

**LEGAL DESCRIPTION:**

Land situated in the NW1/4, Section 28, Township 9 South, Range 40 East, W.M., Baker City and County, Oregon, more particularly described as follows:

Parcel 3 of Partition Plat No. P2001-008, Baker County, Oregon Records.

ALSO INCLUDING the following described parcel

Land situated in the SW1/4, Section 21, Township 9 South, Range 40 East, W.M., Baker City and County, Oregon, more particularly described as follows:

Commencing at the quarter corner common to Sections 21 and 28, said Township and Range;

thence, along the South Line of said Section 21, North 89°49'19" West, a distance of 310.00 feet, to the POINT OF BEGINNING;

thence continuing along said South Line, North 89°49'19" West, a distance of 639.01 feet;

thence North 00°15'16" East, a distance of 260.55 feet;

thence South 88°36'50" East, a distance of 235.87 feet;

thence South 61°47'12" East, a distance of 301.93 feet;

thence South 30°49'16" East, a distance of 97.62 feet;

thence North 101°7'49" East, a distance of 260.75 feet;

thence South 47°41'24" East, a distance of 106.41 feet;

thence South 101°7'49" West, a distance of 218.89 feet, to the POINT OF BEGINNING.

Containing 22.44 acres, more or less.

**VACATIONS:**

VIRGINIA AVE., WASHINGTON AVE., EAST ST., CLARK ST., ASH ST., OAK ST., AND ALLEYS WITHIN TAX LOTS 700 AND 800, MAP No. 95 40E 21CD HAVE BEEN VACATED PER BAKER CITY ORDINANCE NUMBER 3194

SECTION CORNER 3" BRASS CAP IN CONCRETE IN MONUMENT BOX PER (1) (NOT VISITED THIS SURVEY)

(N 89°49'19" W, 776.00') (CALC. PER (1))

29 | 28 (N 89°49'19" W (1) - 890.33' SECTION LINE PER (1)&(2) (N 89°49'19" W, 2617.35'(1))

PARCEL 2 OF PARTITION PLAT No. P2001-008

7.05 ACRES

PARCEL 1

7.05 ACRES

PARCEL 3

6.82 ACRES

PARCEL 2

8.56 ACRES

PARTITION PLAT No. P2001-008

SECTION 28

NW1/4

SECTION 21

SE1/4SW1/4

SECTION 28

SECTION 21

SECTION 28

SECTION 21

SECTION 28

SECTION 21

SECTION 28

SECTION 21

SECTION 28

SECTION 21

SECTION 28

**PARTITION PLAT No. P2003-004**  
**A REPLAT OF PARCEL 3 OF PARTITION PLAT No. P2001-008**  
**and portions of BLOCKS 65, 66 & 67 in WILVALE ADDITION**  
**WITHIN THE NE1/4NW1/4 OF SECTION 28**  
**AND THE SE1/4SW1/4 OF SECTION 21,**  
**BOTH IN T9S, R40E, W.M.**  
**BAKER CITY AND COUNTY, OREGON**

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**DANNY K. CUMMINGS**  
**JAN 21 2003**  
**OREGON 2316**  
**RENEWAL DATE: 12-31-03**

**SURVEYOR'S CERTIFICATE:**  
I, DANNY K. CUMMINGS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT ON 3/13/2003 A SURVEY WAS STARTED AND WAS COMPLETED ON 3/13/2003 OF THE SE1/4SW1/4 OF SECTION 21, AND THE NE1/4NW1/4 OF SECTION 28, BOTH IN T9S, R40E, W.M., THAT SAID SURVEY WAS DONE UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY. THIS PLAT WAS CORRECTLY SURVEYED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

**NARRATIVE:**  
THIS SURVEY WAS DONE AT THE REQUEST OF JEFF PETRY TO PARTITION THE PROPERTY SHOWN HEREON. CONTROL AND THE BASIS OF BEARINGS FOR THIS SURVEY ARE AS SHOWN ON PARTITION PLAT No. P2001-008, AND BAKER COUNTY SURVEY No. 9-40-553 (REF. (2)). PARCEL 3 OF THIS PARTITION WAS TO HAVE BEEN ADJUSTED INTO TAX LOTS 100 & 200 AS A RESULT OF THAT SURVEY, BUT THE ADJUSTMENT HAS NOT BEEN COMPLETED.

