

LEGEND

PROPERTY LINE	---
NEW LOT LINES	----
SECTIONAL LINE	-----
EASEMENT LINE	- - - - -
RIGHT-OF-WAY	=====
CENTERLINE	=====
OF RECORD	()
MONUMENT AS NOTED	●
FND. 5/8" dia. REBAR	○
SET 5/8" REBAR W/PLASTIC CAP L.S. 2316	●
CALCULATED POINT	△

OWNERS/DEVELOPERS
COLUMBIA DEVELOPMENTS, L.L.C.
CONTACT: TRACY THOMPSON
497 SW CENTURY DR.
BEND, OR 97702
(541) 388-0086

PREPARED BY:
EDWARDS & CUMMINGS LLC
CIVIL/STRUCTURAL ENGINEERING &
LAND SURVEYING, GPS SERVICES
156 SE 1ST AVE., SUITE 1 & 2
ONTARIO, OREGON 97914

DECLARATION

STATE OF OREGON
COUNTY OF BAKER
KNOW ALL MEN BY THESE PRESENTS

THAT WE, COLUMBIA DEVELOPMENTS, L.L.C., ARE THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAP. 92, AND DO DEDICATE, TO THE PUBLIC, A STRIP OF LAND 60.00 FEET IN WIDTH ALONG THE SOUTHERLY BOUNDARY OF LOTS 1 THRU 4, TO THE PUBLIC FOR ROADWAY PURPOSES, AS SHOWN HEREON. THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, GAS, ELECTRIC AND TELEPHONE AND CABLE T.V., AND NO STRUCTURE OTHER THAN FOR UTILITY PURPOSES MAY BE ERECTED WITHIN THE LIMITS OF SAID EASEMENT.

COLUMBIA DEVELOPMENTS, L.L.C.

ACKNOWLEDGMENT

STATE OF Oregon } S.S.
COUNTY OF Deschutes

ON THIS 15 DAY OF January 2000, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME, IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 15 DAY OF January 2000 A.D.

Camille M. Scott, Notary Public, Oregon, Commission No. 313699, expires June 18, 2002.

APPROVALS:

CHAIRMAN BAKER CITY PLANNING COMMISSION: *[Signature]* DATE: 1/19/00

BAKER CITY MANAGER: *[Signature]* DATE: 1/19/00

BAKER CITY SURVEYOR: *[Signature]* DATE: 01/18/00

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

COUNTY ASSESSOR BY: *[Signature]* DATE: 1-20-00

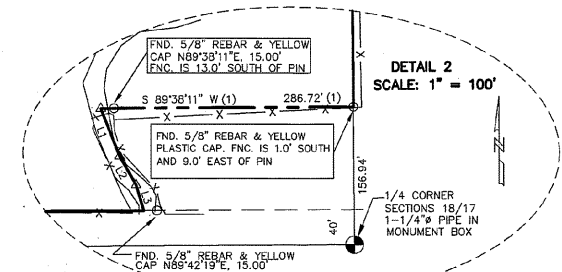
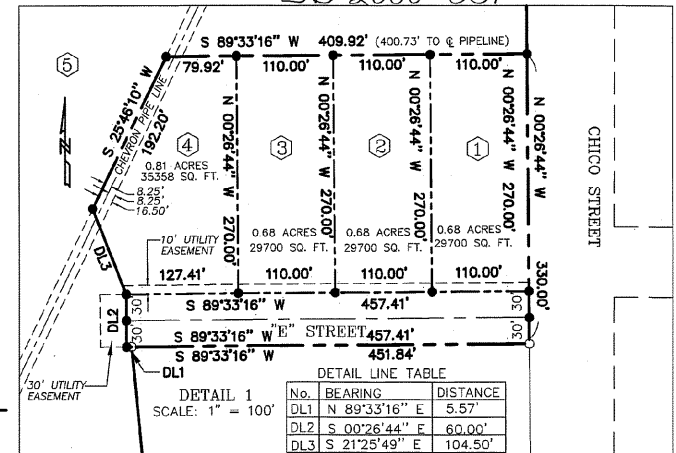
COUNTY TREASURER BY: *[Signature]* DATE: 1-20-00

I DO HEREBY CERTIFY THAT SETTLER'S PARK SUBDIVISION, PHASE 1 PLAT, WAS RECEIVED FOR RECORD ON THIS 26th DAY OF January 2000, AT 9:55 O'CLOCK A.M., AND IS HEREBY APPROVED AND RECORDED IN BAKER COUNTY RECORDS

BAKER COUNTY CLERK BY: *[Signature]* DATE: 01/26/00

SETTLER'S PARK SUBDIVISION PHASE 1
A PORTION OF PARCEL 1 OF PARTITION PLAT No. 1998-014
WITHIN THE E1/2NE1/4 SECTION 18,
Township 9 South, Range 40 East, W.M.
Baker City, Baker County, Oregon.

SD 2000-001



REGISTERED PROFESSIONAL LAND SURVEYOR

DANNY K. CUMMINGS
JAN. 21, 1988
2316

RENEWAL DATE: 12-31-02

LEGAL DESCRIPTION:

LAND IN THE E1/2NE1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M., BAKER CITY, BAKER COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 1998-014

SURVEYOR'S CERTIFICATION & NARRATIVE

I, DANNY K. CUMMINGS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT ON 2/5/1999, A SURVEY WAS STARTED, AND WAS COMPLETED ON 7/13/1999, AT THE REQUEST OF TRACY THOMPSON, TO SURVEY AND MONUMENT FOUR INDUSTRIAL LOTS IN PHASE ONE OF SETTLER'S PARK SUBDIVISION. CONTROL FOR THIS SURVEY IS AS PER REFERENCE (1), AS THE BOUNDARY OF THIS SUBDIVISION IS WITHIN PARCEL 1 AS SHOWN THEREON. THE SOUTHERLY LINE OF LOT NO. 5, (HEREAFTER KNOWN AS PROBLEM AREA), HAS SOME ENCROACHMENT PROBLEMS AS SHOWN. THIS AREA IS BEING PINNED TO ALLOW FOR A POSSIBLE FUTURE PROPERTY LINE ADJUSTMENT THAT WOULD CORRECT THE WORST OF THOSE, A GARAGE BUILT OVER THE DEED LINE. THAT AREA IS NON-BUILDABLE, AND IS INTENDED TO BE DEEDED TO THE ADJOINING LANDOWNER IN THE FUTURE. THE BASIS OF BEARINGS FOR THIS IS ALONG THE EAST LINE OF SECTION 18, T9S, R40E, W.M., BETWEEN RECORD MONUMENTS. MINOR DIFFERENCES IN DISTANCES ARE AS SHOWN. THE LOCATION OF THE CHEVRON GAS PIPELINE EASEMENT IS BASED ON FIELD TIES TO THE LOCATION MARKERS. I ALSO CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH O.R.S. CHAPT. 92.010 TO 92.150

REFERENCES:

- (1) PARTITION PLAT No. 1998-014 BY WILLIAM R. WELLS.
- (2) EASEMENT DEED 98-12-149, INST. No. 28431.
- (3) SURVEY FOR LEWIS TOWNSEND BY WILLIAM HANLEY FILED UNDER COUNTY SURVEY No. 9-40-184.