

PARTITION PLAT No. P2003-004
A REPLAT OF PARCEL 3 OF PARTITION PLAT No. P2001-008
and portions of BLOCKS 65, 66 & 67 in WILOVALE ADDITION
WITHIN THE NE1/4NW1/4 OF SECTION 28
AND THE SE1/4SW1/4 OF SECTION 21,
BOTH IN T9S, R40E, W.M.
BAKER CITY AND COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, DANNY K. CUMMINGS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT ON 3/13/2003 A SURVEY WAS STARTED AND WAS COMPLETED ON 3/13/2003, OF THE SE1/4SW1/4 OF SECTION 21, AND THE NE1/4NW1/4 OF SECTION 28, BOTH IN T9S, R240E, W.M. THAT SAID SURVEY WAS DONE BY ME, OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS ARE AS SHOWN, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY. THIS PLAT WAS CORRECTLY SURVEYED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

NARRATIVE:

THIS SURVEY WAS DONE AT THE REQUEST OF JEFF PETRY TO PARTITION THE PROPERTY SHOWN HEREON. CONTROL AND THE BASIS OF BEARINGS FOR THIS SURVEY ARE AS SHOWN ON PARTITION PLAT No. P2001-008, AND BAKER COUNTY SURVEY No. 9-40-553 (REF. (2)). PARCEL 3 OF THIS PARTITION WAS TO HAVE BEEN ADJUSTED INTO TAX LOTS 100 & 200 AS A RESULT OF THAT SURVEY, BUT THE ADJUSTMENT HAS NOT BEEN COMPLETED.

LEGAL DESCRIPTION:

Land situated in the NW1/4, Section 28, Township 9 South, Range 40 East, W.M., Baker City and County, Oregon, more particularly described as follows:

Parcel 3 of Partition Plat No. P2001-008, Baker County, Oregon Records.

ALSO INCLUDING the following described parcel

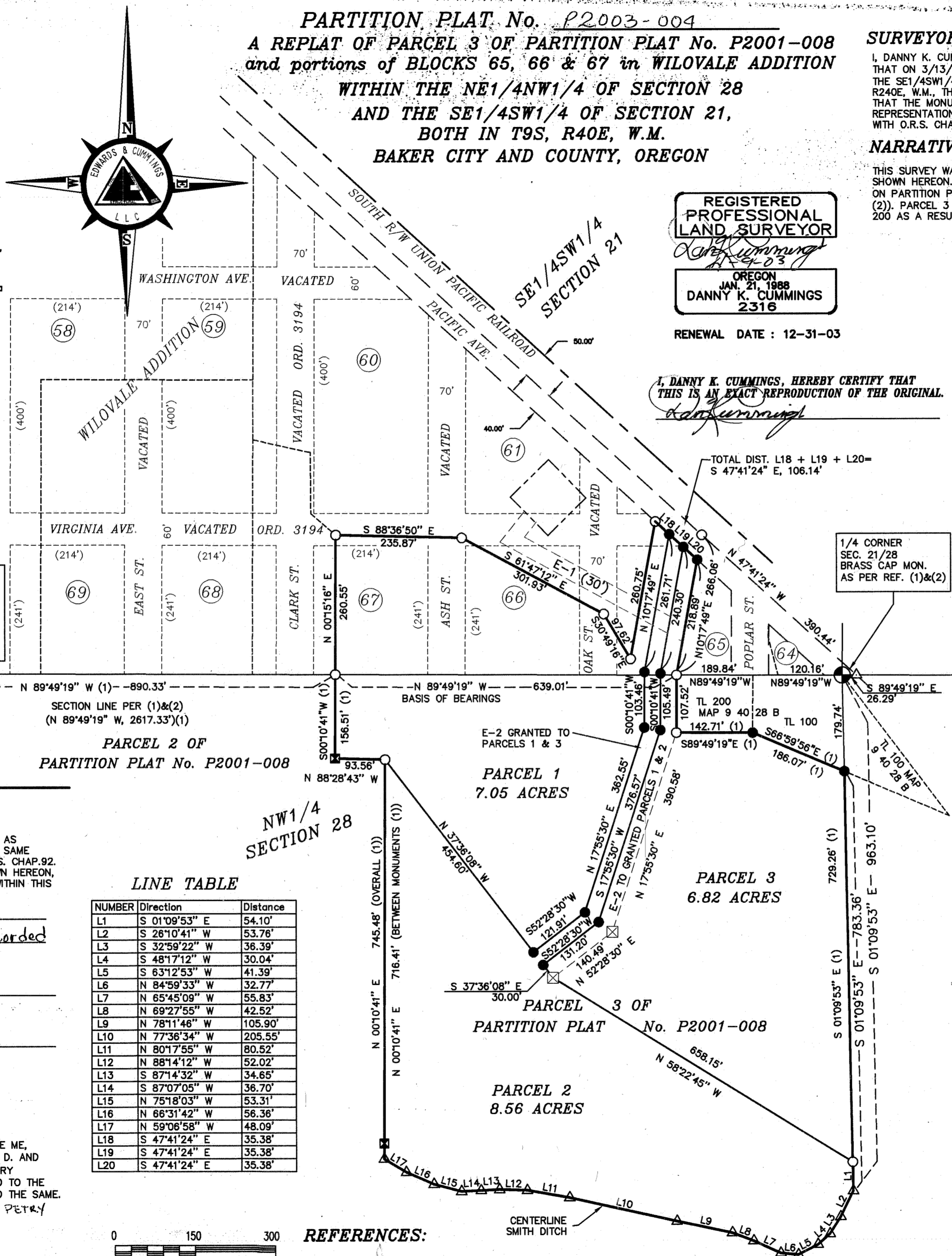
Land situated in the SW1/4, Section 21, Township 9 South, Range 40 East, W.M., Baker City and County, Oregon, more particularly described as follows:

