

PARTITION PLAT NO. P2018-002

A REPLAT OF PARCEL NO. 1 OF PARTITION PLAT NO. P1994-007 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M., BAKER COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, GLEN C. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED, CORRECTLY SURVEYED, AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PARTITION PLAT, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NO. P1994-007, FILED ON MAY 11, 1994 OFFICIAL RECORDS OF BAKER COUNTY, OREGON

[Signature]
GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 87955
DATE 3-26-18

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DKW, INC., AND HAT BRAND LAND & LIVESTOCK, LLC, ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND REPLATED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92.

WE HEREBY GRANT AN ACCESS EASEMENT ACROSS PARCEL 1 AS SHOWN ON SHEET 2 FOR THE BENEFIT OF PARCEL 2.

WE HEREBY GRANT A 10 FOOT WIDE SEWER EASEMENT ACROSS PARCEL 1 AS SHOWN ON SHEET 2 FOR THE INSTALLATION AND MAINTENANCE OF SEWER FACILITIES FOR THE BENEFIT OF PARCEL 2.

WE HEREBY DEDICATE THE PORTION OF LAND ALONG WINDMILL AVENUE AS SHOWN ON SHEET 2 TO THE CITY OF BAKER CITY FOR USE AS A PUBLIC RIGHT-OF-WAY.

[Signature]
DKW, INC.

[Signature]
HAT BRAND LAND & LIVESTOCK, LLC

ACKNOWLEDGEMENT

STATE OF OR SS.
COUNTY OF Baker

THIS IS TO CERTIFY THAT ON THIS 18 DAY OF March, 2018, BEFORE ME A NOTARY FOR THE SAID STATE AND COUNTY DID APPEAR THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



[Signature]
NOTARY PUBLIC
COMMISSION NUMBER 165138
MY COMMISSION EXPIRES 8/31/2021

STATE OF OR SS.
COUNTY OF Baker

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF March, 2018, BEFORE ME A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED Bank of America Trust OF HAT BRAND LAND & LIVESTOCK, LLC, THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



[Signature]
NOTARY PUBLIC
COMMISSION NUMBER 165138
MY COMMISSION EXPIRES 8/31/2021

RESTRICTIONS ON PARCEL 1 PER THIS PARTITION

THERE IS AN EXISTING STRUCTURE ON PARCEL 1 OF THE SUBJECT PARTITION WHICH SHARES A COMMON SEWER WITH STRUCTURES LOCATED ON THE ADJACENT PARCEL 1 OF PARTITION PLAT NO. P1992-013. PARCEL 1 OF THE SUBJECT PARTITION SHALL NOT BE SOLD OR CONVEYED INTO AN OWNERSHIP SEPARATE FROM THAT OF PARCEL 1 OF PARTITION PLAT NO. P1992-013 UNTIL THE EXISTING STRUCTURE IS SEPARATED FROM PARCEL 1 OF PARTITION PLAT NO. P1992-013 INTO THE PUBLIC SEWER AND IS NO LONGER CONNECTED TO THE SEWER SERVICE THAT IS SHARED WITH PARCEL 1 OF PARTITION PLAT NO. P1992-013; OR B) DEMOLISHED AND THE SHARED SEWER SERVICE EXTENDING FROM PARCEL 1 OF PARTITION PLAT NO. P1992-013 IS ABANDONED. ANY NEW STRUCTURES CONSTRUCTED ON PARCEL 1 OF THE SUBJECT PARTITION AFTER THE DATE OF THIS FILING SHALL BE SERVED BY A DEDICATED SEWER SERVICE THAT IS NOT SHARED BY ANY OTHER PARCELS, REGARDLESS OF OWNERSHIP.

