

LAND PARTITION PLAT NO. P2015-010

SITUATED IN THE NW1/4NW1/4 SECTION 8, T.9S., R.40E., W.M.,
BAKER COUNTY, OREGON

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 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE NW1/4NW1/4 SECTION 8, T.9S., R.40E., W.M., BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NW1/4NW1/4 OF SAID SECTION 8, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF CHICO ROAD (COUNTY ROAD NO. 538), SAID POINT ALSO BEING N.89°53'00"E., 43.75 FEET (RECORD: EAST, 43.75 FEET) FROM THE WEST LINE OF SAID SECTION 8; THENCE N.89°53'00"E., 871.38 FEET (RECORD = EAST, 872.17 FEET) ALONG THE SOUTH LINE OF THE NW1/4NW1/4 OF SAID SECTION 8 TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30; THENCE N27°09'14"W 224.54 (RECORD = NORTHWESTERLY, 224.55 FEET) ALONG SAID HIGHWAY RIGHT OF WAY LINE TO A POINT WHICH IS NORTH 200 FEET FROM THE SOUTH LINE OF THE NW1/4NW1/4 OF SAID SECTION 8; THENCE S.89°53'00"W., 771.34 FEET (RECORD = WEST, 772.14 FEET) PARALLEL WITH SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD, SAID POINT BEING EAST 43.75 FEET FROM THE WEST LINE OF SAID SECTION 8; THENCE S.00°41'40"E., 200.01 FEET (RECORD = SOUTH, 200.01 FEET) ALONG SAID COUNTY ROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 3.77 ACRES.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BLUE RIDGE RENTALS LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY DECLARE THAT SAID COMPANY 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 COMPANY DOES HEREBY CREATE A PRIVATE PERPETUAL EASEMENT FOR THE PLACEMENT, USE AND MAINTENANCE OF WATER AND SEWER LINES, AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, SAID EASEMENT BEING OVER, ACROSS AND UNDER PARCEL 1, AS SHOWN HEREON.

SAID COMPANY DOES ALSO HEREBY DEDICATE TO THE CITY OF BAKER CITY FOR PUBLIC USE FOREVER, AN EASEMENT FOR WATER AND SEWER, AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, SAID EASEMENT BEING OVER, ACROSS AND UNDER A PORTION OF PARCEL 1, AS SHOWN HEREON.

Kyle D. Driggers
BY KYLE D. DRIGGERS,
MANAGING MEMBER, BLUE RIDGE RENTALS, LLC

ACKNOWLEDGMENT

STATE OF Colorado }
COUNTY OF Jefferson } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 29th, 2015,
BY KYLE D. DRIGGERS.

Lisa Johnson
NOTARY PUBLIC FOR State of CO
MY COMMISSION EXPIRES 5/20/2018

LISA A. JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144020519
MY COMMISSION EXPIRES MAY 20, 2018

CONSENT TO DECLARATION

AN AFFIDAVIT OF CONSENT FROM U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, HAS BEEN RECORDED AS DEED NO. 2015-0561, BAKER COUNTY RECORDS.

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF KYLE DRIGGERS ON BEHALF OF BLUE RIDGE RENTALS LLC. THE SUBJECT PROPERTY IS DESCRIBED IN DEED NO. B15110121. THE PURPOSE OF THIS PARTITION IS TO DIVIDE THE PROPERTY INTO TWO PARCELS, AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE CONTROLLING MONUMENTS SHOWN ON COUNTY SURVEY NO.'S 9-40-7, 9-40-220 AND 9-40-472 AND PARTITION PLAT NO.'S 1996-013 AND 1997-013. I SEARCHED FOR THE NORTHWEST CORNER OF SECTION 8, BUT FOUND NO TRACE OF IT. THE POSITION FALLS WITHIN THE PAVED SURFACE OF CHICO ROAD, WHICH WAS RECONSTRUCTED IN 2011. THE POSITION IS CALCULATED BASED ON RECORD TIES FROM FOUND MONUMENTATION SHOWN ON THE AFOREMENTIONED SURVEYS AND PARTITION PLATS.

I FOUND THE PIN FROM SURVEY NO. 9-40-220, WHICH IS THE SOUTHEAST CORNER OF PARCEL 6 OF PARTITION NO. P2009-002. I FOUND AND HELD THE 1/2" PIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HIGHWAY 30 AND THE EAST RIGHT OF WAY LINE OF CHICO ROAD, AND THE PIN AT THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION P1996-013 FOR THE WEST RIGHT OF WAY LINE OF THE HIGHWAY, AS SHOWN ON PARTITION PLAT NO. P1996-013. IN DOING SO, THE FOUND PIN AT THE SOUTHEAST CORNER OF PARCEL 6 OF PARTITION P2009-002 FALLS N.89°53'38"E., 0.88 FEET FROM THE CALCULATED POSITION. I ACCEPT ALL THE OTHER FOUND CONTROLLING MONUMENTS.

I SEARCHED FOR BUT DID NOT FIND THE PIN FROM LAND PARTITION NO. 1996-013 AT THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PARTITION. THE POSITION FALLS IN THE DRAINAGE DITCH, AND WAS POSSIBLY DESTROYED DURING CONSTRUCTION ACTIVITIES.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND THE DEED AND SURVEY RECORD, AS SHOWN.

APPROVALS

APPROVED THIS 19TH DAY OF Nov., 2015.

Theresa Huley
BAKER COUNTY SURVEYOR

APPROVED THIS 19TH DAY OF November, 2015.

Halima Dama
BAKER COUNTY PLANNING DIRECTOR

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

Lisa Kuefner
BAKER COUNTY TAX COLLECTOR
DATE: 11-19-15

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 19TH DAY OF November, 2015 AT 11:45 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2015-010 BAKER COUNTY RECORDS.

Cindy Carpenter
BAKER COUNTY CLERK
by *Karen Phillips, Deputy*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

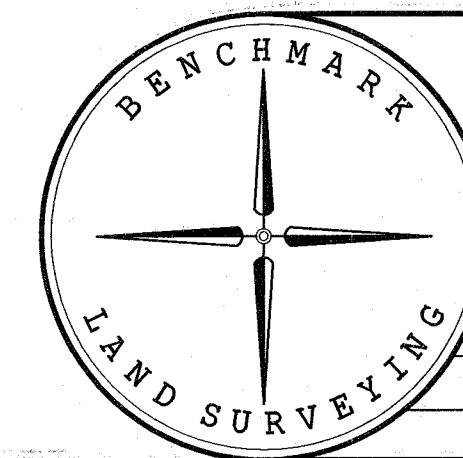
Jason Hatfield
BENCHMARK LAND SURVEYING

REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-7, 9-40-220, 9-40-472
PARTITION PLAT NO.'S 1996-013, 1997-013, 2006-007 & 2009-002
DEED RECORD INSTRUMENT NO.'S 93-44-214, B0215-0240,
B15110121 & B15110124
PRELIMINARY TITLE REPORT ORDER NO. 35406AM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017



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
SITUATED IN THE NW1/4NW1/4 SECTION 8, T.9S., R.40E., W.M.,
BAKER COUNTY, OREGON

FILED Nov. 20, 2015
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-741P

SURVEYED FOR	BLUE RIDGE RENTALS LLC	
SURVEYED BY	JLH & MRT	9/11/2015
DRAWN BY: JLH		SHEET 2 OF 2