

PARTITION PLAT NUMBER P2002 010

BELL STREET 500'00"00"E 30.00'

PARCEL 4
20,893 SQ. FT.
0.480 ACRES

NOT SURVEYED

PARCEL 2
20.321 ACRES

PARCEL 3
165,633 SQUARE FEET
3.802 ACRES

REFERENCES

- CS #8-46-47
PARTITION PLAT 1995-002
PARTITION PLAT 2000-004
CS #8-46-3
PRELIMINARY TITLE REPORT, ELKHORN TITLE
#00013201, APRIL 24, 2002

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGRG PLS 1206" PER CS #8-46-47
- SET 5/8" IRON ROD, 30" LONG WITH YELLOW PLASTIC CAP MARKED "APA"

(R&M) INDICATES AGREEMENT BETWEEN RECORD AND MEASURED DATA

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN BINFORD FOR THE PURPOSE OF PARTITIONING PARCEL NO. 2 OF BAKER COUNTY PARTITION PLAT NO. 1995-002. MONUMENTS CALLED FOR ON THAT PLAT WERE FOUND AS DESCRIBED AND WERE USED TO CONTROL THIS SURVEY. THE SOUTHEAST CORNER OF SECTION 8 WAS NOT RECOVERED.

FILED DECEMBER 23, 2002
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-98MP

REGISTERED PROFESSIONAL LAND SURVEYOR

H. M. McLENDON
OREGON
JAN. 21, 1992
HARMON E. MCLENDON
2537
RENEWS 12/31/02

EXACT COPY STATEMENT

I, HARMON E. MCLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF. SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 9TH DAY OF DECEMBER 2002

H. M. McLENDON
HARMON E. MCLENDON, PLS 2537

SURVEYOR'S CERTIFICATE

I, HARMON E. MCLENDON, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NUMBER 2 OF PARTITION PLAT 1995-002, RECORDED JANUARY 10, 1995, IN BAKER COUNTY DEEDS 95 02 082.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN BINFORD, PRESIDENT OF BINCORP LLC AND OWNER OF THE LAND REPRESENTED ON THIS MINOR LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT HE HAS CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. AND DOES HEREBY RECOGNIZE AND GRANT THE EASEMENTS AS DESCRIBED HEREON.

John Binford
JOHN BINFORD

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Baker



KNOW ALL PEOPLE BY THE PRESENTS, ON THIS 11 DAY OF December, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JOHN BINFORD AND ACKNOWLEDGED THE FORGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Zella Warner Sly
NOTARY PUBLIC OF THE STATE OF OREGON
MY COMMISSION EXPIRES: 1/11/2006

APPROVALS

APPROVED THIS 10TH DAY OF Oct., 2002.

Theresa R. Miller
CITY OF HALFWAY PLANNING DEPARTMENT

APPROVED THIS 19TH DAY OF Dec., 2002.

Thomas J. Hanley
BAKER COUNTY SURVEYOR

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2001-2002 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

Alan Phillips, Assessor
Alice Duesinger by Tracy Ferguson Deputy
BAKER COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON
COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 19 DAY OF DECEMBER 2002, AT 10:50 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P2002-010, BAKER COUNTY RECORDS.

Jamara J. Green
BAKER COUNTY CLERK
BY: Karen Phillips

**LAND PARTITION
IN THE S.E. 1/4 OF SECTION 8
T8S, R46E, W.M., CITY OF HALFWAY, OREGON**

JOHN BINFORD

SCALE: 1" = 100'

DATE: JULY 2002

JOB NO. 2731-07

Anderson Pery Associates, Inc.
ENGINEERING • SURVEYING • MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET **1/1**