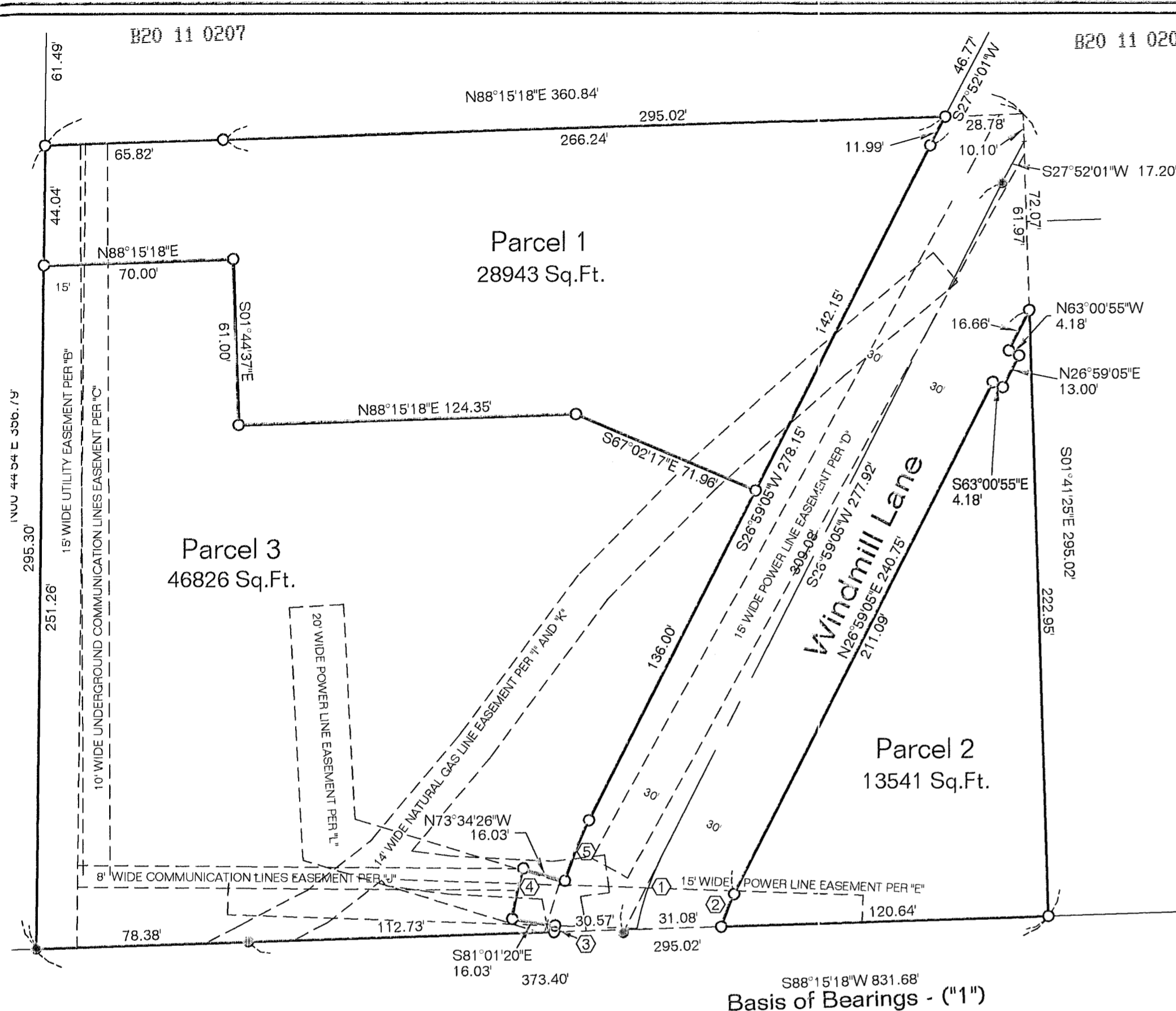


Partition Plat No. P2020-004

Partitioning of a parcel of land situated in the SW1/4NW1/4 of Section 15,
T9S, R40E, W.M., Baker City, Baker County, Oregon

October 4, 2019



VARIOUS EXISTING UTILITY EASEMENTS
SCALE: 1" = 40'

