

PARTITION PLAT No. 2006-005

W1/2SW1/4 of Section 15, T9S, R40E, WM
Baker County, Oregon

NARRATIVE

The purpose of this partition to divide the subject land into three parcels, one for a proposed commercial subdivision, another for a mixed use subdivision and a lot for immediate sale at the request of John Bootsma and Mike Fiala.
This a partition to aid in the transfer of a property while other issues are resolved that affect the platting of the subdivisions. Windmill Road was dedicated to the public by deed on January 19, 2001.

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 April 1, 2006, by setting the monuments and do hereby certify that the information shown on this plat is in accordance with ORS Chapter 92 and the Baker City regulations and is correct to the best of my knowledge.

The property being partitioned is more fully described as that portion of the W1/2SW1/4 of Section 15, T9S, R40E, WM, Baker County, Oregon, falling between the Interstate No. 84 Freeway right-of-way and the right-of-way of Smith Ditch excepting following two parcels:

A portion of the old Campbell Street-Atwood County Road right-of-way that is to be vacated which has no definitive description and;
A small parcel as adjusted in April, 2000, used for a billboard beginning at the quarter corner between Sections 15 and 16;
thence S02°10'46"E along the line between said sections a distance of 592.28';
thence N 87°50'13" E a distance of 22.58' to a No. 5 rebar on the I-84 right-of-way line which point is the true point of beginning;
thence N87°50'13" E a distance of 54.21';
thence N14°50'00" E a distance of 20.60';
thence N01°52'00" W a distance of 29.30';
thence N09°52'00" W a distance of 30.60';
thence N13°03'00" W a distance of 32.90';
thence N17°39'00" W a distance of 33.70';
thence N29°18'00" W a distance of 29.60';
thence N53°57'00" W a distance of 29.80';
thence N90°00'00" W a distance of 12.59' to the said right-of-way line;
thence S 04°42'40" E along the freeway right-of-way line a distance of 189.55' the true point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
Leland Lee Myers
OREGON
JULY 9, 1965
LELAND LEE MYERS
699
Renewal Date 1/1/07

DECLARATION

We, John Bootsma and Margaret Bootsma, husband and wife and Trustees of the John & Margaret Bootsma Family Trust, do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. We hereby dedicate to the public forever the short street shown as Church Place.

John Bootsma Margaret Bootsma

STATE OF OREGON }
COUNTY OF BAKER } ss

OFFICIAL SEAL
KARIN LEQUERICA
NOTARY PUBLIC-OREGON
COMMISSION NO. 393638
MY COMMISSION EXPIRES JUNE 8, 2009

Signed and sworn to before me on April 7, 2006, John Bootsma and Margaret Bootsma, husband and wife and Trustees of the John & Margaret Bootsma Family Trust

Karin Lequerica
My Commission Expires June 8, 2009

APPROVALS

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

Larry Van Patten PLS 2162 4-7-2006
Baker City Surveyor Date

I have reviewed this partition and find it complies with the regulations of Baker City, Oregon.

Jennifer Murphy 4-7-2006
Baker City Planning Director Date

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

Alice Surlings 4-7-06
Baker County Treasurer Date

Approved for filing:
Jerry Hills 4/7/06
Baker City Manager Date

STATE OF OREGON }
COUNTY OF BAKER } ss

I do hereby certify that the attached partition was received for recording on the 7th day of April, 2006,

at 11:40 o'clock A M as Partition No. P2006-005, Baker County Records.

Damera J. Green, by
Baker County Clerk
Karen Phillips
Deputy

FILED APRIL 10, 2006
BAKER COUNTY SURVEYOR
SURVEY No. 9-40-614MP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	35.26'	35.16'	S00°07'43"W	15°32'32"
C2	100.00'	31.30'	31.17'	S01°19'20"W	17°55'56"
C3	70.00'	29.34'	29.13'	S04°21'59"W	24°01'05"

Line	Bearing	Distance
L1	N 97°50'13" E	54.21'
L2	N 14°50'00" E	20.60'
L3	N 01°52'00" W	29.30'
L4	N 09°52'00" W	30.60'
L5	N 13°03'00" W	32.90'
L6	N 17°39'00" W	33.70'
L7	N 29°18'00" W	29.60'
L8	N 53°57'00" W	29.80'
L9	N 90°00'00" W	12.59'

All the notches along the Windmill Road right-of-way are for street lights and were included in the Dedication Deed No. B0108 0001-0003. The distances shown at the end of the notch is the depth and is perpendicular to the road centerline. The width of all but one notch is 13.00 feet and they along with the distances between notches are parallel to the road centerline.

Parcel 1
41.19 Acres
Not Surveyed



BASIS FOR BEARINGS
Baker City Ortho-Photo Maps



LEGEND

- Section Subdivisional Lines
- Found Monument Boxes with Hanley Engineering Caps
- Set 30" long No. 5 Rebars with Yellow Plastic Caps marked PLS 699
- Easement Bearings & Distances in Italics *N88°21'32"E 124.56'*

S16 S15
S21 S22

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.

4/11/07-07-6