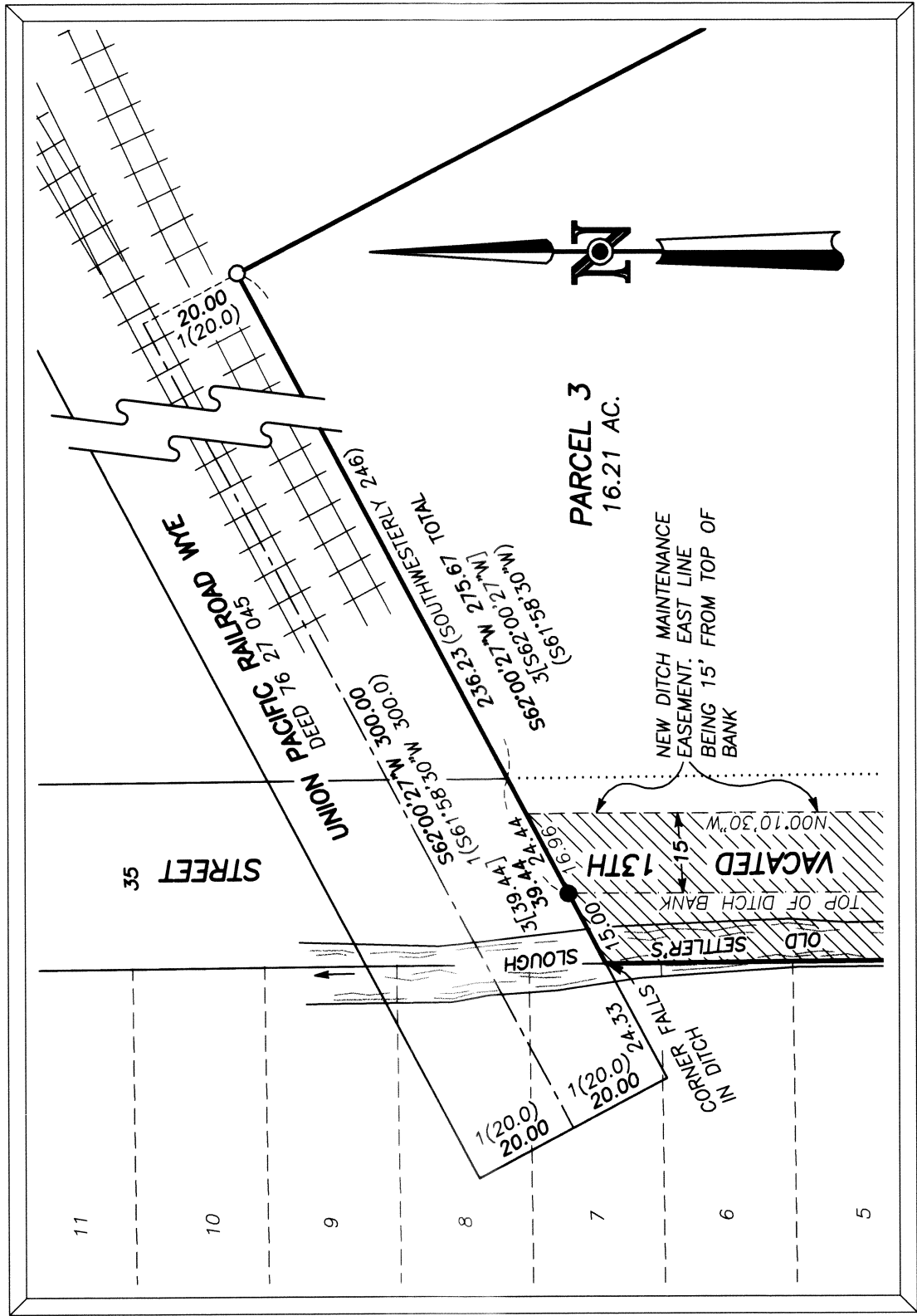


DETAIL

SCALE: 1"=30'



