

PARTITION PLAT NO. 1996 - 017

LOCATED IN THE NORTHEAST AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, WILLIAM H. PERRY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PARTITION PLAT IN BAKER COUNTY, OREGON, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS NORTH 0°26'44" EAST, 156.94 FEET FROM THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON; THENCE SOUTH 0°26'44" EAST, 116.94 FEET; THENCE SOUTH 89°42'20" WEST, 623.00 FEET; THENCE NORTH, 250 FEET; THENCE SOUTH 89°42'19" WEST, 722.47 FEET; THENCE NORTH 0°04'35" WEST, 2360.08 FEET; THENCE SOUTH 89°59'02" EAST, 1272.10 FEET; THENCE SOUTH 27°16'28" EAST, 124.65 FEET; THENCE SOUTH 0°26'44" EAST, 2375.15 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY FOR COLUMBIA DEVELOPMENTS INC. IS TO PARTITION A TRACT OF LAND SHOWN HEREON INTO TWO PARCELS AND MARKING ON THE GROUND THE CORNERS OF EACH. THE BASIS OF BEARING IS S 00°26'44" E 2642.87 FEET FROM THE NE CORNER OF SECTION 18 TO THE EAST 1/4 CORNER OF SAID SECTION AS PER THE BOUNDARY SURVEY FOR COLUMBIA DEVELOPMENTS BY WILLIAM H. PERRY DATED 2-9-96. THE TRACT EXTERIOR BOUNDARIES ARE DESCRIBED IN DEED 95 34 097.

REFERENCE SURVEYS

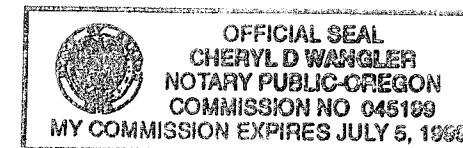
BOUNDARY SURVEY FOR COLUMBIA DEVELOPMENTS BY WILLIAM H. PERRY DATED 2-9-96

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT COLUMBIA DEVELOPMENTS INC., A CORPORATION, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS PARTITION PLAT AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PARTITION PLAT.

BY: Michael J. Tennant
MICHAEL J. TENNANT
COLUMBIA DEVELOPMENTS, LLC

STATE OF OREGON
COUNTY OF DESCHUTES



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8-28 1996
BY: MICHAEL J. TENNANT

BY: Cheryl D. Wampler
MY COMMISSION EXPIRES 7-5-99

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER CITY AND BAKER COUNTY, OREGON DO APPROVE THIS MINOR PARTITION PLAT

Sandy Van Patton PLS 2162 8/22 1996
BAKER CITY SURVEYOR

Jim Collins 8/28 1996
BAKER CITY PLANNING

I HEREBY CERTIFY THAT ALL TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.
Lizette Taylor 9/28 1996
BAKER COUNTY TAX COLLECTOR

Jim Colton 8/28 1996
BAKER VALLEY IRRIGATION DISTRICT

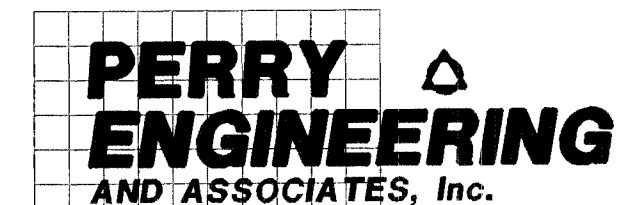
90844
I HEREBY CERTIFY THAT THE ANNEXED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 29th DAY OF August, 1996 AT 9:30 O'CLOCK A. M., AND RECORDED IN BAKER COUNTY RECORDS, AND IS HEREBY APPROVED
Julian Woodcock 9/29, 1996
BAKER COUNTY CLERK



