

PARTITION PLAT NUMBER P2022-002

Situated in the Northeast quarter of the Southeast quarter of Section 9, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, Baker County, Oregon

REFERENCE MATERIAL

Survey Number 9-40-406
 Survey Number 9-40-434
 Survey Number 9-40-823
 Partition Plat P1993-001
 Partition Plat 1993-016
 Partition Plat 1996-014
 Plat of Cedar Acres Addition
 Plat of Meadowbrook Subdivision
 Plat of Birch Estates Subdivision

DEED REFERENCES
 Book -J-, Page 170
 Book 108, Page 204
 67 25 043
 70 21 047
 95 18 191
 22 06 0152

Title Report 520094AM, dated February 8, 2022, prepared by Amerititle

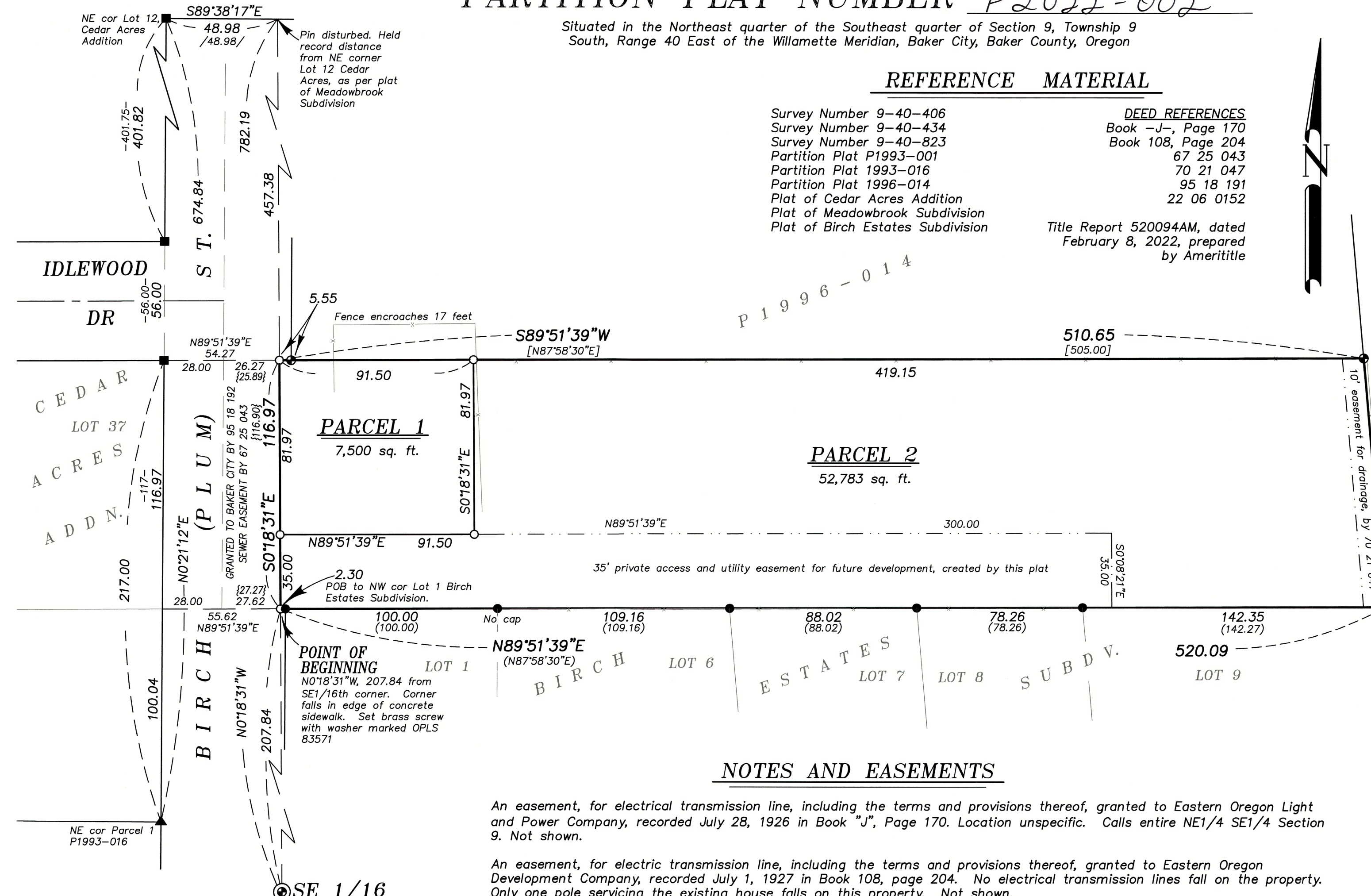
BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=40'

LEGEND

- Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Partition Plat 1996-014
- Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Birch Estates Subdivision
- ▲ Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Partition Plat P1993-016
- Found 5/8" iron pin set by plat of Cedar Acres Addition
- ⊙ Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR. PLS 1206" set by Survey Number 9-40-394
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER (unless otherwise specified)
- Centerline
- x- Fenceline
- - - Easement Line
- [] Record measurement as per Partition Plat 1996-014
- () Record measurement as per plat of Birch Estates Subdivision
- - - Record measurement as per plat of Cedar Acres Addition
- / / Record measurement as per plat of Meadowbrook Subdivision
- { } Record measurement as per Deed 95 18 191



NOTES AND EASEMENTS

An easement, for electrical transmission line, including the terms and provisions thereof, granted to Eastern Oregon Light and Power Company, recorded July 28, 1926 in Book "J", Page 170. Location unspecified. Calls entire NE1/4 SE1/4 Section 9. Not shown.

An easement, for electric transmission line, including the terms and provisions thereof, granted to Eastern Oregon Development Company, recorded July 1, 1927 in Book 108, page 204. No electrical transmission lines fall on the property. Only one pole servicing the existing house falls on this property. Not shown.

An easement, 30 ft. in width, for sanitary sewer line, including the terms and provisions thereof, granted to City of Baker, recorded June 19, 1967 in 67 25 043. Falls in area granted to City of Baker by 98 18 192.

An easement for a drainage facility, including the terms and provisions thereof, granted to State of Oregon, by and through its state Highway Commission, recorded May 28, 1970 in 70 21 047, over the East 10 feet of this property.

Access restriction, in favor of the State of Oregon, by and through its State Highway Commission, over the Easterly line of premises

35' private access and utility easement, for future development purposes, as shown hereon, created by this plat.

NARRATIVE

This partition was done at the request of Haden Damschen, on behalf of Damschen LLC. Mr. Damschen wanted to partition the lots as shown. To establish the exterior, I recover monuments as shown. The North line is the extension of the South line of Idlewood Dr. and was monumented by Partition Plat 1996-014. I find the pins in good condition and hold their position. The South line was monumented by Birch Estates Subdivision as an Easterly extension of the South line of Cedar Acres. I find the found pins to be in good condition and hold their position for this line. The deed to the city for Birch Street (95 18 191) calls to the aliquot line. I find the monument on the aliquot line 48.98 feet East of the NE corner of Lot 12 of Cedar Acres to be disturbed and the position unreliable. Holding the record 48.98 feet, and driving a line to the pin at the SE1/16th corner, I find the bearing to match the break from Survey Number 9-40-833, done by myself earlier this year. I place the new parcel lines at the direction of Mr. Damschen. I find a fence line at the Northwest corner falls well North of the property line. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023