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 19, 2017, IN INSTRUMENT NO. B17420414 AND DEED RECORDED SEPTEMBER 19, 2018, IN INSTRUMENT NO. B18380330 AND TO PARTITION SAID PARCEL INTO THREE PARCELS, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON, AT THE REQUEST OF LANAE BOOTSMA - JONES. THE STREET RIGHT-OF-WAY FOR WINDMILL LANE WAS DEDICATED TO THE CITY OF BAKER CITY BY DEDICATION DEED RECORDED APRIL 10, 2001 IN INSTRUMENT NO. B01080001. THE RIGHT-OF-WAY OF ALLEN ROAD WAS VACATED PER ORDINANCE NO. 3358, RECORDED OCTOBER 17, 2018 IN INSTRUMENT NO. B18420297. THE POWER LINE EASEMENT RECORDED NOVEMBER 13, 1998, IN INSTRUMENT NO. 98 46 086 DOES NOT MATCH THE AS-BUILT LOCATION ON THE GROUND. I BELIEVE A FENCE CORNER, WHICH LIES NORTH OF THE QUARTER CORNER, WAS USED AS THE POINT OF BEGINNING INSTEAD OF THE MONUMENTED POSITION. MONUMENTS WERE FOUND AND HELD, AS SHOWN. MONUMENTS WERE SET TO DEFINE THE PARCEL BOUNDARIES, AS SHOWN HEREON.

NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

CERTIFICATION

I, LELAND LEE MYERS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, 203 SE IBEX STREET, PO BOX 99, SUMPTER, OREGON 97877, COMPLETED THIS SURVEY ON OCTOBER 4, 2019, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, INCLUDING AN INITIAL POINT AS SHOWN, IN ACCORDANCE WITH ORS CHAPTER 92 THE LANDS AS REPRESENTED AND THAT THE INFORMATION SHOWN ON THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE.

THE LANDS BEING PARTITIONED ARE MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INITIAL POINT, A NO. 5 REBAR AT THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT 2018-002, WHICH IS N88°15'18"E, 37.13 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, T9S, R40E, WM, BAKER CITY, BAKER COUNTY, OREGON; THENCE N00°44'54"E, 295.30 FEET; THENCE N88°15'18"E, 360.84 FEET; THENCE S01°41'25"E, 295.02 FEET; THENCE S88°15'18"W, 373.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT-OF-WAY OF WINDMILL LANE.

CONTAINING 89,310 SQUARE FEET, MORE OR LESS

EASEMENTS AND ENCUMBRANCES

- A - LIMITED ACCESS PROVISIONS CONTAINED IN WARRANTY DEED RECORDED MAY 2, 1970, IN INSTRUMENT NO. 70 09 008 (ADJACENT PROPERTY)
- B - UTILITY EASEMENT RECORDED MAY 7, 1987, IN INSTRUMENT NO. 87 18 178.
- C - UNDERGROUND COMMUNICATION LINES EASEMENT RECORDED JULY 14, 1988, IN INSTRUMENT NO. 88 28 090 .
- D - POWER LINE EASEMENT RECORDED NOVEMBER 20, 1997, IN INSTRUMENT NO. 97 47 012 .
- E - POWER LINE EASEMENT RECORDED NOVEMBER 13, 1998, IN INSTRUMENT NO. 98 46 086 .
- F - AGREEMENT WITH BAKER CITY RECORDED OCTOBER 6, 1999, IN INSTRUMENT NO. 99 40 243 .
- G - RESTRICTIVE COVENANTS IN DOCUMENT RECORDED APRIL 6, 2018, IN INSTRUMENT NO. 18 15 0042 . (ADJACENT PROPERTY)
- H - COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED APRIL 6, 2018, IN INSTRUMENT NO. 18 15 0137 . (ADJACENT PROPERTY)
- I - NATURAL GAS LINE EASEMENT RECORDED JULY 10, 2018, IN INSTRUMENT NO. 18 28 0203.
- J - COMMUNICATION EASEMENT AGREEMENT RECORDED JULY 11, 2018, IN INSTRUMENT NO. 18 28 0269.
- K - NATURAL GAS LINE EASEMENT RECORDED SEPTEMBER 14, 2018, IN INSTRUMENT NO. 18 38 0050 .
- L - POWER LINE EASEMENT RECORDED APRIL 15, 2019, IN INSTRUMENT NO. 19 15 0093 .

