

T. 9S., R. 40E., W.M.

PARTITION PLAT NO. 1994-002

SURVEYOR'S CERTIFICATE

I, James D. Hanley, hereby certify that I have correctly surveyed Parcel No. 1, and platted Parcels No. 1, No. 2 and No. 3 of the land shown on the annexed minor partition map in accordance with O.R.S. Chapter 92. The boundary of the parcels is as follows: A parcel of land in the West half of the Northwest quarter of Section 10 and the NE1/4NE1/4 Section 9, Township 9 South, Range 40 East, Willamette Meridian. Beginning at a point on the South right of way line Baker-Copperfield Highway and the West line Section 10, said point bears S.01°37'15"E. 63.57 feet from the Northwest corner Section 10; thence along the said South right of way line the following courses: N.88°15'04"E. 29.34 feet, N.81°36'06"E. 302.05 feet, N.88°28'04"E. 151.83 feet; thence S.00°13'30"E. (S.01°24'30"W) approximately 960 feet; thence (S.89°45'41"E.) approximately 520.22 feet; thence (N.48°03'30"E.) approximately 207.77 feet; thence (S.01°24'30"W) approximately 250.68 feet; thence (N.86°11'30"E.) approximately 141.39 feet; thence (S.07°12'30"E.) approximately 341.60 feet; thence (N.50°39'W.) approximately 279.00 feet; thence (N.42°12'30"W.) approximately 191.68 feet; thence (S.02°32'W) approximately 205.42 feet; thence (S.50°13'W) approximately 93.60 feet; thence (S.27°28'W) approximately 305.23 feet; thence (S.22°11'30"W.) approximately 215.00 feet; thence (East) approximately 647.60 feet to the East line SW1/4NW1/4 Section 10; thence S.01°44'20"E. approximately 775.00 feet to the Southeast corner W1/2NW1/4 said Section 10; thence S.88°16'43"W. 1326.78 feet to the East line Section 9, said point also being the centerline of Baker County Best Frontage Road No. 542; thence N.01°37'15"W. along said line 1700.44 feet; thence S.88°26'45"W. 710.31 feet to the East right of way line U.S. Hwy. 1-84; thence along the said East right of way line the following courses: N.04°38'30"E. 126.52 feet, N.08°37'45"E. 207.42 feet, N.19°14'45"E. 445.09 feet, N.15°00'56"E. 79.01 feet to the South right of way line Baker-Copperfield Hwy 86; thence N.80°05'E. along said right of way line 356.98 feet; thence N.88°15'04"E. 145.66 feet to the Point of Beginning. Excepting therefrom any of the above described land lying within Baker County Best Frontage Road No. 542, U.S. Hwy 1-84 and Baker-Copperfield Hwy. 86. Those bearings and distances shown in parenthesis are from Deeds 93 42 106, 84 34 042, 77 19 058 & Bk. 149, Page 491.

REGISTERED PROFESSIONAL LAND SURVEYOR

James D. Hanley

OREGON JAMES D. HANLEY 1206 RENEWAL DATE JAN. 1, 1994

NARRATIVE

The purpose of this partition and property line adjustment for Blurock Concrete Products Inc. is to partition the property into three parcels as shown hereon. The East side of the subject partition is bounded by State of Oregon stockpile site, described in Deed 93-42-106, filed October 19, 1993. The site is an addition to an adjoining parcel, previously deeded to State of Oregon and described in Book 125, Page 418, Baker County Deeds. The basis for both descriptions is referenced to the Baker-Homestead Highway Engineer's Centerline Station 113+00, and further tied to the East quarter corner of Section 10, T. 9S., R. 40E., W.M. This station was determined by traversing the record map Drawing 68-6-15 through the found monumentation for Stations PT 12 +78.4, PI 33 +00 and PI 59 +52.6. The given ties in descriptions to the East quarter corner of Section 10 are compatible with the corners shown found. The Best Frontage Road, Surveys No. 9-40-234, 9-40-8, 9-40-35 and 9-40-315MP are of adjoining or nearby property, the bearings based on City Survey of 1970 and Baker Co. Sur.No. 9-40-234, which are held for this subject survey. Parcels No. 2 and 3 were not surveyed as a part of this partition.

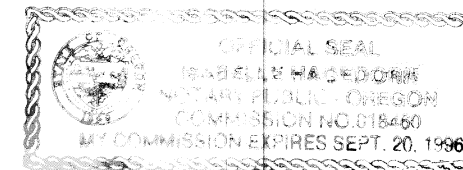
DECLARATION AND ACKNOWLEDGMENT

Know all people by these presents that Blurock Concrete Products Inc. is the owner of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and that Thomas G. Babler as President of Blurock Concrete Products Inc. has caused this land to be partitioned into three parcels as shown in accordance with O.R.S. Chapter 92.

Thomas G. Babler

State of Oregon } S.S. County of Multnomah

On January 31, 1994 before me did personally appear the within named Thomas G. Babler, as President of Blurock Concrete Products Inc., who acknowledged to me that he executed the same freely and voluntarily



Dabulle Hagedorn NOTARY PUBLIC MY COMMISSION EXPIRES September 20, 1996

APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this minor partition plat.

Baker County Surveyor by: Rick G. Blum; Date DECEMBER 22, 1993.

Baker County Planning by: [Signature]; Date January 12, 1994.