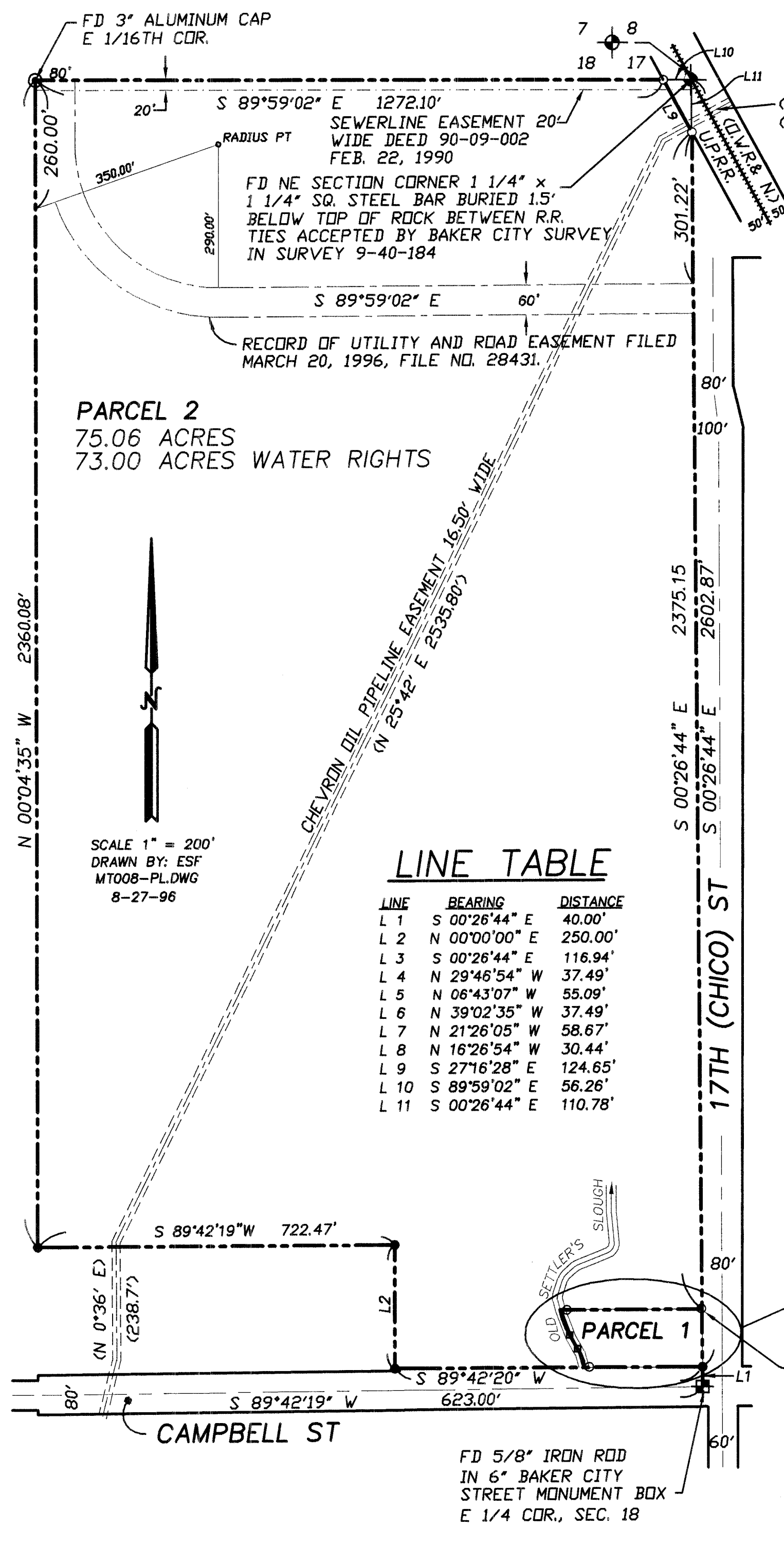
EXP. 12-31-96

LEGEND

- ⊕ EXISTING 1/4 COR.
- ⊙ EXISTING SEC COR.
- FD IRON ROD
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP PERRY ENG. LS 1295
- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SEWER EASEMENT
- CALCULATED CORNER

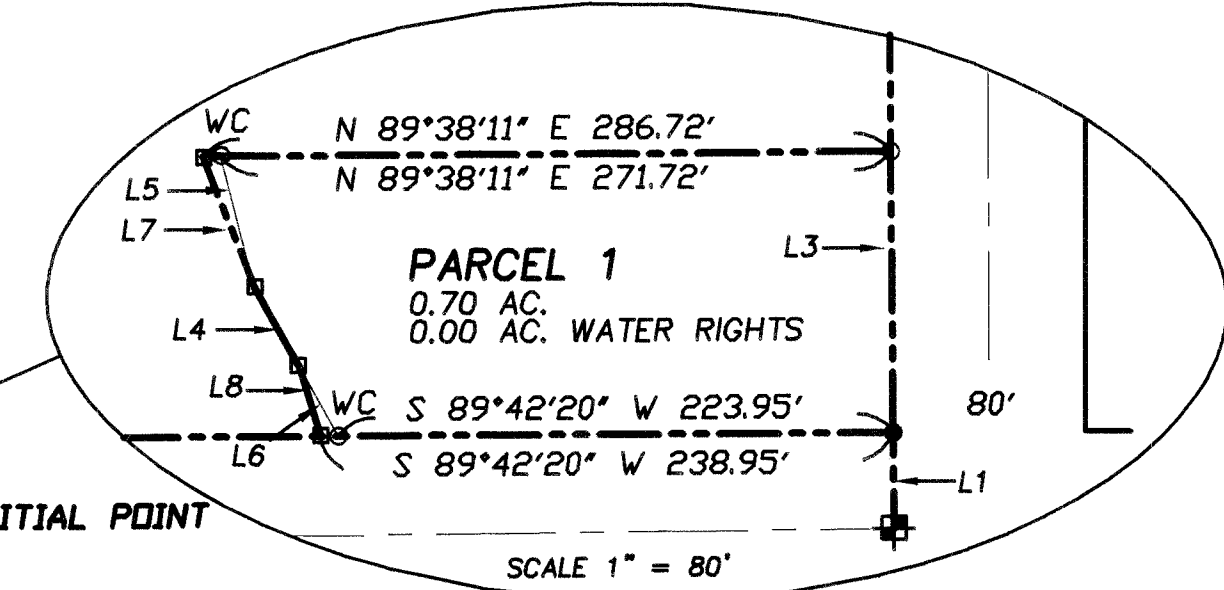


Civil Engineering Surveying Planning •
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LINE TABLE

LINE	BEARING	DISTANCE
L 1	S 00°26'44" E	40.00'
L 2	N 00°00'00" E	250.00'
L 3	S 00°26'44" E	116.94'
L 4	N 29°46'54" W	37.49'
L 5	N 06°43'07" W	55.09'
L 6	N 39°02'35" W	37.49'
L 7	N 21°26'05" W	58.67'
L 8	N 16°26'54" W	30.44'
L 9	S 27°16'28" E	124.65'
L 10	S 89°59'02" E	56.26'
L 11	S 00°26'44" E	110.78'



SCALE 1" = 200'
DRAWN BY: ESF
MT008-PL.DWG
8-27-96

FD 5/8" IRON ROD
IN 6" BAKER CITY
STREET MONUMENT BOX
E 1/4 COR., SEC. 18