

REPLAT OF PORTION OF LOTS 4-7, BLOCK 9, MIX ADDITION PARTITION PLAT NO. P1997-016

LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 9 SOUTH, RANGE 40 EAST W.M., BAKER COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, DAVID L. TRAPP, OREGON REGISTERED LAND SURVEYOR NO. 1362, DO HEREBY STATE THAT I HAVE PREPARED THIS MINOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONERS AND IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

BEGINNING AT A POINT 40.00 FEET SOUTH 02°05'00" EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 9, MIX ADDITION TO BAKER CITY, IN BAKER COUNTY, OREGON; THENCE NORTH 02°05'00" WEST 302.17 FEET; THENCE NORTH 89°01'10" EAST 213.99 FEET; THENCE SOUTH 01°52'42" EAST 100.79 FEET; THENCE SOUTH 89°00'00" WEST 106.82 FEET TO THE WEST LINE OF LOT 7; THENCE SOUTH 01°58'57" EAST 201.24 FEET; THENCE SOUTH 88°58'02" WEST 106.45 FEET TO THE PLACE OF BEGINNING AND CONTAINING .99 ACRES OF LAND.

DATE 9/22/97 DL Trapp
DAVID L. TRAPP, P.L.S. 1362

STATEMENT OF WATER RIGHTS

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PARCEL OWNED BY BEN DEAN INTO THREE PARCELS AS SHOWN. ALL MONUMENTS FOUND WERE HELD UNLESS OTHERWISE INDICATED. RECORD SURVEYS USED IN THIS SURVEY ARE 9-40-197 AND 9-40-439. POINTS #1, #3, #4, #5, AND #6 WERE HELD AS STREET CENTERLINE MONUMENTS. POINT #7 & #8 WERE HELD PER 9-40-197. THE BASE BEARING OF THIS SURVEY IS THE CENTERLINE OF "F" STREET AS SHOWN. TITLE REPORT #B19744 BY LAND TITLE AND ESCROW CORP. OF BAKER CITY, OR. USED FOR THIS PARTITION SURVEY.

DECLARATION

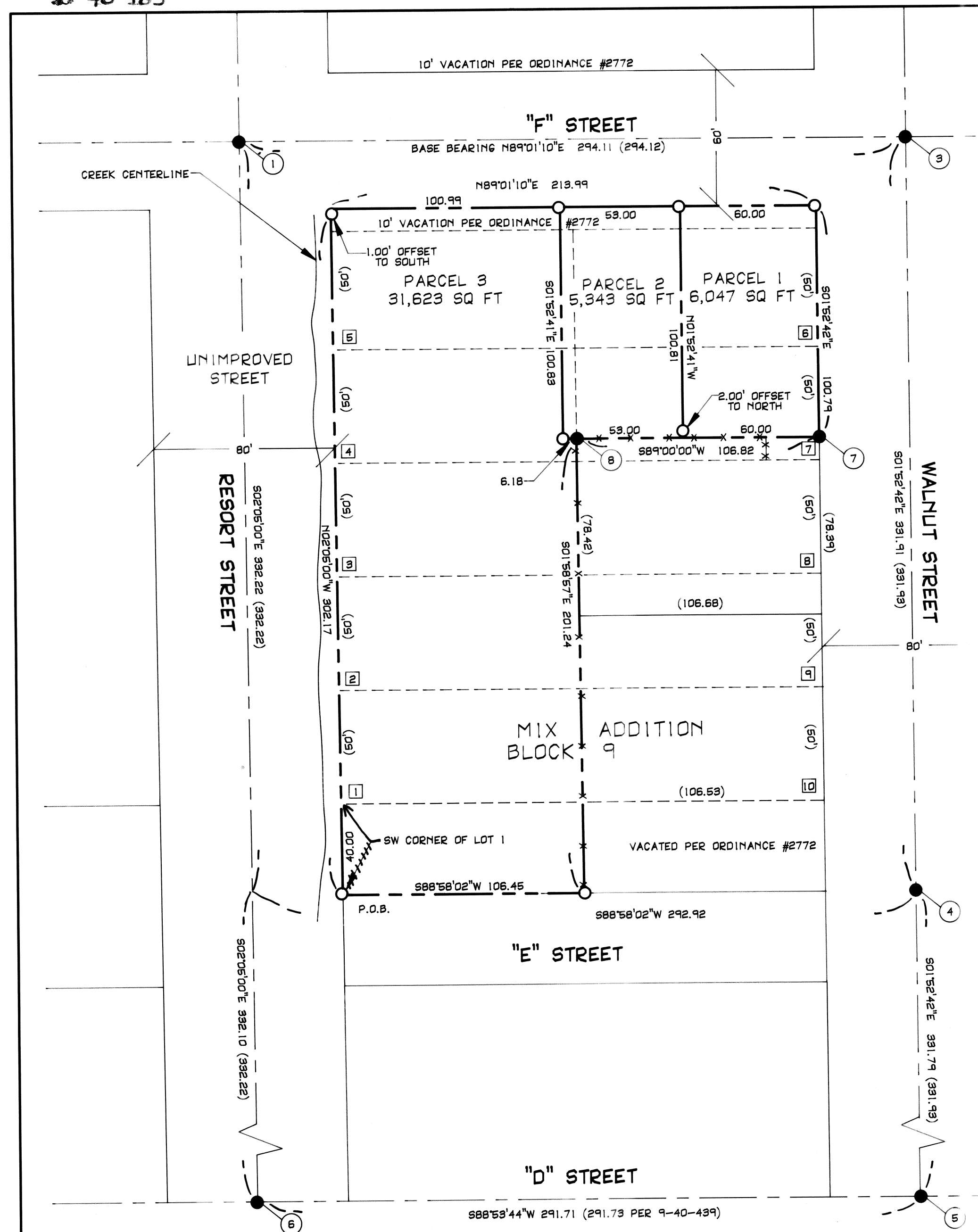
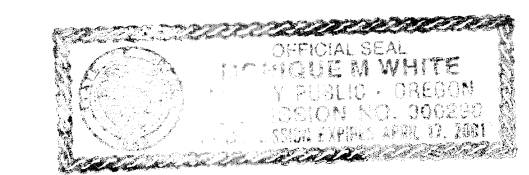
KNOW ALL MEN BY THESE PRESENTS THAT BEN A. & MELINDA D. DEAN ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DO HEREBY DECLARE THAT THEY HAVE CAUSED THIS LAND TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS AS SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Ben A. Dean Melinda D. Dean
BEN A. DEAN MELINDA D. DEAN

ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
COUNTY OF Baker
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF October, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN A. DEAN AND MELINDA D. DEAN WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY,
WITNESS MY HAND AND SEAL THIS 27th DAY OF October, 1997

Margaret M. White
NOTARY PUBLIC MY COMMISSION EXPIRES 4-17-01



- SURVEYED 7/17/97
- ### LEGEND
- DENOTES SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP MARKED D.L.T. & ASSOC., LS 1362
 - DENOTES MONUMENT FOUND AS IDENTIFIED
 - () DENOTES RECORD DATUM PER 9-40-197 UNLESS OTHERWISE IDENTIFIED
 - DENOTES BOUNDARY OF PARTITION
 - - - DENOTES LOT LINES
 - x x x DENOTES FENCE LINES
 - P.O.B. DENOTES POINT OF BEGINNING

- ### MONUMENT IDENTIFICATION
- ① FD 1/2" REBAR IN MONUMENT BOX PER 9-40-197
 - ② FD 1/2" REBAR IN MONUMENT BOX PER 9-40-197
 - ③ FD 1/2" REBAR IN MONUMENT BOX PER 9-40-1658
 - ④ FD 1/2" REBAR IN MONUMENT BOX PER 9-40-439
 - ⑤ FD 3/4" REBAR IN MONUMENT BOX PER 9-40-439
 - ⑥ FD 5/8" IRON ROD BENT PER 9-40-197
 - ⑦ FD 5/8" IRON ROD PER 9-40-197
 - ⑧ FD 5/8" IRON ROD PER 9-40-197

- ### SURVEYS OF RECORD
- 9-40-197
 - 9-40-140BC
 - 9-40-439
 - PLAT OF MIX ADDITION

EASEMENTS OF RECORD

UTILITIES OVER & ACROSS THE BOUNDARIES OF "E" & "F" STREET NOW VACATED BY ORDINANCE NO. 2772

APPROVALS

BAKER COUNTY CLERK BY: Julia Woods Co. Clerk Dy Janet Spriet

BAKER CITY SURVEYOR BY: Ray Van Pelt PLS 2162 DATE 11/4 1997

PLANNING APPROVAL BY: The Collins DATE 11/4 1997

BAKER COUNTY TAX COLLECTOR BY: Lynne Taylor DATE 11/19 1997

TAXES HAVE BEEN PAID TO: JUNE 30, 1998

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
SEPT. 23, 1977
DAVID LEE TRAPP
1362
RENEWS 6/30/98

LAND PARTITION
LOCATED IN THE NW 1/4 OF NW 1/4 OF SECTION 16
T.9S., R.40E., W.M., BAKER CO.

BEN & MELINDA DEAN

SCALE: 1" = 40'

DATE: 7/30/97

JOB NO. 9727

DAVID L. TRAPP & ASSOCIATES
ENGINEERS & SURVEYORS

PLANNING DESIGN SURVEYING P.O. BOX 212 NORTH POWDER, OREGON PH. (541)898-2495

SHEET 1/1

STATE OF OREGON } S.S.
COUNTY OF BAKER }
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 19th DAY OF Nov., 1997, AT 3:08 O'CLOCK P.M., AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

37767