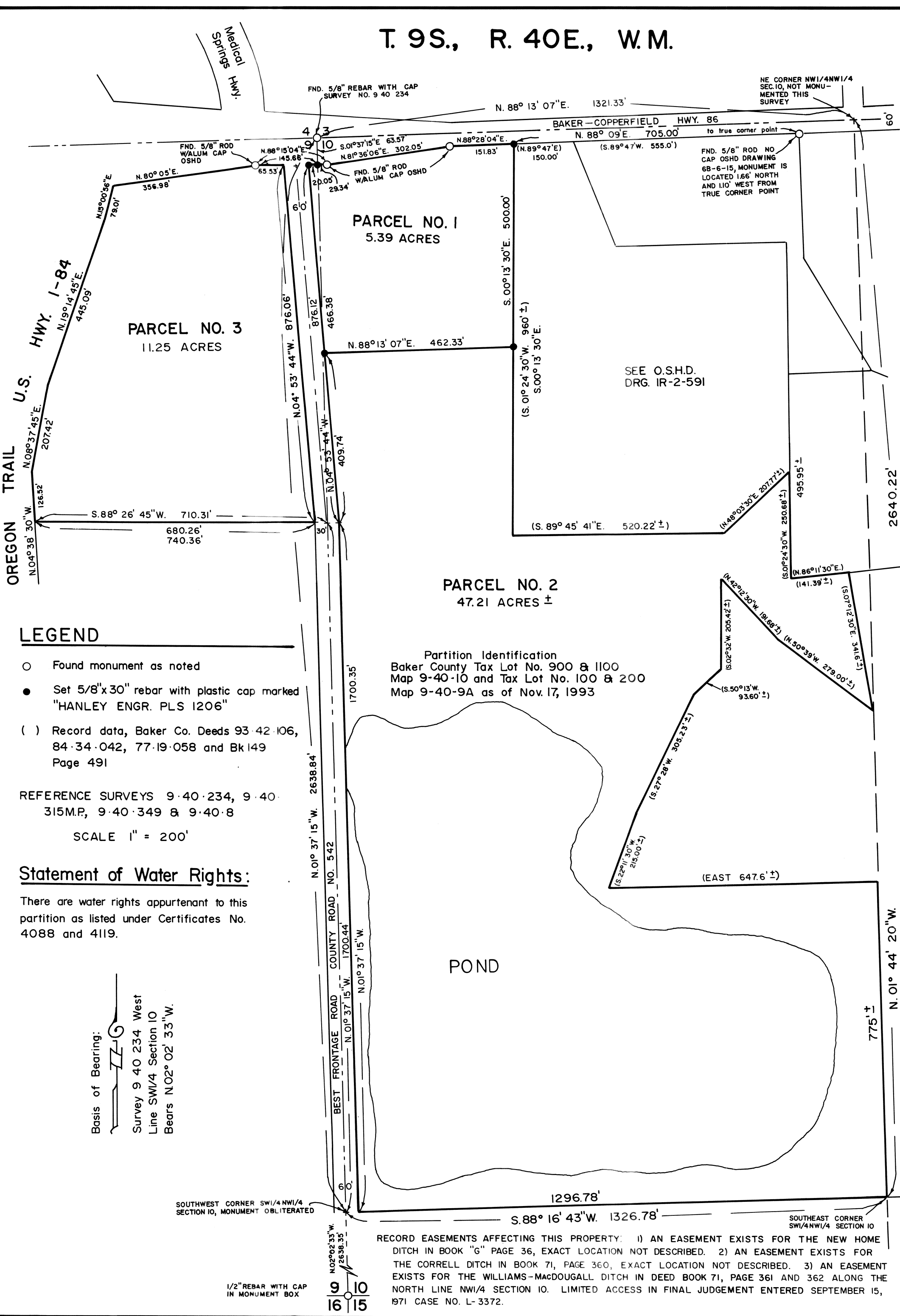
I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: [Signature]; Date 1-12, 1994.

State of Oregon } S.S. I do hereby certify that the annexed minor partition plat was received for record on the 12th day of January, 1994 at 11:30 A.M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: [Signature]

HANLEY ENGINEERING 2043 MAIN STREET BAKER CITY, OREGON



- LEGEND
o Found monument as noted
• Set 5/8"x30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206"
( ) Record data, Baker Co. Deeds 93 42 106, 84 34 042, 77-19-058 and Bk 149 Page 491

REFERENCE SURVEYS 9-40-234, 9-40-315MP, 9-40-349 & 9-40-8
SCALE 1" = 200'

Statement of Water Rights:
There are water rights appurtenant to this partition as listed under Certificates No. 4088 and 4119.

Basis of Bearing:
Survey 9 40 234 West Line SW1/4 Section 10 Bears N02°02'33"W.

RECORD EASEMENTS AFFECTING THIS PROPERTY: 1) AN EASEMENT EXISTS FOR THE NEW HOME DITCH IN BOOK "G" PAGE 36, EXACT LOCATION NOT DESCRIBED. 2) AN EASEMENT EXISTS FOR THE CORRELL DITCH IN BOOK 71, PAGE 360, EXACT LOCATION NOT DESCRIBED. 3) AN EASEMENT EXISTS FOR THE WILLIAMS-MACDOUGALL DITCH IN DEED BOOK 71, PAGE 361 AND 362 ALONG THE NORTH LINE NW1/4 SECTION 10. LIMITED ACCESS IN FINAL JUDGEMENT ENTERED SEPTEMBER 15, 1971 CASE NO. L-3372.

1/2" REBAR WITH CAP IN MONUMENT BOX