APPROVALS

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

[Signature]
BAKER COUNTY TAX COLLECTOR
DATE 4-2-18

APPROVED BY: [Signature]
BAKER CITY SURVEYOR
DATE 3/29/18

APPROVED BY: [Signature]
BAKER CITY PLANNING DIRECTOR
DATE 04/2/18

THE CITY OF BAKER CITY HEREBY ACCEPTS THE OFFER OF DEDICATION FOR A PORTION OF LAND ALONG WINDMILL LANE AS SHOWN ON SHEET 2 FOR USE AS A PUBLIC RIGHT-OF-WAY.

[Signature]
CITY OF BAKER CITY
DATE 4/2/18

SURVEY NARRATIVE:

PURPOSE: THE PURPOSE OF THIS PARTITION PLAT IS TO SPLIT THE EXISTING PARCEL INTO THREE PARCELS TO FACILITATE DEVELOPMENT OF THE PROPERTY.

PROCEDURE: THE RECORD PROPERTY LINES AS SHOWN ON PARTITION PLAT NO. P1994-007 (REFERENCE NO. 3) WERE RETRACED USING THE SURVEYED POSITION OF THE FOUND MONUMENTS SHOWN HEREON. THE MEASURED BEARINGS SHOWN HEREON WERE OBTAINED ON THE FOUND MONUMENTS BY MEASURING THE DISTANCE FROM THE MONUMENT TO THE POINT OF INTERSECTION OF THE PROPERTY LINES. THE MEASURED BEARINGS AS SHOWN ON PARTITION PLAT NO. P1994-007 COUNTERCLOCKWISE BY 0°00'34" TO OBTAIN THE MEASURED BEARINGS SHOWN HEREON.

EQUIPMENT USED: TRIMBLE R8-GNSS GPS RECEIVERS
TRIMBLE S6 ROBOTIC TOTAL STATION

STATE OF OREGON
COUNTY OF BAKER

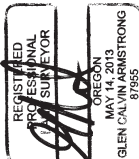
I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORDING ON THE 2nd DAY OF April, 2018, AT 11:52 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P2018-002 OF THE BAKER COUNTY RECORDS.

