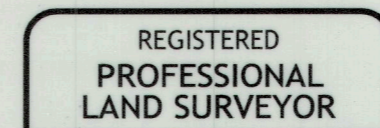
COUNTY OF Malheur (55)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AND RYAN GENTRY OF R&D LAND COMPANY, LLC, AN OREGON LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Signature of Colleen Ingram, Notary Public

1040456A NOTARY NUMBER

Aug. 28, 2027 MY COMMISSION EXPIRES



APPROVALS

BAKER CITY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 17th DAY OF July, 2024

Signature of Thomas D. Fisk, Baker City Surveyor

BAKER CITY PLANNING DIRECTOR

EXAMINED AND APPROVED

THIS 17th DAY OF July, 2024

Signature of Baker City Planning Director

BAKER COUNTY TREASURER

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2024-2025 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

APPROVED THIS 19th DAY OF July, 2024

Signature of Tracy Robinson-Jorgensen, Baker County Treasurer

FILING STATEMENT

STATE OF OREGON (55)
COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 19th DAY OF July, 2024, AT 1:45 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P2024-003, IN PLAT CABINET NO. D-75 SLIDE NO. \_\_\_\_\_, BAKER COUNTY RECORDS. INSTRUMENT NUMBER B2430-0043

Signature of Stephanie Kirby, Deputy Baker County Clerk

LOCATED IN THE NE 1/4, SECTION 16, AND NW 1/4, SECTION 15, T 9S, R 40E, WM, BAKER CITY, BAKER COUNTY, OREGON

FILE:R:\Loves Travel Stop\2732-104 Baker City\SURVEY\SURVEY DATA\CIVIL3D\Loves Partition Plat 062524.dwg

Table with 3 columns: SCALE (AS SHOWN), DATE (06/25/2024), JOB NO. (2732-104); SHEET (2/5); and logo for p anderson perry & associates, inc. (engineering, surveying, natural resources)

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