

B05 22 0046

B05 22 0047

B05 22 0048

POLLMAN BUILDING CONDOMINIUMS *SD2005-0045*

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, being a Registered Professional Land Surveyor in the State of Oregon, Certificate No. 1817, do hereby certify that the information and dimensions on this plat of the Pollman Building Condominiums do accurately and fully depict the dimensions as they actually exist, that the property was correctly surveyed, that the construction of the units and buildings as depicted on the plat has been completed, and that the description of the property is as follows:

Lot 5, Block 4, Fisher's Addition to Baker City, according to the official plat thereof, in Baker City, County of Baker, and State of Oregon. Also, all that portion of Centre Street (now Broadway Street), adjoining said Lot 5 on the North, as vacated by Ordinance recorded December 24, 1901, in Baker County Deed Book 42, Page 452.

More particularly described as follows: Commencing at the intersection of Broadway Street (West) and Resort Street; thence S. 54° 16' 49" W., 52.36 feet, to the Southwest corner of Broadway and Resort Streets, and the True Point of Beginning; thence S. 0° 01' 02" W., 69.62 feet, to the Southeast corner of said Lot 5; thence along the South line of said Lot 5, S. 89° 59' 23" W., 99.83 feet, to the Southwest corner thereof; thence along the East line of Main Street, N. 0° 00' 54" E., 68.31 feet, to the Southeast corner of Main and Broadway (East) Streets; thence along the South line of said Broadway Street, N. 89° 14' 17" E., 99.85 feet, to the True Point of Beginning.

Land Containing 6,885 square feet (0.16 acres).

LEGEND

- ☐ Found monument in monument box.
- () Plat Distance.
- [] Record Data Per Ba. Co. Surv. No. 9-40-202.
- { } Record Data Per Philo Anderson Survey Titled "Map Showing Part of Block 4, Fisher's Addition City of Baker", dated Aug. 28-30, 1959.

EASEMENTS

Stairway easement/agreement including the terms and provisions thereof, set forth in instrument filed in Baker County Deed Records on June 13, 1904 in Deed Book 57, Page 375, stating that the stairway shall be and remain as a common stairway and shall be used in the future as in the past and on the same terms and conditions.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renews June 30, 2005

DECLARATION

Know all people by these presents that Pollman Building LLC is the owner of the land represented hereon and more particularly described in the accompanying Surveyor's Certificate and does make, establish and declare the annexed map of Pollman Building Condominiums, an Oregon Condominium, Units 101, 101(Basement), 102, 102(Basement), 201, 202 and 203, to be a true and correct map of the land described above and further laid out as a Condominium and does hereby commit said land to the operation of the unit ownership law as prescribed by the provisions of O.R.S. 100.005 to 100.625.

Charles H. Rouse
Charles H. Rouse, Manager
Pollman Building LLC

ACKNOWLEDGMENT

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

On May 12, 2005 before me did personally appear the within named Charles H. Rouse, Manager of Pollman Building LLC, who acknowledged to me that he executed the same freely and voluntarily.



Julie Dawn Paxton
NOTARY PUBLIC
My Commission Expires 10-18-05

APPROVALS

We the undersigned officers in and for Baker City and County, Oregon do hereby approve this plat of Pollman Building Condominiums.

Baker City Surveyor by: *Larry Van Batta* PLS 2162 ; Date 5/12 2005.
Baker City Planning by: *Jim Collins* ; Date 5/12 2005.
Baker City Manager by: *Steve H. Regan* ; Date 5-12 2005.

I hereby certify that all taxes for subject property have been paid as required.
Baker County Tax Collector by: *Traci Thambert / Alice Diefinger* Date 5/31/05 2005.

State of Oregon }
County of Baker } S.S.
I do hereby certify that this plat of Pollman Building Condominiums was received for recording on the 31st day of May, 2005 at 9:45 o'clock A m., and recorded in Baker County records and is hereby approved.

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

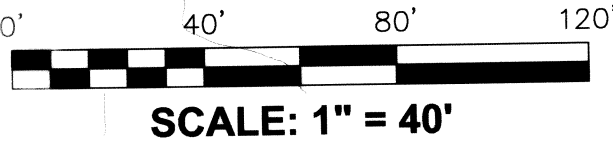
ZZZ
BASIS OF BEARING
BA. CO. SUR. NO. 9-40-202
RESORT STREET CENTERLINE
BEARS N. 0° 01' 02" E.
BETWEEN VALLEY AVE. (EAST)
AND BROADWAY ST. (WEST)

MAIN STREET

RESORT STREET

[N. 0° 01' 02" E., 994.07']
BASIS OF BEARING

INT. OF MAIN ST. &
WASHINGTON AVE. (EAST) IS
{0.74'} SOUTH OF MONUMENT



HANLEY ENGINEERING, INC.
P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

INTERSECTION OF VALLEY AVE.
(EAST) AND RESORT STREET