

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

PARTITION PLAT NO. P 1994-015

SURVEYOR'S CERTIFICATE

I, James D. Hanley hereby certify that I have correctly surveyed and prepared this minor partition plat in accordance with O.R.S. Chapter 92. The land partition description is as follows: In the Southwest quarter of Section 9, T. 9S., R. 40E., W.M., Baker County, Oregon:

Commencing at a point on the South right of way line of Hughes Lane, 477.10 feet West and 1105.36 feet North (identical to the point formerly described, prior to City Survey of 1970 as being 446 feet West and 1152 feet, more or less, North) of the Southeast corner of the NE1/4SW1/4; thence N.89°37'28"W., 110 feet to the TRUE POINT OF BEGINNING; thence Westerly approximately 1890 feet along the South right of way line of Hughes Lane to a point which is 30 feet South and 241 feet East of the Northwest corner of the NW1/4SW1/4; thence Southerly and Westerly 136.73 feet (arc definition) on a curve to the right, the tangent of which intersects the County Road right of way at a 90° angle and which has a radius of 101.00 feet and a subtended angle of 43°17'00"; thence Southerly and Westerly on a curve to the left 440.50 feet (arc definition), more or less, to the intersection with the West boundary of the Southwest quarter of said Section 9, in which said curve to the left has a radius of 681.22 feet and a subtended angle of 44°34'30"; thence South 102.5 feet, more or less, along the West line of the NW1/4SW1/4 to a point which is 670 feet North of the Southwest corner of the NW1/4SW1/4; thence East 1320 feet, more or less, along the North line of Hardy Addition; thence South 670 feet to the Southwest corner of the NE1/4SW1/4; thence East along the South line thereof a distance of 851 feet, more or less, to a point 396 feet West of the West line of Cedar Street, which point is the Southwest corner of property described in deed recorded September 29, 1947, in Deed Book 144, page 312; thence North a distance of 330 feet, more or less, to the Northwest corner of tract of land described in deed recorded November 29, 1947, in Deed Book 145, page 103; thence East 10 feet, more or less, to the Southwest corner of tract of land described in deed recorded July 19, 1948, in Deed Book 147, page 600; thence North a distance of 426 feet, more or less, to the Southeast corner of tract of land described in deed recorded April 4, 1973, in Deeds 73 14 045; thence West along the South line of last referred to tract, 110 feet to the Southwest corner thereof; thence North 396 feet, more or less, to the South line of Hughes Lane, the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM any portion of parcel in Deed 74 29 011 which may lie within the above described partition boundary and FURTHER EXCEPTING THEREFROM any portion thereof which may lie within the North 165 feet of said NE1/4SW1/4, conveyed to Baker County Agricultural Society by deed recorded June 11, 1878, in Deed Book "E", page 45.

James D. Hanley
James D. Hanley

NARRATIVE

The purpose of this plat is to partition the tract of land as shown hereon into two parcels. Parcel No. 1 is result of current field survey and Parcel No. 2 is drawn from record descriptions without benefit of resurvey. References are: Surveys No. 9-40-12BC, 9-40-25BC, 9-40-36C, Cedar Acres Subdivision, Meadowbrook Subdivision, OSHD Baker-Homestead Highway Drawing, Deeds 72-29-029, 73-14-045, 74-29-011 and 92-10-007, Baker County Tax Map 9 40 9C. Monumentation for the two aforementioned subdivisions and including the OSHD Highway Drg. were recovered and held as basis of this survey. The City Survey of 1970, No. 9-40-25BC bearings were rotated 2°01'30" clockwise to conform to the two subdivisions and applied herein.

DECLARATION

Know all people by these presents that the Clifford G. Farmer Sr. Trust is the owner of the land represented on the annexed map and particularly described in the accompanying Surveyor's Certificate and that trustee Clifford G. Farmer Sr. has caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92.

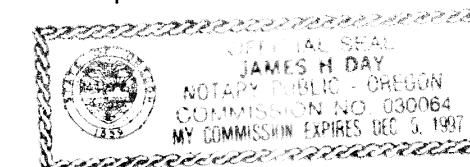
Clifford G. Farmer Sr.
Clifford G. Farmer Sr.

ACKNOWLEDGEMENT

State of Oregon } S.S.
County of Baker }

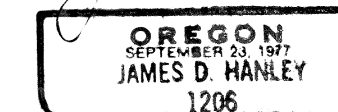
On AUG. 25, 1994, before me did personally appear the within named trustee Clifford G. Farmer, Sr., who acknowledged to me that he executed the same freely and voluntarily.

