

LAND PARTITION PLAT NO. P2015-003

A PARTITION OF PARCEL 3 OF LAND PARTITION NO. P2014-012
SITUATED IN THE NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M.,
BAKER CITY, BAKER COUNTY, OREGON

B15 13 0127

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF MARK LANDAVAZO ON BEHALF OF LANDMAR CONSTRUCTION, WITH THE PURPOSE OF DIVIDING PARCEL 3 OF LAND PARTITION NO. P2014-012 INTO TWO PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. THE MONUMENTS I FOUND AND SET AND THE DEED AND SURVEY REFERENCES I USED DURING SAID PARTITION PLAT NO. P2014-012 WERE USED AS A BASIS OF CONTROL FOR THIS PARTITION.

DURING THE SURVEY FOR LAND PARTITION NO. P2014-012, AT THE REQUEST OF MR. LANDAVAZO, A PIN WAS SET IN PREPARATION FOR THIS PARTITION AT THE SOUTHEAST CORNER OF PARCEL 4, WHICH IS CONSISTENT WITH THE PARCEL CONFIGURATION APPROVED UNDER BAKER CITY-COUNTY PLANNING DEPARTMENT CASE NO. PP-15-001.

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, PARCELS 3 AND 4 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION NO. P2014-012 AS SHOWN ON THE PLAT THEREOF, RECORDED AS DOCUMENT NO. B14 52 0086 IN THE OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON.

SAID PARTITION CONTAINING 2.08 AC.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 3 AS THE INITIAL POINT OF THIS LAND PARTITION.

APPROVALS

APPROVED THIS 11th DAY OF MARCH, 2015

Thomas D. Fish
BAKER CITY SURVEYOR

APPROVED THIS 31st DAY OF MARCH, 2015

Holly Kinn
BAKER CITY PLANNING DIRECTOR

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

Alia Durland
BAKER COUNTY TAX COLLECTOR
DATE: 3/31/15

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 31 DAY OF MARCH, 2015 AT 9:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2015-003, BAKER COUNTY RECORDS.

Cindy Carpenter, Co. Clerk
BAKER COUNTY CLERK
by Karen Phillips, Deputy

THIS PARTITION IS 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 GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE INC. BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 4, 2008, IN BOOK 08 15 0106, RECORDS OF BAKER COUNTY, OREGON, OVER A STRIP OF LAND 34 FEET IN WIDTH, SHOWN HEREON.
- PERMANENT PUBLIC EASEMENT FROM CHARLES BROUGHTON TO THE CITY OF BAKER CITY, A MUNICIPAL CORPORATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 19, 2008 IN BOOK 08 52 0022, RECORDS OF BAKER COUNTY, OREGON, FOR SLOPES AND UTILITIES, OVER A STRIP OF LAND OF VARIABLE WIDTH. THE APPROXIMATE PORTION OF SAID EASEMENT AFFECTING THIS LAND PARTITION IS SHOWN HEREON.
- PERMANENT PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM DAN BRASSARD AND CANDACE ARLEDGE, HUSBAND AND WIFE, GRANTED TO CITY OF BAKER CITY, BY INSTRUMENT DATED JULY 27, 2012, RECORDED AUGUST 1, 2012, IN BOOK 12 30 0222, RECORDS OF BAKER COUNTY, OREGON, TO CONSTRUCT AND MAINTAIN SLOPES, AND TO RELOCATE, CONSTRUCT AND MAINTAIN WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES OVER A STRIP OF LAND OF VARIABLE WIDTH. THE APPROXIMATE PORTION OF SAID EASEMENT AFFECTING THIS LAND PARTITION IS SHOWN HEREON.
- PUBLIC EASEMENT DEDICATED TO THE CITY OF BAKER CITY, FOR UTILITIES AND ROAD PURPOSES, AS DISCLOSED ON LAND PARTITION PLAT NO. P2014-012, RECORDED DECEMBER 30, 2014, AS DOCUMENT NO. B14 52 0086, DEED RECORDS OF BAKER COUNTY, OREGON, BEING 67.00 FEET IN WIDTH, AS SHOWN HEREON.
- PRIVATE RECIPROCAL ACCESS AND UTILITY EASEMENT, AS DISCLOSED ON LAND PARTITION PLAT NO. P2014-012, RECORDED DECEMBER 30, 2014, AS DOCUMENT NO. B14 52 0086, DEED RECORDS OF BAKER COUNTY, OREGON, BEING 60.00 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

B15 13 0128

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LANDMAR CONSTRUCTION, INC., 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 IS ALSO THE OWNER OF PARCEL 2 OF LAND PARTITION NO. 2014-012, AND DOES HEREBY DEDICATE TO THE CITY OF BAKER CITY, FOR PUBLIC USE FOREVER, AN EASEMENT FOR UTILITIES, BEING 60 FEET IN WIDTH, OVER, ACROSS AND UNDER THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SAID PARCEL 2 OF LAND PARTITION NO. 2012-012, AS SHOWN HEREON.

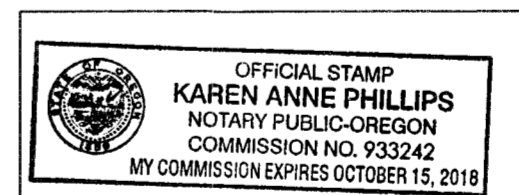
Mark Landavazo, President
MARK LANDAVAZO, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 31, 2015,
BY MARK LANDAVAZO.

Karen Phillips
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 10/15/18



REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-130BC, 9-40-175BC,
9-40-201, 9-40-264, 9-40-416, 9-40-501MP,
9-40-551, 9-40-657, 9-40-682 AND 9-40-725

RECORD LAND PARTITION PLAT NO.'S P1995-027, P1996-009,
P1999-011, P2014-001 & P2014-012

THE PLAT OF RUSSELL'S ADDITION TO BAKER CITY
THE PLAT OF MIX'S ADDITION TO BAKER CITY

ELKHORN TITLE REPORT NO. 20758

DEED RECORD BOOK M, PAGE 316

BOOK O, PAGE 340

BOOK O, PAGE 341

DEED DOCUMENT NO.'S B0211 0003, B10 15 0274, B11 39 0146,
B12 06 0078, B12 33 0176, B14 49 0007
& B14 50 0130

BAKER CITY-COUNTY PLANNING DEPARTMENT CASE NO. PP-14-171

CONSENT TO DECLARATION

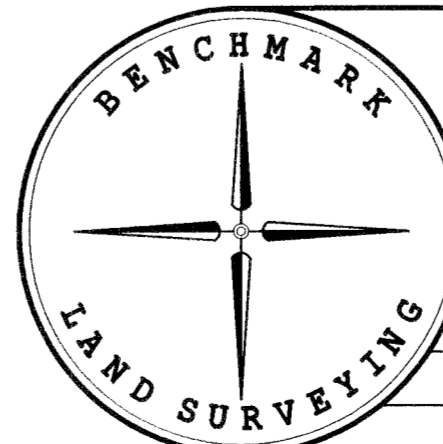
AN AFFIDAVIT OF CONSENT FROM GARY K. HOLMAN AND CELESTE HOLMAN HAS BEEN RECORDED AS DEED NO. B1513 0129, BAKER COUNTY RECORDS.

B15 13 0129

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2015



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
A PARTITION OF PARCEL 3 OF LAND PARTITION NO. P2014-012
SITUATED IN THE NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M.,
BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	LANDMAR CONSTRUCTION, INC.	
SURVEYED BY	JLH & MCS	3/3/2015
DRAWN BY:	JLH	SHEET 2 OF 2