

# PARTITION PLAT NO. 1998-014

A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 1996-017, LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M., BAKER CITY, BAKER COUNTY, OREGON. DATE(S) OF SURVEY: JULY, 1998 FOR CONTROL WORK & OCTOBER, 1998, FOR MONUMENTATION OF PARCEL 2.

## SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED. THE BOUNDARY OF PARCEL 2 IS SURVEYED AND MONUMENTED CORRECTLY UNDER ORS CHAPTER 92, AS REVISED. THE REMAINDER (REMAINDER) PARCEL 1, (PART OF PARCEL 2 OF PARTITION PLAT NO. 1996-017), WAS PREVIOUSLY MONUMENTED AND WAS NOT RESURVEYED.

## REAL PROPERTY DESCRIPTION

PARCEL 2 OF PARTITION PLAT NO. 1996-017, LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M., BAKER CITY, BAKER COUNTY, OREGON. PARCEL 2 IS MORE PARTICULARLY DESCRIBED, BY COURSES, AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON; THENCE NORTH 00°26'44" WEST ALONG THE EAST LINE OF SAID SECTION 18 A DISTANCE OF 1020.88 FEET TO A POINT ON THE EAST LINE OF PARCEL 2 OF PARTITION PLAT NO. 1996-017, THE "INITIAL POINT" FOR THIS DESCRIPTION;

THENCE SOUTH 00°26'44" EAST ALONG THE EAST LINE OF SAID SECTION 18 AND THE EAST LINE OF PARCEL 2, PARTITION PLAT NO. 1996-017 A DISTANCE OF 863.94 FEET TO THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1996-017; THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARIES OF SAID PARCEL 2, PARTITION PLAT NO. 1996-017, THE FOLLOWING RECORD COURSES:

SOUTH 89°38'11" WEST A DISTANCE OF 286.12 FEET;  
THENCE SOUTH 21°26'05" EAST A DISTANCE OF 58.67 FEET;  
THENCE SOUTH 29°46'54" EAST A DISTANCE OF 37.49 FEET;  
THENCE SOUTH 16°26'54" EAST A DISTANCE OF 30.44 FEET;  
THENCE SOUTH 84°42'20" WEST A DISTANCE OF 384.05 FEET;  
THENCE NORTH 00°00'00" EAST A DISTANCE OF 250.00 FEET;  
THENCE SOUTH 84°42'19" WEST A DISTANCE OF 722.47 FEET;  
THENCE NORTH 00°04'35" WEST A DISTANCE OF 2360.08 FEET;  
THENCE SOUTH 89°34'02" EAST A DISTANCE OF 1272.10 FEET;  
THENCE SOUTH 27°16'28" EAST A DISTANCE OF 124.65 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE EAST LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-017, ON THE EAST LINE OF SAID SECTION 18, LOCATED SOUTH 00°26'44" EAST A DISTANCE OF 110.78 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 18;

THENCE SOUTH 00°26'44" EAST ALONG THE EAST LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-017 AND EAST LINE OF SAID SECTION 18 A DISTANCE OF 1511.73 FEET TO THE "INITIAL POINT".

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF CHILLESS NIELSEN ASSOCIATES, ARCHITECTS, TO PARTITION OUT A PARCEL WITHIN EXISTING PARCEL 2 OF BAKER COUNTY PARTITION PLAT NO. 1996-017. THE RELEVANT LINE AND THE "BASELINE" FOR THIS SURVEY IS THE EAST LINE OF PARCEL 2 OF SAID PARTITION PLAT NO. 1996-017. EXISTING RECORD MONUMENTS WERE TIED ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 18 AS SHOWN, AND THE PROPOSED NEW PARCEL 2 IS LAID OUT AS SHOWN. THE "METES AND BOUNDS" DESCRIPTION OF RECORD PARCEL 2, OF PARTITION PLAT NO. 1996-017, WAS PREPARED WITH A COMBINATION OF RECORD REPORTED MEASUREMENTS FOR PARCEL 2 OF PARTITION PLAT NO. 1996-017, AND OBSERVED MEASUREMENTS AS INDICATED ON THIS PLAT.