Commencing at the quarter corner common to Sections 21 and 28, said Township and Range;

thence, along the South Line of said Section 21, North 89°49'19" West, a distance of 310.00 feet, to the POINT OF BEGINNING;

thence continuing along said South Line, North 89°49'19" West, a distance of 639.01 feet;
 thence North 00°15'16" East, a distance of 260.55 feet;
 thence South 88°36'50" East, a distance of 235.87 feet;
 thence South 61°47'12" East, a distance of 301.93 feet;
 thence South 30°49'16" East, a distance of 97.62 feet;
 thence North 10°17'49" East, a distance of 260.75 feet;
 thence South 47°41'24" East, a distance of 106.41 feet;
 thence South 10°17'49" West, a distance of 218.89 feet, to the POINT OF BEGINNING.

Containing 22.44 acres, more or less.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Danny Cummings
JAN. 21, 1988
DANNY K. CUMMINGS
2316

RENEWAL DATE : 12-31-03

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT
THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.
Danny Cummings

LEGEND

- EXISTING BOUNDARY
- NEW PARTITION LINE
- EASEMENT
- RIGHT-OF-WAY
- CENTERLINE
- LEASE LINE
- WILOVALE BLOCK LINES OF RECORD
- FND. 5/8" dia. REBAR
- SET 5/8" X 30" REBAR
- MONUMENT AS NOTED
- 5/8" REBAR W/ 2" ALUM. CAP FOUND AS PER REF. (1)
- RAILROAD TIE FENCE POST AT CORNER (NOTHING SET)
- CALCULATED POINT
- EXISTING INGRESS-EGRESS EASEMENT E-1
- 30' INGRESS-EGRESS EASEMENT E-2

APPROVALS:

WE, THE OFFICERS IN AND FOR BAKER COUNTY AND BAKER CITY, OREGON, DO HEREBY APPROVE THIS PARTITION PLAT.

BAKER CITY SURVEYOR
BY: *Jerry Van Patten* P252162 DATE: 4/21 2003.

BAKER CITY PLANNING, BY: *Jim Collins* DATE: 4/21 2003.

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

BAKER COUNTY TAX COLLECTOR BY: *Alise Duffinger* DATE: 4/21 2003.

