



PARTITION PLAT NO. P 1995-026
SURVEYORS CERTIFICATE

I, James D. Hanley certify that I have correctly platted Parcels No. 1, No. 2 and No. 3 of the land shown on the annexed partition plat in accordance with O.R.S. Chapter 92. The partition was not surveyed except for retracement of Oregon State Highway Department stationing for Pocahontas Road right of way and the OSHD tie to the West quarter corner of Section 7, T. 9 S. R. 40 E., W.M. The partition boundary is as follows:
Beginning at the intersection of the Westerly right of way of the Union Pacific Railroad with the South right of way of the Baker County Pocahontas Road at a point which bears S. 88°32'29"W., 1409.62 feet from the East quarter corner of said section; thence S. 89°17'40" W., along the said road right of way approximately 750 feet to intersect the West line of the SE 1/4 of said section; thence South along the said West line approximately 2590 feet to a point which is 22 feet North of the South quarter corner of said section; thence East, parallel with the South line of said section 1151 feet; thence North 23 feet; thence East 40 feet; thence South 45 feet to the section line on the South side of said section; thence East on said section line approximately 1480 feet to the said Westerly line of the Union Pacific Railroad; thence N. 27°14' W., 2928 feet more or less, along the railroad right of way to the point of beginning.

NARRATIVE

The purpose of this survey and partition plat for A. S. Boyd and Co. is to divide the parcel described in Deed Book 159 Page 292 into 3 parcels as shown on the annexed map thereon. The East and West quarter corners and the Southeast corner of Section 7 were recovered and ties made to the main line of the Union Pacific Railroad. Otherwise this property is not surveyed at this time. The land described above in the Surveyor's Certificate lies within the Baker City urban growth boundary.

DECLARATION and DEDICATION

Know all people by these presents that A. S. Boyd & Co. is to divide the parcel described in Deed Book 159 Page 292 into 3 parcels as shown on the annexed map thereon. The East and West quarter corners and the Southeast corner of Section 7 were recovered and ties made to the main line of the Union Pacific Railroad. Otherwise this property is not surveyed at this time. The land described above in the Surveyor's Certificate lies within the Baker City urban growth boundary.

A. S. Boyd & Co. by Boyd G. Brown
Boyd G. Brown, President

ACKNOWLEDGMENT

State of Oregon } S.S. On 12-29, 1995, before me did personally appear the
County of Baker } within named Boyd G. Brown who acknowledged to me that he
executed the same freely and voluntarily.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-21-97



APPROVALS

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

Baker City Surveyor by: Henry Van Pelt ; Date 12/29, 1995.

Baker County Planning by: Blair Seaborn ; Date 12/29, 1995.

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

Baker County Tax Collector by: Lynne Taylor ; Date 12/29, 1995.

State of Oregon } S.S. I do hereby certify that the annexed partition plat was
County of Baker } received for record on the 29th day of December, 1995
at 12 o'clock P.M., and recorded in Baker County records,
and is hereby approved.

Baker County Clerk by: Julia Woods G. Clark