THIS SURVEY WAS MADE WITH LEICA 399 GEODETIC GPS RECEIVERS USING STATIC AND REAL TIME KINEMATIC METHODS. A SOKKIA SET 4B FIVE SECOND TOTAL STATION WAS USED IN AREAS WHERE VEGETATION OBSCURED GPS SIGNAL RECEPTION.

*Will R. Wells*  
WILLIAM R. WELLS, PLS 1106

## OWNER'S DECLARATION

COLUMBIA DEVELOPMENTS, LLC, A OREGON LIMITED LIABILITY CORPORATION, OWNER OF THE LANDS SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGES THIS PARTITION PLAT WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT, AND HEREBY SUBMIT FOR APPROVAL AND RECORDING SAID PARTITION PLAT.

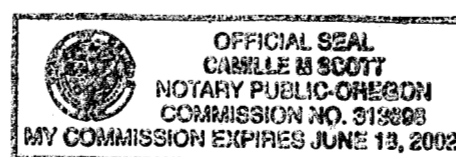
COLUMBIA DEVELOPMENTS, LLC.

BY: *Michael Leonard* TITLE: OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF NOVEMBER, 1998.

*Candice M. Scott*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6-18-02



REFERENCE SURVEYS  
PARTITION PLAT NO. 1996-017  
SURVEY NO. 9-40-429

REGISTERED PROFESSIONAL LAND SURVEYOR

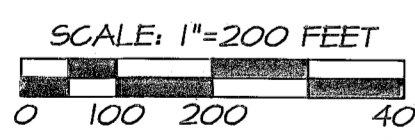
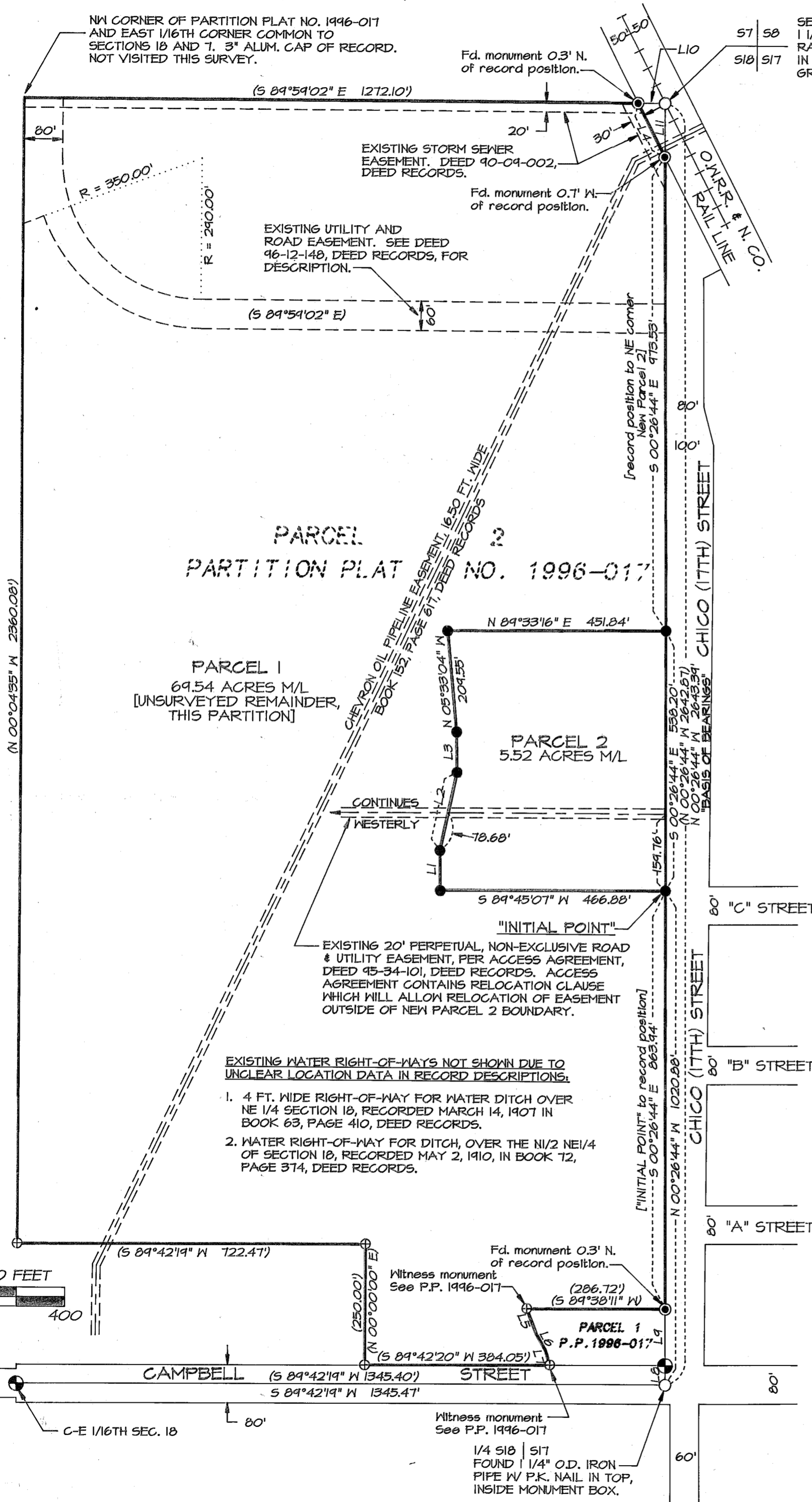
*Will R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/00

