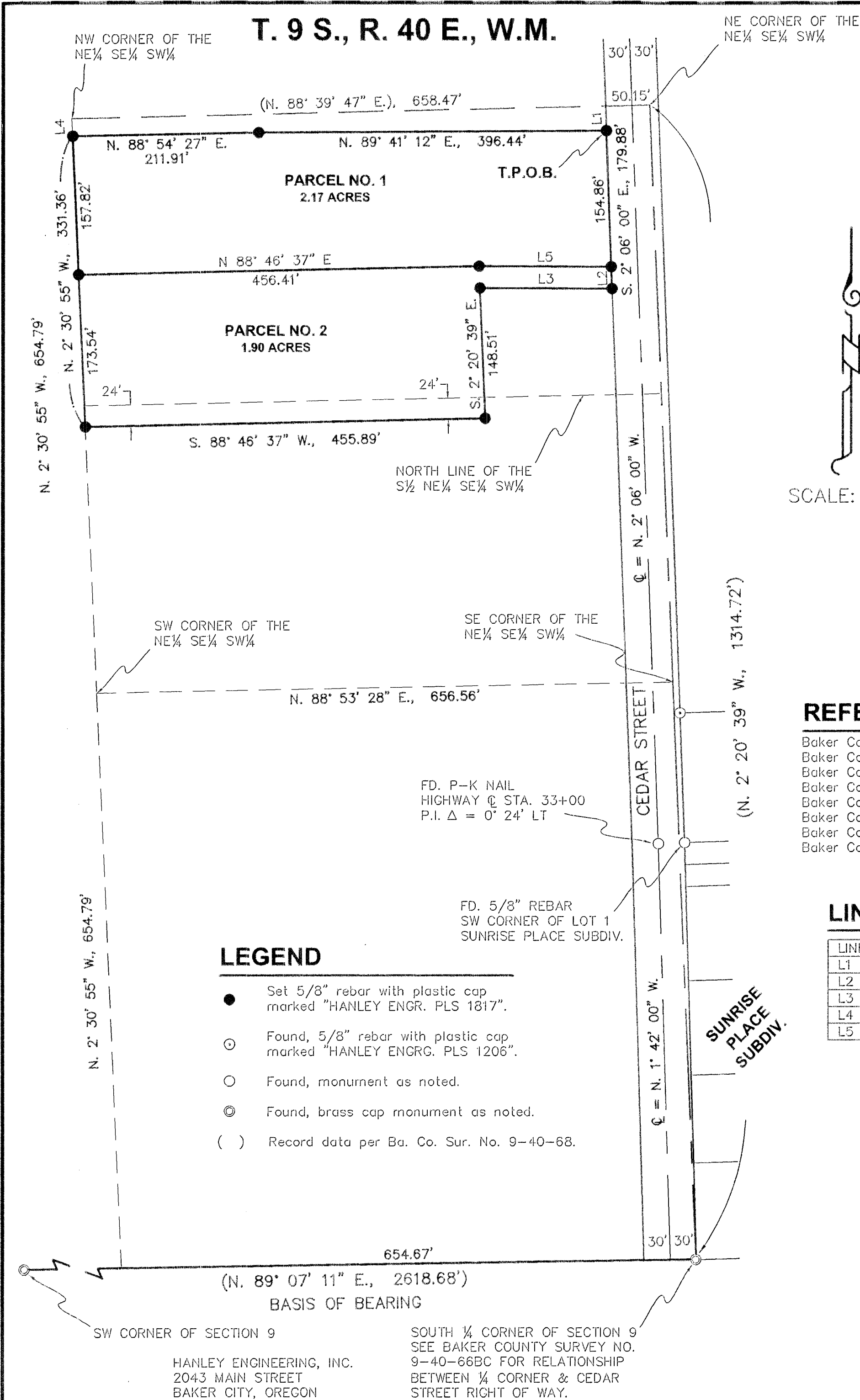


B0213 0102

B0213 0103

B0213 0104



SCALE: 1" = 100'

REFERENCES

Baker County Subdivision Plat No. SD1998-001.
Baker County Survey No. 9-40-25BC.
Baker County Survey No. 9-40-66BC.
Baker County Survey No. 9-40-68.
Baker County Deed No. B0140 0078
Baker County Deed No. B0203 0277
Baker County Deed No. B0203 0279
Baker County Deed No. B0206 0073

