

PARTITION PLAT No. P2005-004

That Portion of Baker Industry and Resources Corporation Subdivision Between Foothill Drive and Baker-Unity Oregon State Highway No. 7 In the NW1/4NE1/4 of Section 29, T9S, R40E, WM City of Baker City, Baker County, Oregon

NARRATIVE

The purpose of this partition plat is to divide a narrow, long parcel which is in the Baker Industrial and Resources Corporation (BIRC) Subdivision between Foothill Drive and the Baker-Unity Oregon State Highway No. 7 in the NW1/4NE1/4 of Section 29, T9S, R40E, WM, City of Baker City, Baker County, Oregon at the request of Olen Ragsdale.

This parcel was surveyed in 1987 by Gary Van Patten, PLS 2162 during Baker County Survey No. 9-40-249 and I found and accepted all of his monuments. I found all of Gary's distances and bearings between monuments to be within acceptable survey standards. There is a small variation between the said survey and Partition Plat No. P1999-012 for the North line of this parcel and my actual measurement of said line agrees more closely with P1999-012. I suspect the 3/4" pipe has been accidentally moved by maintenance equipment and I have accepted the corner position as per the data from Survey No. 9-40-249 so that the curve data will fit.

The 2" pipe is nearly two feet deep in a monument box and very near a fire hydrant. This monument is the Northwest corner of the Baker Industrial and Resources Corporation Subdivision. No new monuments were set by this survey as all the necessary pins had been set during Survey No. 9-40-249. This plat simply connects two previously set pins to divide the parcel into two.

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, do hereby certify that the information shown on this plat is in accordance with City of Baker City regulations and ORS Chapter 92, and is correct to the best of my knowledge.

The parcel being partitioned is more fully described as follows: Beginning at the Northwest Corner of Baker Industrial and Resources Corporation Subdivision which is a 2" pipe set nearly two feet deep in a monument box; thence along the North line of the subdivision S89°54'30"E a distance of 78.22' to the Westerly right-of-way line of Baker-Unity Oregon State Highway No. 7; thence along the said right-of-way line on a curve turning to the left with an arc length of 502.29', a radius of 1482.40', a chord bearing of S27°10'06"E, and a chord length of 499.89' to a No. 5 rebar with a yellow plastic cap marked CITY OF BAKER PLS 2162; thence leaving the highway right-of-way S51°57'51"W a distance of 22.37' to the Easterly right-of-way line of Foothill Drive to a No. 5 rebar with a yellow plastic cap marked CITY OF BAKER PLS 2162; thence along the street right-of-way N38°17'30"W a distance of 208.74' to a No. 5 rebar with a yellow plastic cap marked CITY OF BAKER PLS 2162; thence N28°25'00"W along the Easterly line of said subdivision a distance of 335.20' returning to the point of beginning, having an area of 0.51 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland Lee Myers

OREGON
JULY 9, 1965
LELAND LEE MYERS
699
Renewal Date 1/1/07

APPROVALS

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

Gary Van Patten PLS 2162 03/14/05
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.

