

NW1/4SE1/4 SECTION 9, T. 9 S., R. 40 E., W.M.

PARTITION PLAT NO. P1993-001

SURVEYOR'S CERTIFICATE

I, James D. Hanley hereby certify that I have correctly surveyed and marked with proper monuments the lands represented by this minor partition plat in accordance with O.R.S. Chapter 92. The boundary of this partition is described as follows: A parcel in the NW1/4SE1/4 of Section 9, Township 9 South, Range 40 East, Willamette Meridian. Beginning on the North line of Cedar Acres Addition to the city of Baker City, Oregon, 130 feet East of the Northwest corner of the said addition and on the Easterly right of way line of Cedar Street as described on O.S.H.D. Drawing No. 6B-6-15, titled "Baker to Ruckles Creek Section of Baker-Homestead Highway"; thence S. 89° 26' E., along the North line of the said Cedar Acres Addition a distance of 1269.39 feet to the Northeast corner of said addition; thence continuing S. 89° 26' E., 20.98 feet along the extended said North line to intersect the East line of the said NW1/4SE1/4; thence N. 0° 10' 08" W., along the said East line a distance of 333.50 feet (formerly described as N. 0° 30' E., 333.5 feet) to the Southeast corner of the Orville Chambers Tract; thence N. 89° 31' 50" W., 1273.02 feet (formerly described as N. 89° 26' W.) to intersect the Easterly right of way line of Cedar Street as shown on said Drawing No. 6B-6-15; thence Southerly along the said Easterly right of way line on a segment of a 200 foot spiral curve (the long chord of which bears S. 4° 55' 37" W., 192.39 feet) to the end of said spiral curve; thence S. 0° 04' 30" E., along said Easterly right of way line 139.47 feet to the point of beginning

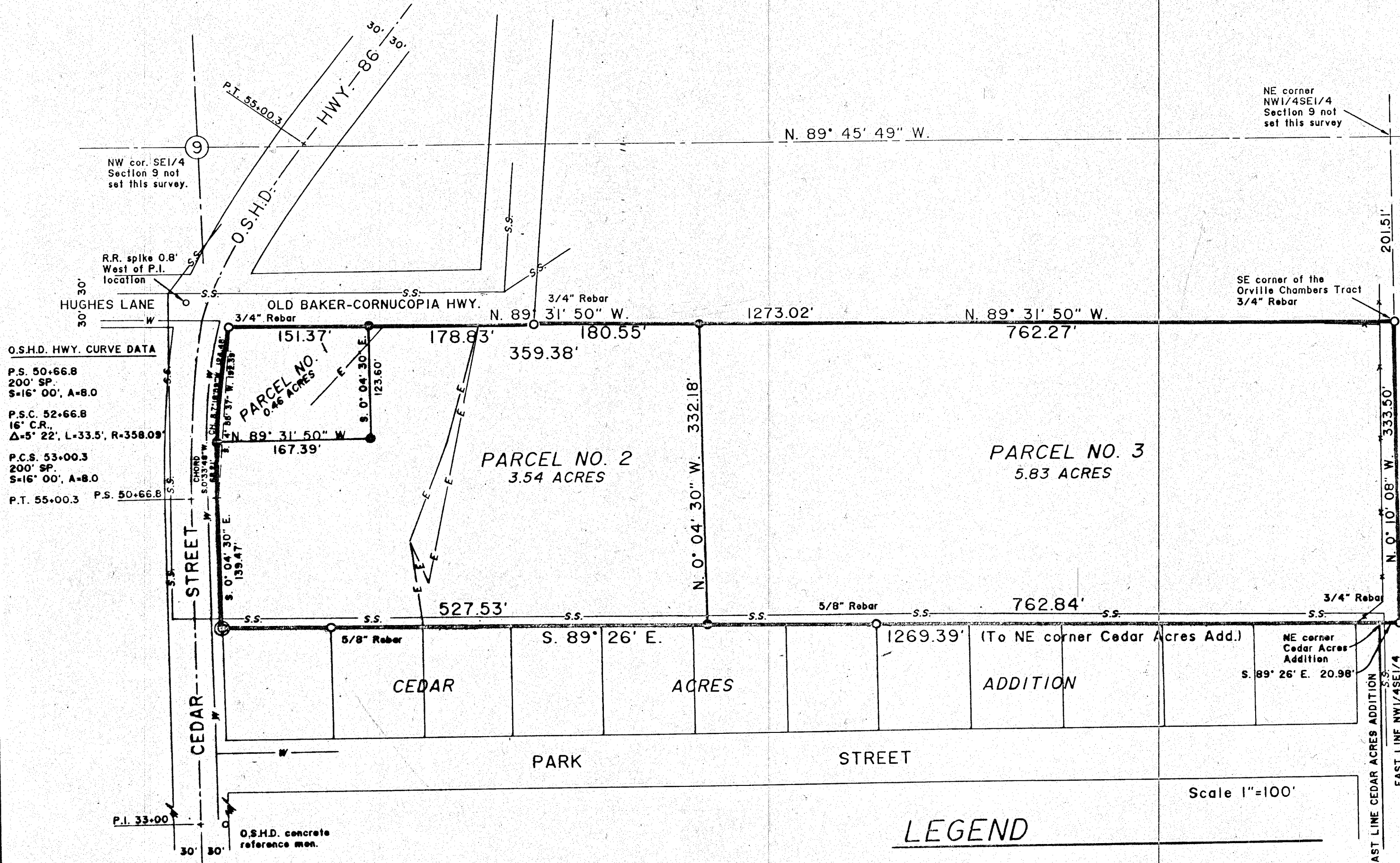
REGISTERED PROFESSIONAL LAND SURVEYOR James D. Hanley OREGON SEPTEMBER 23, 1971 JAMES D. HANLEY 1206

