

B05 52 0097

B05 52 0098

B05 52 0099

PARTITION PLAT NO.

P2005 - 014

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows;

Land located in the Southeast quarter of the Southeast quarter of Section 17, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Oregon, more particularly described as Lot 10 of Block 3, U.S. Townsite of Baker City, the exterior boundary of which is described as follows:

Beginning at the Southwest corner of said Lot 10; thence along the West line of said Lot 10, N. 0° 01' 10" W., 50.51 feet, to the Northwest corner thereof; thence along the North line of said Lot 10, N. 89° 07' 23" E., 99.99 feet, to the Northeast corner thereof; thence along the East line of said Lot 10, S. 0° 00' 37" E., 50.51 feet, to the Southeast corner thereof; thence along the South line of said Lot 10, S. 89° 07' 10" W., 99.98 feet, to the Point of Beginning.

Land Containing 5,050 square feet.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2007

LEGEND

- Found 5/8" rebar with yellow plastic cap marked "CITY OF BAKER PLS 2162", in monument box.
- Found monument as noted.
- () Plat Distance.
- [] Record Data Per Ba. Co. Surv. No. 9-40-139BC.

NARRATIVE

The purpose of this plat for Martin Leuenberger is to partition the above described land into two parcels. Baker County Survey No. 9-40-139BC previously surveyed the subject Lot 10 of Block 3 as well as the buildings located on said lot. Sufficient measurements were made this survey to confirm the proper building locations. The location of the dividing wall between the two buildings is not shown on said Survey No. 9-40-139BC. This information was recovered from a private file and confirmed this survey. Building encroachments are as shown on said Survey No. 9-40-139BC. No monuments were set at parcel corners this survey due to building occupation of corner positions.

DECLARATION

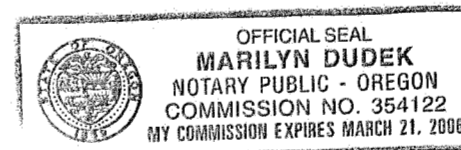
Know all people by these presents that Martin J. Leuenberger, trustee of the Oerlikon Trust is the owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and he caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92.

Martin J. Leuenberger
Martin J. Leuenberger, Trustee

ACKNOWLEDGMENT

State of Oregon } S.S.
County of Baker }

On December 22, 2005 before me did personally appear the within named Martin J. Leuenberger, trustee of the Oerlikon Trust, who acknowledged to me that he executed the same freely and voluntarily.



Marilyn Dudek
NOTARY PUBLIC

My Commission Expires 3-21-06

APPROVALS

We the undersigned officers in and for Baker City and County, Oregon do hereby approve this minor partition plat.

Baker City Surveyor by: Dary Van Patten PLS 2162 ; Date 12-21 2005.

Baker City Planning by: Jennifer Murphy ; Date 12-21 2005.