James H. Day
Notary Public
My commission expires 12-5-97



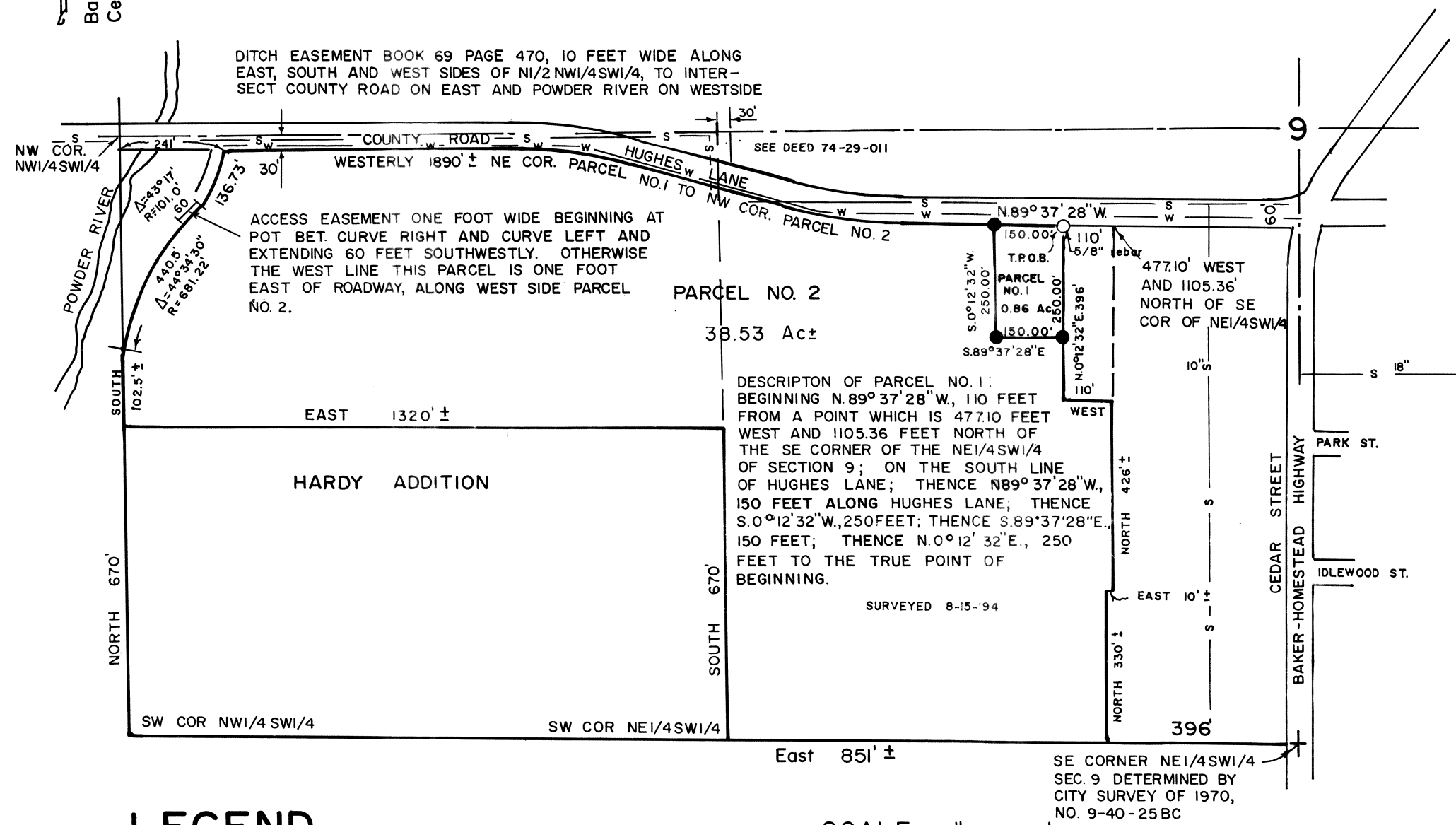
STATEMENT OF WATER RIGHTS

These water right certificates 4069, 4001, 4298, 52008, and 49224 appear to be appurtenant to this land.



RENEWAL DATE JAN. 1, 1996

HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON



LEGEND

- Found monument as noted
- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206"
- w- Waterline location
- s- Sanitary sewerline location

SCALE 1" = 300'

PROPERTY IDENTIFICATION:

Baker County Tax Lot No. 400, Map No. 9-40-09C as of 4-19-93

APPROVALS

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

Baker City Surveyor by *Sary Van Patten* PLS 2162; Date 8/25/94, 1994.

Baker City Planning by *Arthur F. Peiff*; Date 8/26/94, 1994.

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

Baker County Tax Collector by *Lyne Taylor*; Date 8/31, 1994.

State of Oregon } S.S.
County of Baker }

I do hereby certify that the annexed minor partition plat was received for record on the 31st day of August, 1994 at 11:41 o'clock A.M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by *Julia Wood Clark*