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROB ELLINGSON ON BEHALF OF ELLINGSON LUMBER CO. 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. I RECOVERED MONUMENTATION AND UTILIZED RECORD SURVEY DATA SHOWN ON THE FOLLOWING SURVEYS:
 SURVEY NO. AD 21 54 BY PHILIP ANDERSON, DATED APRIL 13-14, 1951
 SURVEY NO. 9-40-252 BY GREG BLACKMAN, FILED JULY 31, 1987
 SURVEY NO. 9-40-275 BY GARY VAN PATTEN, FILED SEPTEMBER 30, 1988
 SURVEY NO. 9-40-281 BY WILLIAM HANLEY, FILED MARCH 15, 1989
 SURVEY NO. 9-40-608SD BY LEE MEYERS, FILED DECEMBER 22, 2005

I SURVEYED A PORTION OF THE EXTERIOR BOUNDARY OF THIS PARTITION FOR A PROPERTY LINE ADJUSTMENT IN JANUARY OF 2012, RECORDED AS SURVEY NO. 9-40-689. DURING THE COURSE OF SURVEY NO. 9-40-689, I LOCATED THE WEST LINE OF A PORTION OF VACATED 13TH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (U.P.R.R.) WYE TRACK. I ACCEPT THE FOUND MONUMENTS FROM SAID SURVEYS.

THE NORTHERLY RIGHT OF WAY LINE OF AUBURN AVENUE WAS DETERMINED FROM FOUND CONTROLLING CENTERLINE MONUMENTATION ALONG AUBURN AVENUE.

I TIED THE EXISTING TRACKS OF THE U.P.R.R. MAINLINE TO DETERMINE THE RAILROAD RIGHT OF WAY, WHICH WAS ALSO CONSISTENT WITH ITS LOCATION AS SHOWN ON SURVEY NO. S AD 21 54, 9-40-252, 9-40-281 AND 9-40-608SD.

THE EASTERLY PORTION OF THE NORTH LINE OF PARCEL 3 IS DETERMINED BY EXTENDING THE NORTH RIGHT OF WAY LINE OF COURTYARD AVENUE WESTERLY AS PER DEED NO. 76 27 045. I HELD THE DEED, RECORD DISTANCE OF 620.7 FEET, MEASURING FROM THE WESTERLY RIGHT OF WAY LINE OF THE U.P.R. TO THE ANGLE POINT IN THE NORTH LINE OF PARCEL 3. FROM THIS ANGLE POINT, I HELD THE BEARING OF THE U.P.R. MAINLINE TO INTERSECT THE SOUTHERLY RIGHT OF WAY LINE OF THE U.P.R.R. WYE TRACK AS PREVIOUSLY DETERMINED ON SURVEY NO. 9-40-689.

I SET MONUMENTS AT POSITIONS APPROVED BY ROB ELLINGSON AND ACCORDING TO THE EVIDENCE FOUND AND THE DEED RECORD, AS SHOWN HEREON.

APPROVALS

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 9th DAY OF MAY, 2012 AT 3:50 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P 2012-001 BAKER COUNTY RECORDS.

Glenn Van Patten
 BAKER CITY SURVEYOR

APPROVED THIS 8th DAY OF MAY, 2012

Barbara J. Green, Co. Clerk
 BAKER COUNTY CLERK

APPROVED THIS 8th DAY OF MAY, 2012

James Strong
 BAKER CITY PLANNING DIRECTOR

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

Steve Keesling
 BAKER COUNTY TAX COLLECTOR

DATE: 5/9/12

LAND PARTITION PLAT NO. P2012-001

BEING A PARTITION OF A PORTION OF VACATED 13TH STREET AND A TRACT OF LAND SITUATED IN THE SW1/4 SECTION 17, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON SURVEY COMPLETED APRIL 6, 2012

LEGEND

- FOUND A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP SET BELOW GROUND IN A EAST IRON CITY MONUMENT CASE FROM SURVEY NO. 9-40-275 UNLESS OTHERWISE NOTED.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING" FROM SURVEY NO. 9-40-689
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD BEARING AND DISTANCE FROM DEED NO. 74 47 020
- 1() RECORD BEARING AND DISTANCE FROM DEED NO. 76 27 045
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-252
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-281
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-608SD
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-689
- ==== RAILROAD TRACKS
- x-x-x FENCE LINE
- ▨ NEW PRIVATE DITCH MAINTENANCE EASEMENT ALONG OLD SETTLER'S SLOUGH

