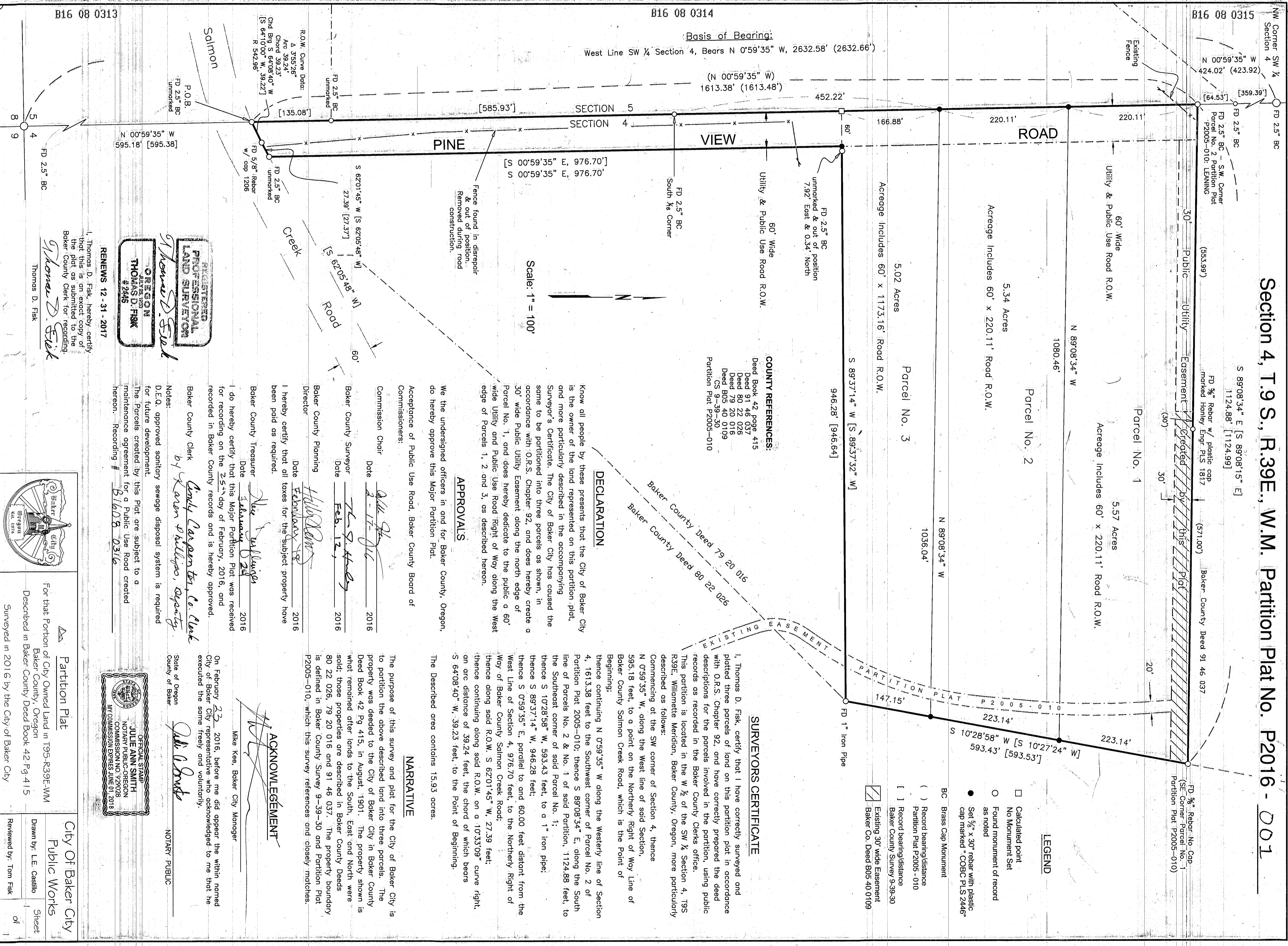


Section 4, T.9 S., R.39E., W.M. Partition Plat No. P2016 - 001



LEGEND

- Calculated point
- No Monument Set
- Found monument of record as noted
- Set 3/4" x 30" rebar with plastic cap marked "COBC PLS 2446"
- Brass Cap Monument
- Record bearing/distance Partition Plat P2005 - 010
- Record bearing/distance Baker County Survey 9-39-30
- Existing 30" wide Easement Baker Co. Deed B05 40 0109