LINE TABLE

LINE	BEARING	DISTANCE
L1	S. 2° 06' 00" E.	28.01'
L2	S. 2° 06' 00" E.	25.02'
L3	N. 89° 46' 02" W.	150.64'
L4	N. 2° 30' 55" W.	20.03'
L5	S. 89° 46' 02" E.	150.75'

PARTITION PLAT NO. P2002-003

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:

Land located in the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 9, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Oregon, more particularly described as follows:

Commencing at the Northeast corner of the said Northeast quarter of the Southeast quarter of the Southwest quarter; thence along the North line of the said Northeast quarter of the Southeast quarter of the Southwest quarter, S., 88° 39' 47" W., 50.15 feet, to intersect the West right of way of Cedar Street; thence along said right of way, S. 2° 06' 00" E., 28.01 feet, to the true point of beginning; thence continuing along said right of way, S. 2° 06' 00" E., 179.88 feet, to intersect an existing fence line; thence along said fence line, N. 89° 46' 02" W., 150.64 feet; thence parallel to the East line of the said Northeast quarter of the Southeast quarter of the Southwest quarter, S. 2° 20' 39" E., 148.51 feet; thence parallel and 24 feet South of the North line of the South half of the said Northeast quarter of the Southeast quarter of the Southwest quarter, S. 88° 46' 37" W., 455.89 feet, to intersect the West line of the said Northeast quarter of the Southeast quarter of the Southwest quarter; thence along said West line, N. 2° 30' 55" W., 331.36 feet, to intersect an existing fence line; thence along said fence line, N. 88° 54' 27" E., 211.91 feet; thence continuing along said fence line N. 89° 41' 12" E., 396.44 feet, to the true point of beginning.

Land Containing 4.07 Acres

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2003

NARRATIVE

The purpose of this survey and plat for Joaquin G. Stephens is to partition the above described land into two parcels. Controlling monumentation consists of the found South quarter corner and the Southwest corner of Section 9. Baker County Survey No. 9-40-68 provided the Section 9 subdivisional breakdown. Cedar Street right of way was established through ties to Sunrise Place Subdivision monumentation and the P-K Nail marking the P.I. location at highway centerline Sta. 33+00. The Northeast corner of Cedar Street and "H" Street was established 0.94 feet from the South quarter corner of Section 9 per Baker County Survey No. 9-40-66BC. This Partition's North and South boundary lines closely follow existing fences. The original deeded property lines follow section subdivisional lines. This difference was caused by incorrect positioning of the Northeast corner of the Southeast quarter of the Southwest quarter by two surveys dated 5-4-56 by E.M., and a survey dated March 21, 1955 by Philo Anderson. City Survey of 1970 established the true location of the aliquot parts of Section 9. Property lines were adjusted with various adjacent property owners to correct these problems and make the property lines more closely follow the existing fence lines. Deed reference numbers for these transactions are listed under references.

DECLARATION

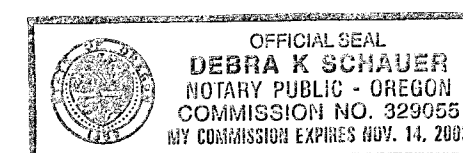
Know all people by these presents that Joaquin G. Stephens is the owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and he caused the same to be partitioned into two parcels as shown hereon, in accordance with O.R.S. Chapter 92.

Joaquin G. Stephens
Joaquin G. Stephens

ACKNOWLEDGMENT

State of Oregon }
County of Baker } S.S.

On March 19, 2002 before me did personally appear the within named Joaquin G. Stephens who acknowledged to me that he executed the same freely and voluntarily.



Debora K. Schauer
NOTARY PUBLIC

My Commission Expires Nov. 14, 2003

APPROVALS

We the undersigned officers in and for Baker City and County, Oregon do hereby approve this minor partition plat.

Baker City Surveyor by: Dary Van Patton PLS 2162; Date MARCH 15, 2002.Baker City Planning by: Jim Collins; Date MARCH 15, 2002.

I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: Alie Durlinger; Date March 22, 2002.

State of Oregon }
County of Baker } S.S.

I do hereby certify that this minor partition plat was received for recording on the 22 day of MARCH, 2002 at 11 o'clock AM, and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Jamara J. Green By Karen Phillips, Deputy