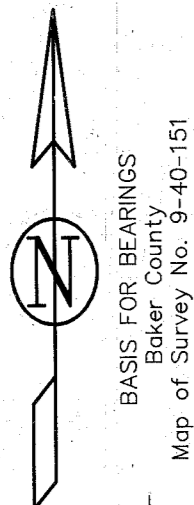
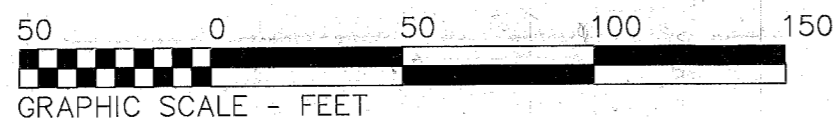


# PARTITION PLAT No. P1999-013

For a Partition of a Parcel of Land Situated in the SE1/4SE1/4 Section 20, T9S, R40E, WM, City of Baker, Baker County, Oregon



LEGEND	
Monument Found in Monument Box	□
Set 30" long No. 5 Rebar with Yellow Plastic Cap marked PLS 699	○
Record & Measured Bearing & Distance	[S0°06'05"E, 441.53']
Deed Bearing & Distance	(S89°27'00"W, 73.50')

### NARRATIVE

The purpose of this survey is to partition a small tract into 2 parcels within an unsubdivided area of the City of Baker in the SE1/4SE1/4 of Section 20, T9S, R40E, WM, Baker County, Oregon, at the request of Eugene and April McIntosh.

In this locale of Baker City there are a number of metes and bounds described properties that were partitioned between 1890 and 1900 without the benefit of a subdivision.

I could not find any document showing the City of Baker City has acquired a right-of-way for Colorado Avenue. Deeds along this street have a variety of setbacks from the line between Sections 20 and 29 apparently for the purpose of providing a street easement, but the property in this partition begins on the section line with an undefined exception clause stating "EXCEPTING THEREFROM any portion thereof lying within Colorado Avenue." The partitioners are dedicating a 30-foot strip to the City for Colorado Avenue.

Jim Hanley did a survey in this block of properties in 1979 and is recorded as Baker County Map of Survey No. 9-40-151. I found distances and bearings in the survey to be within acceptable limits and used the record as shown on that plat.

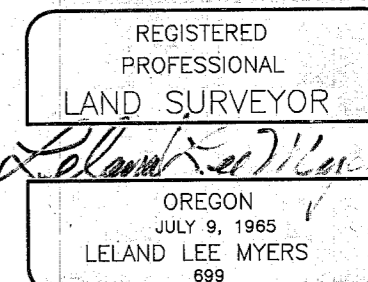
The parcel being partitioned has been described in Baker County Deeds No. 99-14-276.

### CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on September 10, 1999, and do hereby certify that I have correctly surveyed and marked with proper monuments the land as represented on this plat to the best of my knowledge.

The Initial Point of this partition is a No. 5 Rebar with a yellow plastic cap marked PLS 699 which bears S89°26'34"W, 783.75 feet and N0°00'00"E, 30.00 feet from the Southeast corner of Section 20, T9S, R40E, WM, which is a brass cap in a monument box, a Baker City monument according to Baker County Survey No. 9-40-181. The partitioned parcel is more fully described as follows:

Commencing at said Initial Point; thence N0°00'00"E, 261.96 feet to a No. 5 Rebar with a yellow plastic cap marked PLS 699; thence S89°57'37"W, 73.50 feet to a No. 5 Rebar with a yellow plastic cap marked PLS 699; thence S0°00'00"W, 262.61 feet to a No. 5 Rebar with a yellow plastic cap marked PLS 699; thence N89°27'00"E, 73.50 feet to the Initial Point, a parcel of land containing 19,277 square feet.



Renewal Date 1/1/01

### APPROVALS

I have reviewed this plat under authority of ORS 92.100 and find it complies with ORS Chapter 92 and ORS 209.250.

*Sharon Van Patten PLS 2166* 11/5/99  
City of Baker City Surveyor Date

I have reviewed this plat and find it complies with the regulations of the City of Baker City, Oregon.  
*Shirley Callen* 11/5/99  
City of Baker City Planning Director Date

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.

*Alice Surplinger* 11/5/99  
Baker County Treasurer Date

Approved for Filing  
*Sharon Lee Barnett* 11/5/99  
City Manager Date

STATE OF OREGON } ss  
COUNTY OF BAKER }

I do hereby certify that the attached partition plat was received for recording on the 5<sup>th</sup> day of November, 1999, at 1:40 o'clock P.M. and recorded as Partition Plat No. P1999-013, Baker County Records.  
*Julia Woodcock*  
Baker County Clerk

### AFFIDAVIT OF LIEN HOLDERS

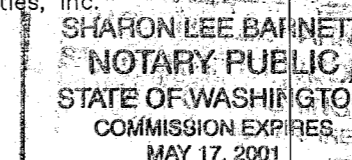
I, Ross C. Miles, President of American Equities, Inc., as lien holder of the property hereon being partitioned do hereby consent to the partitioning of the property and the dedication of Colorado Avenue as shown on this plat.

*Ross C. Miles*  
Ross C. Miles, President

STATE OF WASHINGTON } ss  
COUNTY OF CLARK }

Signed and sworn to before me on November 2, 1999, by Ross C. Miles, President of American Equities, Inc.