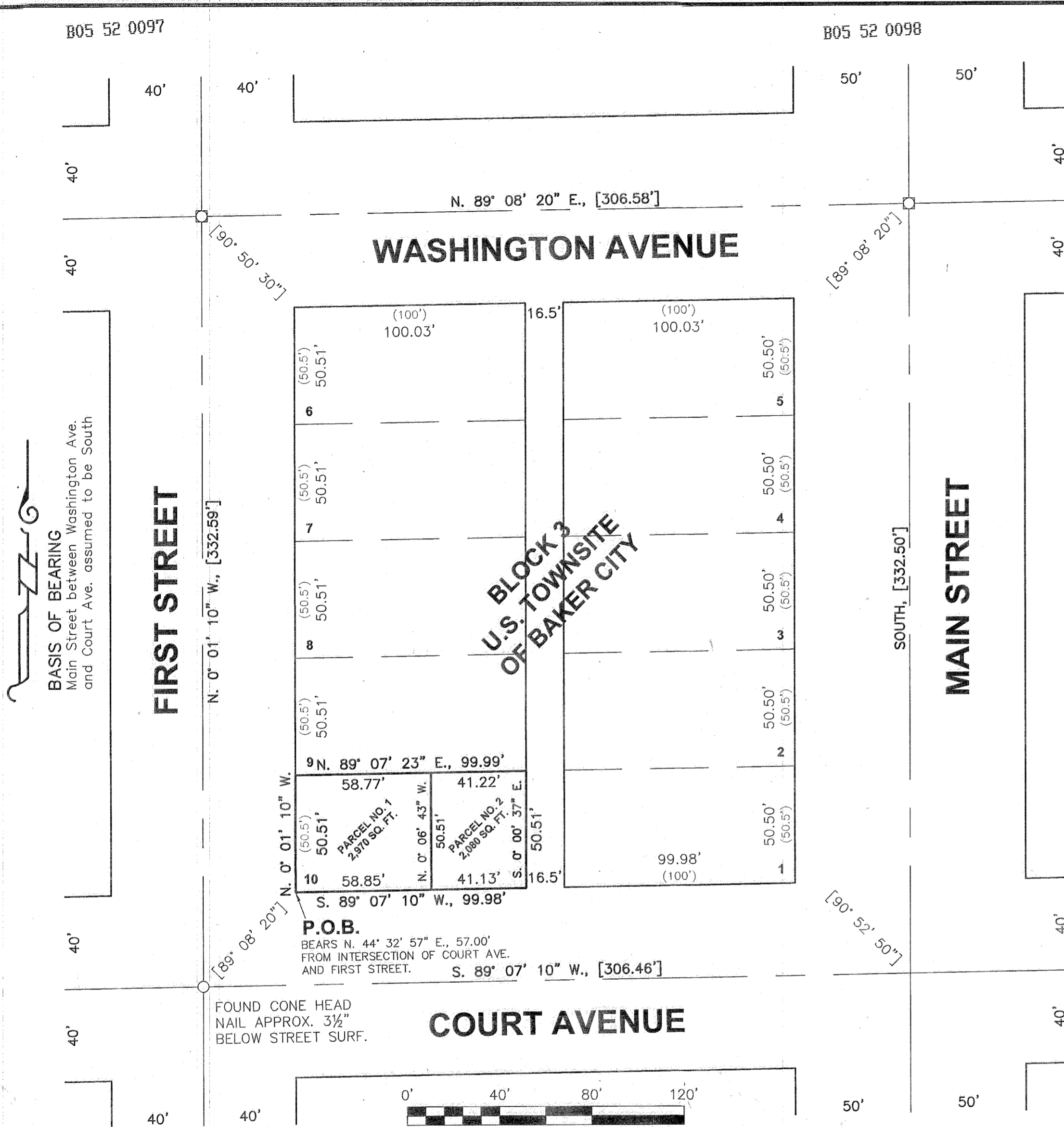
I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: Alice Suflinger ; Date 12-23 2005.

State of Oregon } S.S.
County of Baker }

I do hereby certify that this minor partition plat was received for recording on the 23rd day of December, 2005 at 1:30 o'clock P. m., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Tamara J. Green by Cindy Carpenter, Deputy



I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley
Thomas J. Hanley

HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814. (541) 523-3803

EASEMENTS / EXCEPTIONS

1. Party wall agreement entered between Hermda, Inc. and Martin Leuenberger, dated the 15th of October, 1984, filed for record on October 19, 1984 in Baker County Deed No. 84 42 089, which party wall pertains to the common wall existing between Lot 9 and Lot 10 of Block 3 of the U.S. Townsite to the City of Baker, Oregon.

2. Party wall agreement entered between Bertl Abraham, Personal Representative of the Estate of Herman David, and Martin Leuenberger, dated the 22nd of September, 1988, filed for record on September 26, 1988 in Baker County Deed No. 88 39 065, which party wall pertains to the common wall existing between Lot 9 and Lot 10 of Block 3 of the U.S. Townsite to the City of Baker, Oregon.

FILED DECEMBER 27, 2005

BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-609MP