SURVEYORS CERTIFICATE

I, Thomas D. Fisk, certify that I have correctly surveyed and plotted three parcels of land on this partition plat in accordance with O.R.S. Chapter 92, and have correctly prepared the deed descriptions for the parcels involved in the partition, using public records as recorded in the Baker County Clerks office. This partition is located in the W 1/2 of the SW 1/4 Section 4, T9S R39E, Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Commencing at the SW corner of Section 4, thence N 0°59'35" W, along the West line of said Section, 595.18 feet, to a point on the Northernly Right of Way Line of Baker County Salmon Creek Road, which is the Point of Beginning;

thence continuing N 0°59'35" W along the Westerly line of Section 4, 1613.38 feet to the Southwest corner of Parcel No. 2 of Partition Plat 2005-010; thence S 89°08'34" E, along the South line of Parcel No. 2 & No. 1 of said Partition, 1124.88 feet, to the Southeast corner of said Parcel No. 1;

thence S 10°28'58" W, 593.43 feet, to a 1" iron pipe; thence S 89°37'14" W, 946.28 feet;

thence S 0°59'35" E, parallel to and 60.00 feet distant from the West Line of Section 4, 976.70 feet, to the Northernly Right of Way of Baker County Salmon Creek Road;

thence along said R.O.W. S 62°01'45" W, 27.39 feet;

thence continuing along said R.O.W. on a 10°33'09" curve right, an arc distance of 39.24 feet, the chord of which bears S 64°08'40" W, .3923 feet, to the Point of Beginning.

The Described area contains 15.93 acres.

DECLARATION

Know all people by these presents that the City of Baker City is the owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate. The City of Baker City has caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92, and does hereby create a 30' wide Public Utility Easement along the north edge of Parcel No. 1, and does hereby dedicate to the public a 60' wide Utility and Public Use Road Right of Way along the West edge of Parcels 1, 2 and 3, as described herein.

APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this Major Partition Plat.

Acceptance of Public Use Road, Baker County Board of Commissioners:

Commission Chair _____ Date 2-17-2016

Baker County Surveyor Lee S. Hedges Date Feb. 12, 2016

Baker County Planning Director Hillary Davis Date February 12, 2016

Baker County Treasurer Mike Kee Date February 24, 2016

APPROVALS

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

Date February 24, 2016

Baker County Treasurer Mike Kee

I do hereby certify that this Major Partition Plat was received for recording on the 25th day of February, 2016, and recorded in Baker County records and is hereby approved.

Baker County Clerk Emily Carpenter, Co. Clerk by Karon Phillips, Deputy

Notes: D.E.O. approved sanitary sewage disposal system is required for future development.

The Parcels created by this Plat are subject to a maintenance agreement for a Public Use Road created hereon. Recording # B1605 0316

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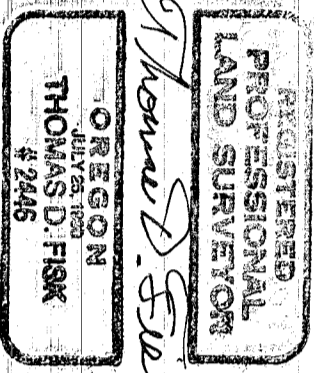
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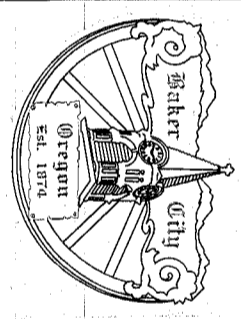
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RENEWS 12 - 31 - 2017

I, Thomas D. Fisk, hereby certify that this is an exact copy of the Plat as submitted to the Baker County Clerk for recording.

Thomas D. Fisk
Thomas D. Fisk



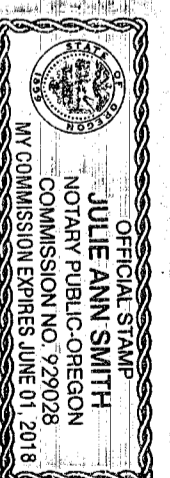
Partition Plat

For that Portion of City Owned Land in T9S-R39E-WM Baker County, Oregon. Described in Baker County Deed Book 42 Pg 415 Surveyed in 2016 by the City of Baker City

City Of Baker City
Public Works

Drawn by: L.E. Castillo Sheet _____ of _____

Reviewed by: Tom Fisk



ACKNOWLEDGEMENT

On February 23, 2016, before me did appear the within named City of Baker City representative who acknowledged to me that he executed the same freely and voluntarily.

State of Oregon
County of Baker

Julie Ann Smith
NOTARY PUBLIC

Mike Kee, Baker City Manager

FILED March 2, 2016
BAKER COUNTY SURVEYOR
SURVEY NO. 9-39-296