[Signature]
BAKER COUNTY CLERK

PARTITION PLAT

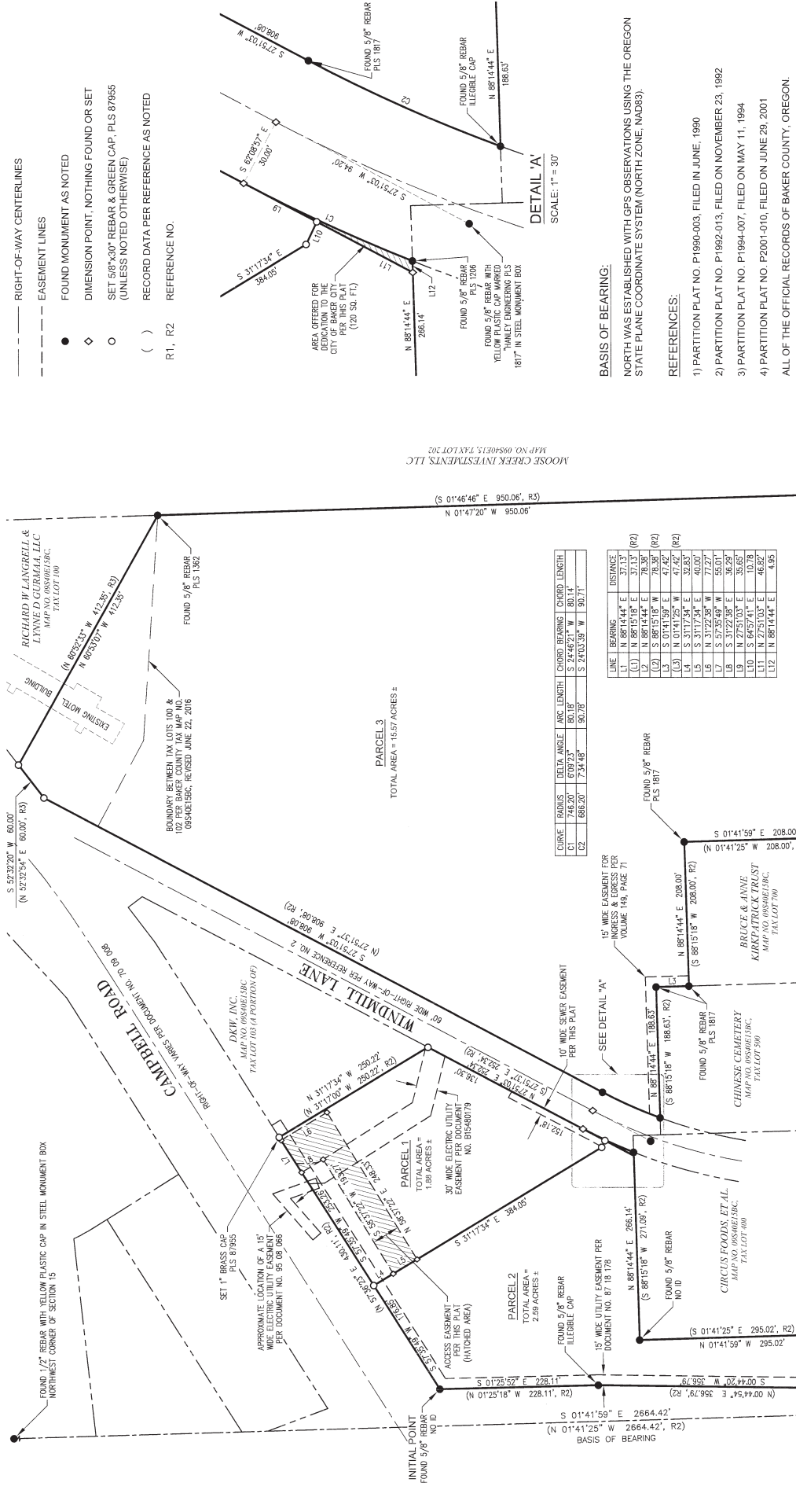
FOR DKW, INC. AND HAT BRAND LAND & LIVESTOCK, LLC
A REPLAT OF PARCEL NO. 1 OF PARTITION PLAT NO. P1994-007 SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M., BAKER CITY BAKER COUNTY OREGON

US GEOMATICS
P.O. BOX 3296
RENO, NV 89505
PHONE (775) 786-5111
WWW.USGEOMATICS.COM
INFO@USGEOMATICS.COM
1071 HASKELL STREET
RENO, NV 89509



DATE: 11-31-18
3-26-18

- LEGEND:**
- SUBJECT TRACT PROPERTY LINES
 - - - ADJACENT PROPERTY LINES
 - - - RIGHT-OF-WAY CENTERLINES
 - - - EASEMENT LINES
 - FOUND MONUMENT AS NOTED
 - ◇ DIMENSION POINT, NOTHING FOUND OR SET
 - SET 5/8"x30" REBAR & GREEN CAP, PLS 87955 (UNLESS NOTED OTHERWISE)
 - () RECORD DATA PER REFERENCE AS NOTED
 - R1, R2 REFERENCE NO.



PARTITION PLAT
FOR DKW, INC. AND
HAT BRAND LAND & LIVESTOCK, LLC
 A REPLAT OF PARCEL NO. 1 OF PARTITION PLAT NO. P1994-007
 SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M.
 BAKER COUNTY, OREGON

IS GEOMATICS
 P.O. BOX 3299 1071 HASKELL STREET
 RENO, NV 89505
 PHONE (775) 786-5111
 FAX (775) 297-4669
 WWW.ISGEOMATICS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 GLEN CAL 87655
 MAY 14, 2015
 GLEN CAL 87655
 EXP. 12-31-18
 3-26-18

DATE OF SURVEY:
 MARCH 22, 2018

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

GLEN C. ARMSTRONG
 PROFESSIONAL LAND SURVEYOR NO. 87955

MAP NO. 06540E158C, TAX LOTS 102 & 103

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