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 10/98 DR. BY: DMT  
CK. BY: HRW NO: 98-544

PROJECT:  
PARTITION PLAT FOR:  
CHILLESS NIELSEN ASSOCIATES, ARCHITECTS  
ON LANDS OWNED BY:  
COLUMBIA DEVELOPMENTS, LLC,  
LOCATED IN THE NE 1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M., BAKER CITY, BAKER COUNTY, OREGON.



## APPROVALS:

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER CITY, BAKER COUNTY AND BAKER VALLEY IRRIGATION DISTRICT DO HEREBY APPROVE THIS PARTITION REPLAT.

*Gary Van Pelt* PLS 2162 12/2/98  
BAKER CITY SURVEYOR DATE

*Sue Collins* 12/2/98  
BAKER CITY PLANNER DATE

I HEREBY CERTIFY THAT ALL TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

*Lianne Taylor* 12/2/98  
BAKER COUNTY TAX COLLECTOR DATE

*Jim Colton* 12-2-98  
BAKER VALLEY IRRIGATION DISTRICT DATE

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 3 DAY OF December, 1998, AT 10:00 O'CLOCK A.M., AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

*Julia Woods* 12-3-98  
BAKER COUNTY CLERK DATE  
by *Tommy Cheen*

LINE NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 00°54'40" W	82.99'	
L2	N 11°54'13" E	165.00'	
L3	N 01°05'05" W	83.71'	
L4	S 27°16'28" E	124.65'	(S 27°16'28" E 124.65')
L5			(S 21°26'05" E 58.67')
L6			(S 29°46'54" E 37.49')
L7			(S 16°26'54" E 30.44')
L8	N 00°26'44" W	40.00'	(N 00°26'44" W 40.00')
L9	N 00°26'44" W	116.94'	(N 00°26'44" W 116.94')
L10	S 89°59'02" E	56.26'	(S 89°59'02" E 56.26')
L11	S 00°26'44" E	110.78'	(S 00°26'44" E 110.78')

- ### LEGEND
- - SET 5/8" X 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17312".
  - ⊙ - FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "PERRY ENG. LS 1295", PER SURVEY NO. 9-40-429.
  - ⊙ - FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "PERRY ENG. LS 1295", PER PARTITION PLAT NO. 1996-017.
  - - OTHER FOUND MONUMENT AS NOTED.
  - ⊕ - DENOTES 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "PERRY ENG. LS 1295", PER PARTITION PLAT NO. 1996-017 RECORD. NOT VISITED ON THIS SURVEY.
  - (XOX) - RECORD DIMENSION, PARTITION PLAT NO. 1996-017.
  - L11 - INDICATES LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.

VNPROP