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELLINGSON LUMBER CO., 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. SAID CORPORATION DOES HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT "A"
 A PRIVATE ACCESS AND WATERLINE EASEMENT FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM PARCELS 1, 2 AND 3 OF THIS PARTITION TO AUBURN AVENUE AND ALSO FOR THE PURPOSE OF CONSTRUCTION, USE AND MAINTENANCE OF A BURIED DOMESTIC WATERLINE AND APPURTENANCES NECESSARY AND CONVENIENT THERETO TO THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS PARTITION. SAID EASEMENT BEING OVER, ACROSS AND UNDER THE EAST 15 FEET OF PARCEL 2 OF THIS PARTITION, AS SHOWN ON THE ANNEXED PLAT.

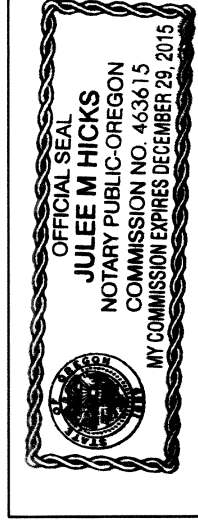
EASEMENT "B"
 A PRIVATE ACCESS AND SEWER LINE EASEMENT FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM PARCELS 1, 2 AND 3 OF THIS PARTITION TO AUBURN AVENUE AND FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A BURIED SANITARY SEWER LINE AND APPURTENANCES NECESSARY AND CONVENIENT THERETO TO THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS PARTITION. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT "C"
 A PRIVATE DITCH EASEMENT, GRANTED TO THE OLD SETTLER'S SLOUGH DITCH COMPANY, FOR THE PURPOSE OF MAINTAINING THE OLD SETTLER'S SLOUGH AND APPURTENANCES NECESSARY THERETO, SAID EASEMENT BEING CONTAINED WITHIN A STRIP OF LAND OF VARIABLE WIDTH, THE LIMITS OF WHICH ARE MEASURED 15 FEET OUTWARDLY FROM THE TOP OF EACH BANK WITHIN PARCELS 1, 2 AND 3, AS SAID EASEMENT IS SHOWN ON THE ANNEXED PLAT.

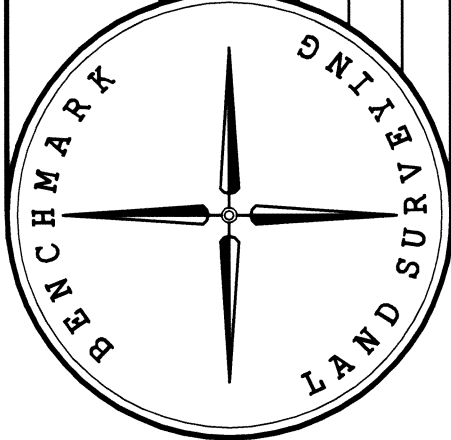
Robert P. Ellingson, III
 ROBERT P. ELLINGSON, III
 PRESIDENT

ACKNOWLEDGMENT
 STATE OF OREGON }
 COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/07, 2012,
 BY ROBERT P. ELLINGSON, III, PRESIDENT OF ELLINGSON LUMBER CO.



Julie M. Hicks
 JULIE M. HICKS
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 12/29/15



BENCHMARK LAND SURVEYING
 217 N. CANYON BLVD., JOHN DAY, OREGON
 2101 MAIN STREET, STE 223 BAKER CITY, OREGON
 541-575-1251 ~ 800-699-0516

LAND PARTITION
 BEING A PARTITION OF A PORTION OF VACATED 13TH STREET AND A TRACT OF LAND SITUATED IN THE SW1/4 SECTION 17, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	ELLINGSON LUMBER CO.
SURVEYED BY	JLH
DRAWN BY:	JLH
DATE:	4/6/12
SHEET	2 OF 2