

LAND PARTITION PLAT NO. 2009-003

A PARTITION OF TRACT 5 OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION
SITUATED IN THE SE1/4SE1/4 SECTION 20, T.9S., R.40E., W.M.;
CITY OF BAKER CITY, BAKER COUNTY, OREGON
SURVEY COMPLETED JANUARY 16, 2009

809 06 0190

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROB ELLINGSON, PRESIDENT OF ELLINGSON LUMBER COMPANY. THE PURPOSE OF THIS SURVEY WAS TO MARK WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE APPURTENANT MONUMENTS SHOWN ON RECORD MAP OF SURVEY NO.'S 9-40-33BC, 9-40-112BC, 9-40-389 AND 9-40-661 AND MONUMENTS SHOWN ON PHASE I AND PHASE 3 OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION PLATS. I SEARCHED FOR, BUT FOUND NO TRACE OF THE 1/2" PINS FROM SURVEY NO. 9-40-33BC. I ALSO SEARCHED FOR, BUT DID NOT FIND THE NORTHERN MOST PIN SET ALONG THE WEST LINE OF TRACT 5 AS SHOWN ON RECORD SURVEY NO. 9-40-389, NOR DID I FIND ANY REMAINING MONUMENTATION ALONG COLORADO AVENUE WEST OF THE SECTION LINE AS SHOWN ON PHASE I OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION PLAT. I ALSO SEARCHED FOR, BUT DID NOT FIND THE IRON PIPE ON THE EAST LINE OF SECTION 20 DESCRIBED IN DEED RECORD BOOK 115, PAGE 598. I ACCEPT ALL FOUND CONTROLLING MONUMENTS OF RECORD, AS SHOWN HEREON.

THERE APPEARS TO BE A TYPOGRAPHICAL ERROR OF THE MOST NORTHERLY TANGENT BEARING ON THE CENTERLINE OF INDUSTRIAL AREA ROAD (DAVID ECCLES ROAD) SHOWN ON THE BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION PLAT. THE RECORD CURVE DATA DOES NOT CONFORM TO THE TWO TANGENT BEARINGS SHOWN. I BELIEVE THE NORTHERN TANGENT BEARING OF N4°32'W SHOULD READ N4°42'W SO THAT THE CURVE DATA CAN BE MATCHED.

WE FOUND MONUMENTS FROM PHASE 1 AND PHASE 3 OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION. THERE IS A DIFFERENCE OF 00°08'42" BETWEEN OUR BEARINGS AND THE RECORD BEARINGS FOR THE CENTERLINE OF INDUSTRIAL AREA ROAD, AS SHOWN HEREON.

NEW MONUMENTS WERE SET AT POSITIONS APPROVED BY ROB ELLINGSON AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

APPROVALS

APPROVED THIS 11 DAY OF FEBRUARY, 2009

Lang Van Patten
BAKER CITY SURVEYOR

APPROVED THIS 11 DAY OF February, 2009

Mike Dora
BAKER CITY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Nico Herlunger
BAKER COUNTY TAX COLLECTOR
DATE: 2/11/09

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 11 DAY OF FEBRUARY, 2009 AT 1:40 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2009-003 BAKER COUNTY RECORDS.

Samara J. Green
BAKER COUNTY CLERK
by *Karen Phillips, Deputy*

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 1, PARCEL 2 AND PARCEL 3 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE CITY OF BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 9 S., R. 40 E., W.M.:

LAND IN THE SE1/4SE1/4 SECTION 20 DESCRIBED AS FOLLOWS:

TRACT 5, BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION, ON FILE AND OF RECORD IN OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON.

EXCEPTING THEREFROM, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 115, PAGE 598, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE LOCATED ON THE EAST LINE OF SECTION 20, T.9S., R.40E., W.M., AND 1268 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE WEST ON THE NORTH LINE OF THE OREGON LUMBER COMPANY LANDS 146.75 FEET MORE OR LESS TO THE EAST LINE OF THE SUMPTER VALLEY RAILWAY COMPANY RIGHT OF WAY, THENCE SOUTHERLY ON THE EAST LINE OF SAID RIGHT OF WAY 20 FEET MORE OR LESS TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF SAID OREGON LUMBER COMPANY LANDS, THENCE EAST AND PARALLEL WITH SAID NORTH LINE 146 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 20, THENCE NORTH ON SECTION 20 TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 6.67 ACRES GROSS, 5.80 ACRES NET, MORE OR LESS.

I DO HEREBY DESIGNATE THE SE CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS LAND PARTITION.

BAGETT, GRIFFITH AND BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
1-800-699-0516

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2009

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO BAKER GAS AND ELECTRIC, RECORDED DECEMBER 6, 1900, IN DEED BOOK 41, PAGE 104. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO CASCADE NATURAL GAS CORPORATION, RECORDED SEPTEMBER 30, 1985, IN DEED RECORD INSTRUMENT NO. 6539040. SAID EASEMENT BEING 15 FEET IN WIDTH. THIS EASEMENT IS LOCATED WITHIN THE PUBLIC RIGHT OF WAY OF COLORADO AVENUE, AND IS NOT PLOTTED.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-112BC, 9-40-389,
9-40-33BC & 9-40-661

PLAT OF BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION
PHASE THREE BAKER INDUSTRY AND RESOURCES CORPORATION SUBDIVISION
UNRECORDED 1952 SURVEY MAP FOR SUMPTER VALLEY RAILWAY CO.

DEED RECORD INSTRUMENT NO. 01520557

DEED RECORD BOOK U PAGE 511, BOOK 115 PAGE 598 &
BOOK 132 PAGE 349

ELKHORN PRELIMINARY TITLE REPORT FILE NO. 00018088

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELLINGSON LUMBER COMPANY, AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

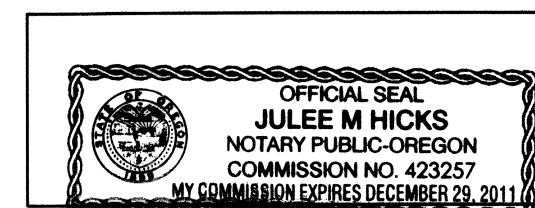
Robert P. Ellingson III
ROBERT P. ELLINGSON III
PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/10, 2009,
BY ROBERT P. ELLINGSON III, PRESIDENT OF ELLINGSON LUMBER COMPANY

Julee M. Hicks
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 12/29/11



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