Jim Collins 3/14/05
City of Baker City Planning Director Date

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

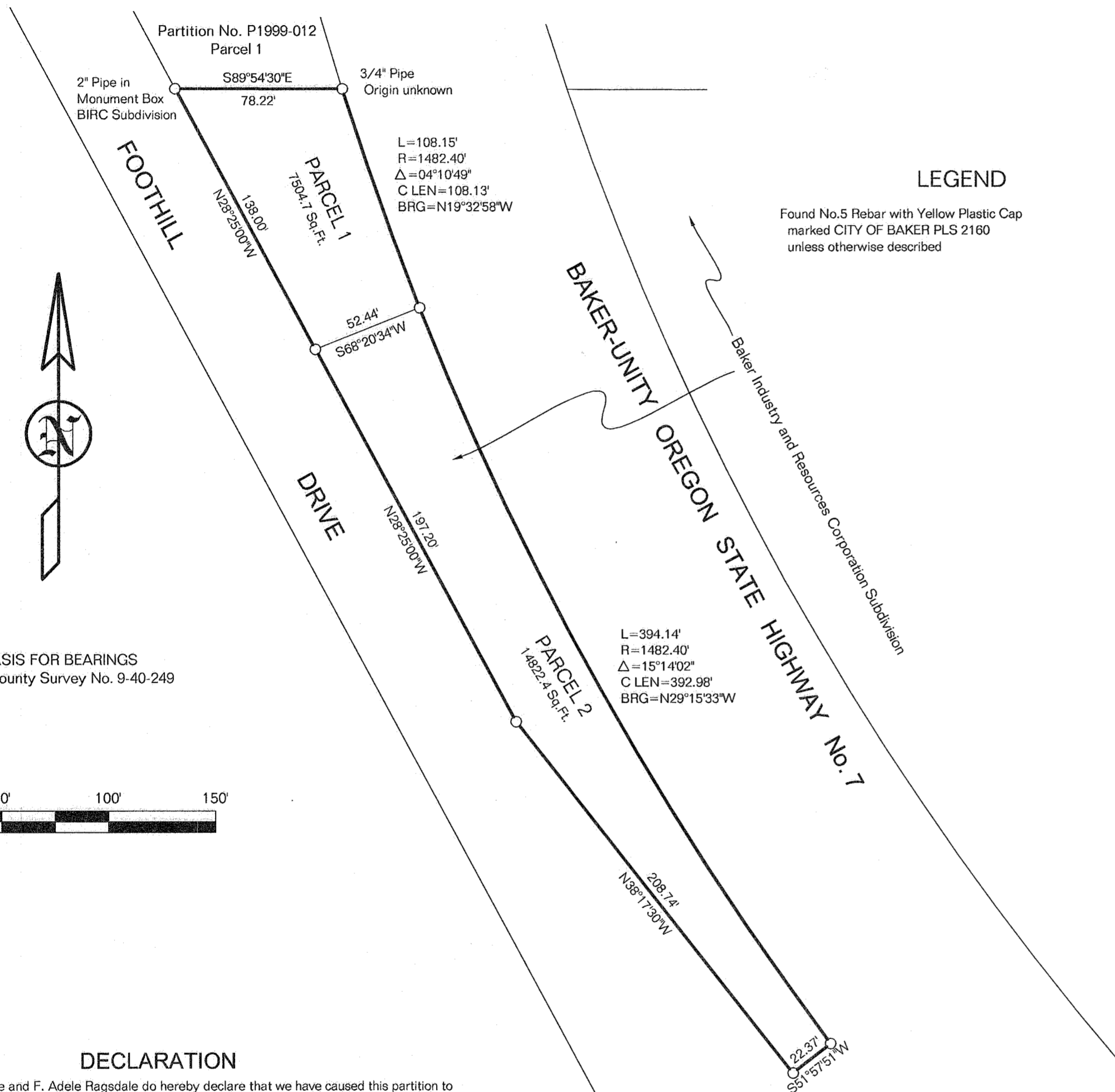
Alvin Durlinger 3-14-05
Baker County Treasurer Date

Approved for Filing
Steve W. Ragsdale 3-14-05
City Manager Date

STATE OF OREGON }
COUNTY OF BAKER } ss

I do hereby certify that the attached partition plat was received for recording on the 14 day of MARCH, 2005, at 3:00 o'clock P.M. and recorded as Partition Plat No. P2005-004, Baker County Records.

Damara J. Green, County Clerk
Baker County Clerk
Karen Phillips, Deputy



LEGEND

Found No.5 Rebar with Yellow Plastic Cap marked CITY OF BAKER PLS 2160 unless otherwise described

BASIS FOR BEARINGS
Baker County Survey No. 9-40-249



DECLARATION

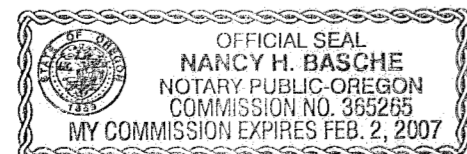
We, Olen D. Ragsdale and F. Adele Ragsdale do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92.

Olen D. Ragsdale *F. Adele Ragsdale*

STATE OF OREGON }
COUNTY OF BAKER } ss

Signed and sworn to before me on March 3, 2005, by Olen D. Ragsdale and F. Adele Ragsdale.

Nancy H. Basche
My Commission Expires 2-2-07



I, Leland Lee Myers, hereby certify that this is an exact duplicate plot of the partition as submitted to the Baker County Clerk for recording.

FILED MARCH 14, 2005
BAKER COUNTY SURVEYOR
SURVEY No. 9-40-601MP