DECLARATION

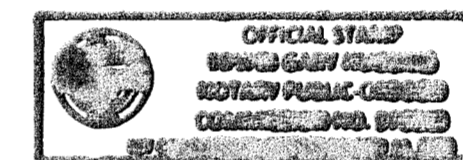
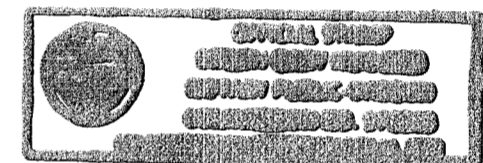
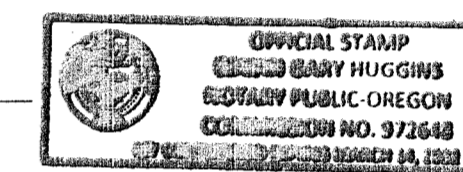
WE, THE BOOTSMA DEVELOPMENT COMPANY, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, DO HEREBY DECLARE WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PARTITIONED INTO THE PARCELS, AND DO HEREBY CREATE THE SEWERLINE EASEMENT AND THE WATERLINE EASEMENT ON PARCEL 1 FOR THE BENEFIT OF PARCEL 3, AND DO HEREBY CREATE THE RECIPROCAL ACCESS EASEMENT TO BENEFIT PARCEL 1 AND PARCEL 3, AND DO HEREBY SUBMIT FOR RECORD AND APPROVAL SAID LAND PARTITION.

Margaret Lanae Bootsma-Jones 12/18/19
MARGARET LANAE BOOTSMA-JONES DATE
MEMBER, THE BOOTSMA DEVELOPMENT COMPANY, LLC

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS IS TO CERTIFY THAT ON THIS 18 DAY OF DEC., 2019, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARGARET LANAE BOOTSMA - JONES, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

Ed Higgins
NOTARY PUBLIC
3/14/2022
MY COMMISSION EXPIRES



APPROVALS

I HAVE REVIEWED THIS PLAT AND FIND IT COMPLIES WITH ORS CHAPTER 92 AND ORS 209.250.

Thomas D. Fisk 12/18/19
BAKER CITY SURVEYOR DATE

I HAVE REVIEWED THIS PARTITION AND FIND IT COMPLIES WITH THE REGULATIONS OF BAKER CITY, OREGON.

Holly Kowalski 3/18/20
BAKER CITY PLANNING DIRECTOR DATE

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

Abbie Hurlinger 3-18-2020
BAKER COUNTY TAX COLLECTOR DATE

REFERENCES

- 1 - CS 9-40-359 PARTITION PLAT NO. 1992-013 BY PLS 1206 FILED NOVEMBER 13, 1992.
- 2 - CS 9-40-41 MAP OF SURVEY BY PLS 645 FILED FEBRUARY 13, 1981.
- 3 - CS 9-40-395 PARTITION PLAT NO. 1994-007 BY PLS 1632 FILED MAY 11, 1994.
- 4 - CS 9-40-476 MAP OF SURVEY BY PLS 1206 FILED MAY 27, 1998.
- 5 - CS 9-40-614 PARTITION PLAT NO. 2006-005 BY PLS 699 FILED APRIL 10, 2006.
- 6 - CS 9-40-768 PARTITION PLAT NO. 2018-002 BY PLS 87955 FILED APRIL 11, 2018.
- 7 - DEDICATION DEED RECORDED APRIL 10, 2001 IN INSTRUMENT NO. 01 08 0001, BAKER COUNTY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland Lee Myers

OREGON
JULY 9, 1965
LELAND LEE MYERS
699

Renewal Date 1/1/21

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED

FOR RECORDING ON THE 18 DAY OF MARCH, 2020

AT 3:00 O'CLOCK PM AS SLIDE NO. D-40

FEES 106.00 INSTRUMENT NO. B2011 0204

Stephanie Kirby
BAKER COUNTY CLERK

Karen Phillips
DEPUTY

M Surveying

y PO Box 99
e 203 SE Ibox Street
r Sumpter, OR 97877
s 541-894-2264

FILED
BAKER COUNTY SURVEYOR
SURVEY No. 9-40