*Sharon Lee Barnett*  
My Commission Expires 5-17-2001



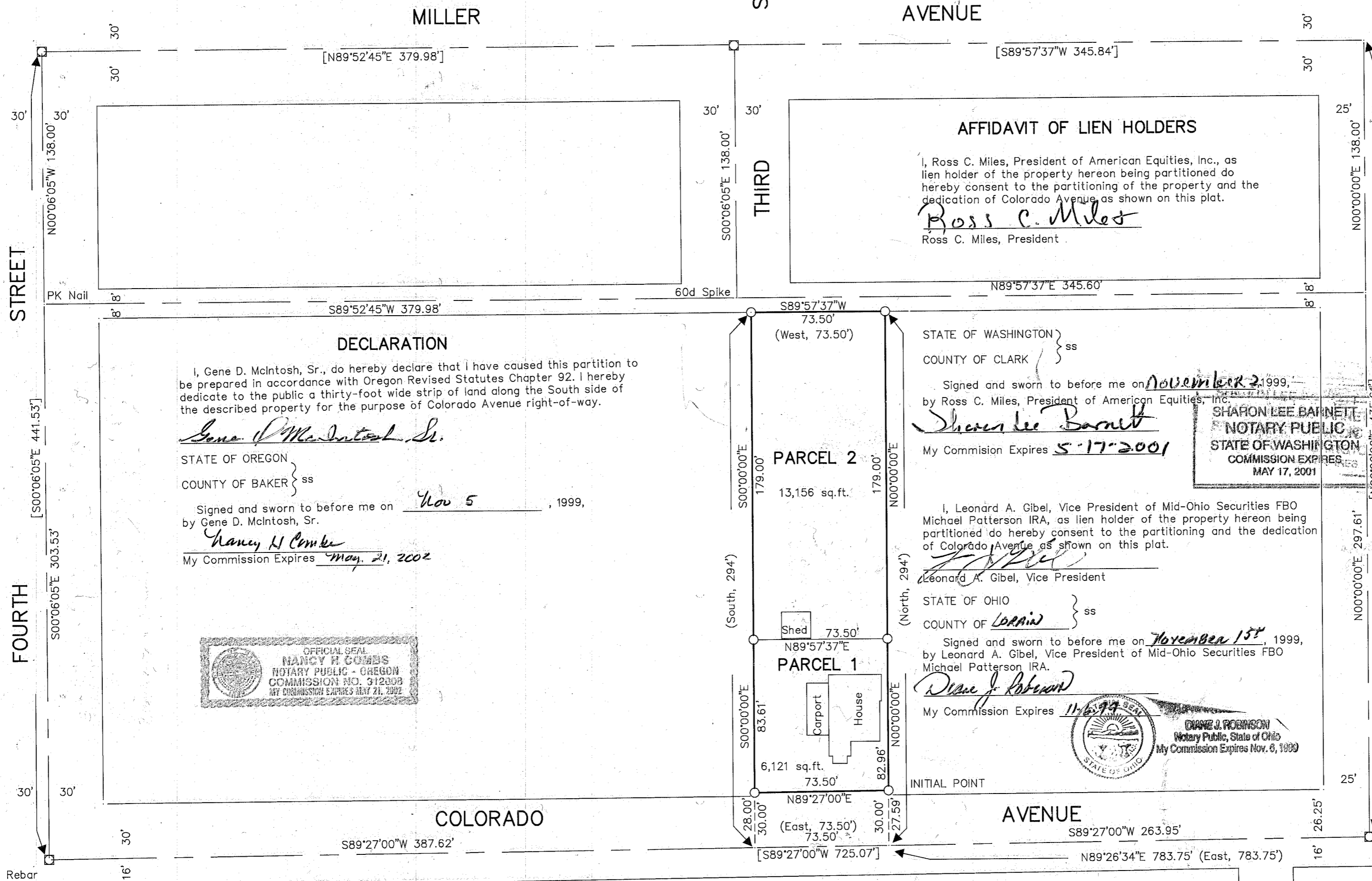
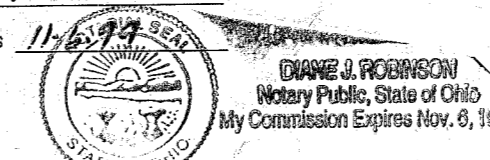
I, Leonard A. Gibel, Vice President of Mid-Ohio Securities FBO Michael Patterson IRA, as lien holder of the property hereon being partitioned do hereby consent to the partitioning and the dedication of Colorado Avenue as shown on this plat.

*Leonard A. Gibel*  
Leonard A. Gibel, Vice President

STATE OF OHIO } ss  
COUNTY OF LARAIN }

Signed and sworn to before me on November 15<sup>th</sup>, 1999, by Leonard A. Gibel, Vice President of Mid-Ohio Securities FBO Michael Patterson IRA.

*Deane J. Robinson*  
My Commission Expires 11-2-99



### DECLARATION

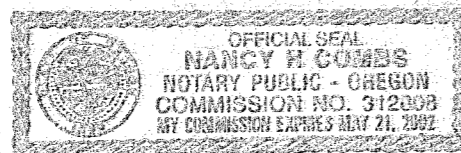
I, Gene D. McIntosh, Sr., do hereby declare that I have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. I hereby dedicate to the public a thirty-foot wide strip of land along the South side of the described property for the purpose of Colorado Avenue right-of-way.

*Gene D. McIntosh, Sr.*

STATE OF OREGON } ss  
COUNTY OF BAKER }

Signed and sworn to before me on Nov 5, 1999, by Gene D. McIntosh, Sr.

*Nancy H. Combs*  
My Commission Expires May 21, 2002



FILED NOV. 5, 1999  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-505 MP