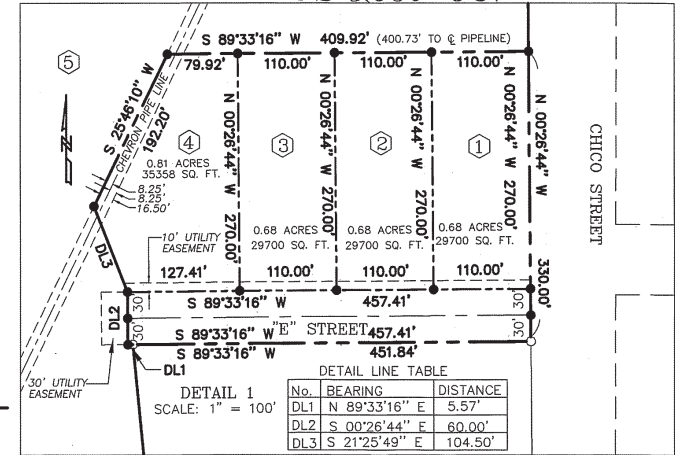


SETTLER'S PARK SUBDIVISION PHASE 1
 A PORTION OF PARCEL 1 OF PARTITION PLAT No. 1998-014
 WITHIN THE E1/2NE1/4 SECTION 18,
 Township 9 South, Range 40 East, W.M.
 Baker City, Baker County, Oregon.

SD 2000-001

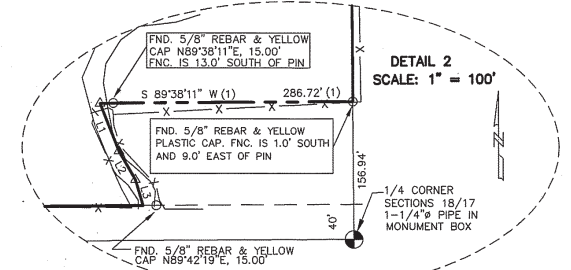
LEGEND

- 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 ▲



DETAIL LINE TABLE

No.	BEARING	DISTANCE
DL1	N 89°33'16\"	5.57'
DL2	S 00°26'44\"	60.00'
DL3	S 21°25'49\"	104.50'



BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 21°26'05\"	58.67'
L2	S 29°46'54\"	37.49'
L3	S 16°20'54\"	30.44'
L4	S 27°16'28\"	61.51'
L5	S 27°16'28\"	63.14'
L6	S 89°59'02\"	56.26'
L7	S 00°26'44\"	110.78'
L8	S 62°43'24\"	12.05'
L9	S 00°54'40\"	82.99'
L10	S 11°54'13\"	165.00'
L11	S 01°03'06\"	83.71'
L12	S 05°33'04\"	209.55'

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 S.E. 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 ERRECTED WITHIN THE LIMITS OF SAID EASEMENT.

COLUMBIA DEVELOPMENTS, L.L.C.
Michael J. Tennant
 BY MICHAEL J. TENNANT

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF Deschutes } S.S.

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
 RESIDING IN BEND, OREGON 6-18-02
 MY COMMISSION EXPIRES JUNE 16, 2002

APPROVALS:

- CHAIRMAN BAKER CITY PLANNING COMMISSION: *Tracy Thompson* DATE: 1/19/00
- BAKER CITY MANAGER: *Alan Phillips* DATE: 1-19-00
- BAKER CITY SURVEYOR: *Larry Van Ratten* PL 52162 DATE: 01/18/00
- COUNTY ASSESSOR BY: *Alan Phillips* DATE: 1-20-2000
- COUNTY TREASURER BY: *Nina J. J. J.* 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: *Judith Wood* DATE: 01/26/00

REGISTERED PROFESSIONAL LAND SURVEYOR
Danny K. Cummings
 OREGON
 JAN. 21, 1988
 DANNY K. CUMMINGS
 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 92.190

- 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.