NARRATIVE

This survey for Victor L. Lund is for the purpose of preparation of the annexed partition plat and for furnishing boundary details of the property described in Deed 77 03 079-080. The survey required retracement of the City Survey of 1970, filed as Baker County Survey No. 9-40-25BC for the subdivision of Section 9, retracement of Cedar Acres Addition and Oregon State Highway No. 86 monumentation along Cedar Street, recovery of the 1927 monumentation established by Philo H. Anderson of a portion of the old Baker-Cornucopia Highway, and other monumentation established by previous surveys. Interpretation of pertinent deed records determined intent, based on the above survey control. Monumentation recovery along the North line of Cedar Acres Subdivision (the South line of this partition) provided basis of conforming bearing of S. 89° 26' E. Reference survey titled "ALTA/ACSM Boundary and Topographic Survey" for Victor L. Lund contains other details pertinent to this partition. Reference material: Baker Co. Survey No. 9-40-8, 9-40-32, 9-40-121BC 9-40-322, 9-40-361, Cedar Acres Addition Plat, Philo H. Anderson Survey of 1927 and O.S.H.D. Drawing No. 6B-6-15.

STATEMENT OF WATER RIGHTS

The following listed water rights may be pertinent to a portion of this partition: C-4046, C-4254 and C-4539.



O.S.H.D. HWY. CURVE DATA P.S. 50+66.8 200' SP. S=16° 00', A=8.0 P.S.C. 52+66.8 16' C.R. Δ=5° 22', L=33.5', R=358.09 P.C.S. 53+00.3 200' SP. S=16° 00', A=8.0 P.T. 55+00.3 P.S. 50+66.8

DECLARATION AND ACKNOWLEDGEMENT

Know all people by these presents that Victor L. Lund is the owner of the land represented on the annexed minor partition plat and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be surveyed and partitioned into three parcels as shown hereon in accordance with O.R.S. Chapter 92.

Victor L. Lund Victor L. Lund

State of FLORIDA } S.S. County of LAKE }

On Jan 19, 1993 before me did personally appear the within named Victor L. Lund who acknowledged to me that he executed the same freely and voluntarily.

Rose Formato Commission No. CC110537

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: June 18, 1995 BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Produced Washington D.L.

LEGEND

- Found monument as noted
● Set 5/8" x 30" rebar with plastic cap mkd. "HANLEY ENGR. PLS 1206"
⊙ Set 3/4" x 30" rebar with aluminum cap mkd. "HANLEY ENGR. PLS 1206"
-E- Overhead electrical line
-W- Water line location
-s.s.- Sanitary sewer line location

APPROVALS

State of Oregon } S.S. County of Baker } I do hereby certify that the attached minor partition plat was received for record on the 27th day of January, 1993, at 2:15 o'clock P.M., and recorded in Baker County records and is hereby approved. Baker County Clerk by: [Signature] Baker City Surveyor by: Gary Van Patten PLS 2162, Date 1/4/93 Baker City Planning by: Arthur F. Reff, Date 1/4/93 CITY MANAGER

Scale 1"=100'

HANLEY ENGINEERING 2043 MAIN STREET BAKER CITY, OREGON

FILED 12-31-92 BAKER COUNTY SURVEYOR SURVEY NO. 9-40-362 MP