**LEGEND**  
EXISTING BOUNDARY  
NEW PARTITION LINE  
EASEMENT  
RIGHT-OF-WAY  
CENTERLINE  
LEASE LINE  
WILVALE BLOCK LINES  
OF RECORD  
FND. 5/8" dia. REBAR  
SET 5/8" X 30" REBAR  
MONUMENT AS NOTED  
5/8" REBAR W/ 2" ALUM. CAP FOUND AS PER REF. (1)  
RAILROAD TIE FENCE POST AT CORNER (NOTHING SET)  
CALCULATED POINT  
EXISTING INGRESS-EGRESS EASEMENT E-1  
30' INGRESS-EGRESS EASEMENT E-2

**APPROVALS:**  
WE, THE OFFICERS IN AND FOR BAKER COUNTY AND BAKER CITY, OREGON, DO HEREBY APPROVE THIS PARTITION PLAT.  
BAKER CITY SURVEYOR  
BY: *Greg Van Pelt* PLS 2/62 DATE: 4/21/2003.  
BAKER CITY PLANNING, BY: *Jim Collins* DATE: 4/21/2003.  
I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.  
BAKER COUNTY TAX COLLECTOR BY: *Mike Young* DATE: 4/21/2003.  
STATE OF OREGON  
COUNTY OF BAKER  
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 23 DAY OF APRIL, 2003 AT 9:30 O'CLOCK A.M. AND RECORDED IN BAKER COUNTY RECORDS.  
BAKER COUNTY CLERK: *Janessa P. Petry*  
BY: *Karen Phillips, Deputy*

**DECLARATION**  
STATE OF OREGON  
COUNTY OF BAKER  
KNOW ALL MEN BY THESE PRESENTS  
THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH O.R.S. CHAP. 92, AND DO DEDICATE THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, FOR THE BENEFIT OF THE PARCELS AS NOTED. ALL PARCELS WITHIN THIS PARTITION WILL BE SUBJECT TO THE FOLLOWING:  
DEED RESTRICTIONS: RECORDING No. B.03.16-0297.  
ROAD MAINTENANCE AGREEMENT: RECORDING No. To be recorded upon the sale of each parcel.

JEFFERY D. PETRY  
CAROL J. PETRY  
STATE OF OREGON } S.S.  
COUNTY OF BAKER }  
ON THIS 23 DAY OF APRIL, IN THE YEAR OF 2003, BEFORE ME, *KAREN PHILLIPS*, PERSONALLY APPEARED JEFFERY D. AND CAROL J. PETRY, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.  
*Karen Phillips*  
NOTARY PUBLIC - OREGON  
COMMISSION No.: 362126  
MY COMMISSION EXPIRES: 1-1-06

**REFERENCES:**  
(1) PARTITION PLAT No. P2001-008  
(2) BAKER CO. SURVEY No. 9-40-553

SCALE 1"=150'  
0 150 300

**LINE TABLE**

NUMBER	Direction	Distance
L1	S 01°09'53" E	54.10'
L2	S 28°10'41" W	53.76'
L3	S 32°59'22" W	36.39'
L4	S 48°17'12" W	30.04'
L5	S 63°12'53" W	41.39'
L6	N 84°59'33" W	32.77'
L7	N 65°45'09" W	55.83'
L8	N 69°27'55" W	42.52'
L9	N 78°11'48" W	105.90'
L10	N 77°36'34" W	205.55'
L11	N 80°17'55" W	80.52'
L12	N 88°14'12" W	52.02'
L13	S 87°14'30" W	34.65'
L14	S 87°07'05" W	53.31'
L15	N 75°18'03" W	53.31'
L16	N 66°31'42" W	56.36'
L17	N 59°08'58" W	48.09'
L18	S 47°41'24" E	35.38'
L19	S 47°41'24" E	35.38'
L20	S 47°41'24" E	35.38'

**JEFF PERRY**  
**EDWARDS & CUMMINGS LLC**  
CIVIL/STRUCTURAL ENGINEERING & LAND SURVEYING, GPS SERVICES  
156 S.E. 1ST AVE., SUITE 1 & 2 P.O. BOX 1485  
ONTARIO, OREGON 97914 82077 HWY. 395 N.  
OFFICE: (541) 889-5411 UMATILLA, OREGON 97882  
FAX: (541) 889-2074 OFFICE: (541) 922-3085  
FAX: (541) 922-3085

CHECKED BY: DKC DRAWN BY: RGH APPROVED BY: DKC  
DATE: 3/25/2003 DRAWING No. S003013 - B951-B REVISED:  
SHEET 1 OF 1 JOB No. S0-03013 BK. O-177 PG. 43