STATE OF OREGON COUNTY OF BAKER

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 23 DAY OF APRIL, 2003 AT 09:30 O'CLOCK A.M. AND RECORDED IN BAKER COUNTY RECORDS.

BAKER COUNTY CLERK *Yamara J. Green*
BY: *Karen Phillips, Deputy*

PARTITION FOR: **JEFF PETRY**

EDWARDS & CUMMINGS LLC
CIVIL/STRUCTURAL ENGINEERING & LAND SURVEYING, GPS SERVICES

156 S.E. 1ST AVE., SUITE 1 & 2 P.O. BOX 1485
ONTARIO, OREGON 97914 82077 HWY. 395 N.
OFFICE: (541) 889-5411 UMATILLA, OREGON 97882
FAX: (541) 889-2074 OFFICE: (541) 922-3085
FAX: (541) 922-3085

CHECKED BY: DKC	DRAWN BY: RGH	APPROVED BY: DKC
DATE: 3/25/2003	DRAWING No. S003013 - B951-B	REVISED:
SHEET 1 OF 1	JOB No. SO-03013	BK. O-177 PG. 43

SECTION CORNER
3" BRASS CAP IN CONCRETE
IN MONUMENT BOX PER (1)
(NOT VISITED THIS SURVEY)

VACATIONS:
VIRGINIA AVE., WASHINGTON AVE.,
EAST ST., CLARK ST., ASH ST.,
OAK ST., AND ALLEYS WITHIN
TAX LOTS 700 AND 800, MAP
No. 9S 40E 21CD HAVE BEEN
VACATED PER BAKER CITY
ORDINANCE NUMBER 3194.

DECLARATION

STATE OF OREGON
COUNTY OF BAKER
KNOW ALL MEN BY THESE PRESENTS
THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH O.R.S. CHAP. 92, AND DO DEDICATE THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, FOR THE BENEFIT OF THE PARCELS AS NOTED. ALL PARCELS WITHIN THIS PARTITION WILL BE SUBJECT TO THE FOLLOWING:

DEED RESTRICTIONS: RECORDING No. 80316-0292
ROAD MAINTENANCE AGREEMENT: RECORDING No. To be recorded upon the sale of each parcel

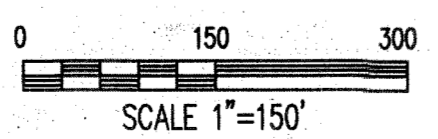
Jeffery D. Petry
JEFFERY D. PETRY
Carol J. Petry
CAROL J. PETRY

STATE OF OREGON } S.S.
COUNTY OF BAKER }

ON THIS 23 DAY OF APRIL, IN THE YEAR OF 2003, BEFORE ME, KAREN PHILLIPS, PERSONALLY APPEARED JEFFERY D. AND MARY-K. PETRY, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.
*KAREN PHILLIPS - NOTARY PUBLIC - OREGON
COMMISSION No.: 362126
MY COMMISSION EXPIRES: 11-1-06

LINE TABLE

NUMBER	Direction	Distance
L1	S 01°09'53" E	54.10'
L2	S 26°10'41" W	53.76'
L3	S 32°59'22" W	38.39'
L4	S 48°17'12" W	30.04'
L5	S 63°12'53" W	41.39'
L6	N 84°59'33" W	32.77'
L7	N 65°45'09" W	55.83'
L8	N 89°27'55" W	42.52'
L9	N 78°11'46" W	105.90'
L10	N 77°36'34" W	205.55'
L11	N 80°17'55" W	80.52'
L12	N 88°14'12" W	52.02'
L13	S 87°14'32" W	34.65'
L14	S 87°07'05" W	36.70'
L15	N 75°18'03" W	53.31'
L16	N 66°31'42" W	56.36'
L17	N 59°06'58" W	48.09'
L18	S 47°41'24" E	35.38'
L19	S 47°41'24" E	35.38'
L20	S 47°41'24" E	35.38'



REFERENCES:

- (1) PARTITION PLAT No. P2001-008
- (2) BAKER CO. SURVEY No. 9-40-553