

B09 35 0331

LOCATED IN NW1/4 SE1/4 SEC. 7, T. 9 S. R. 40 E., W.M.

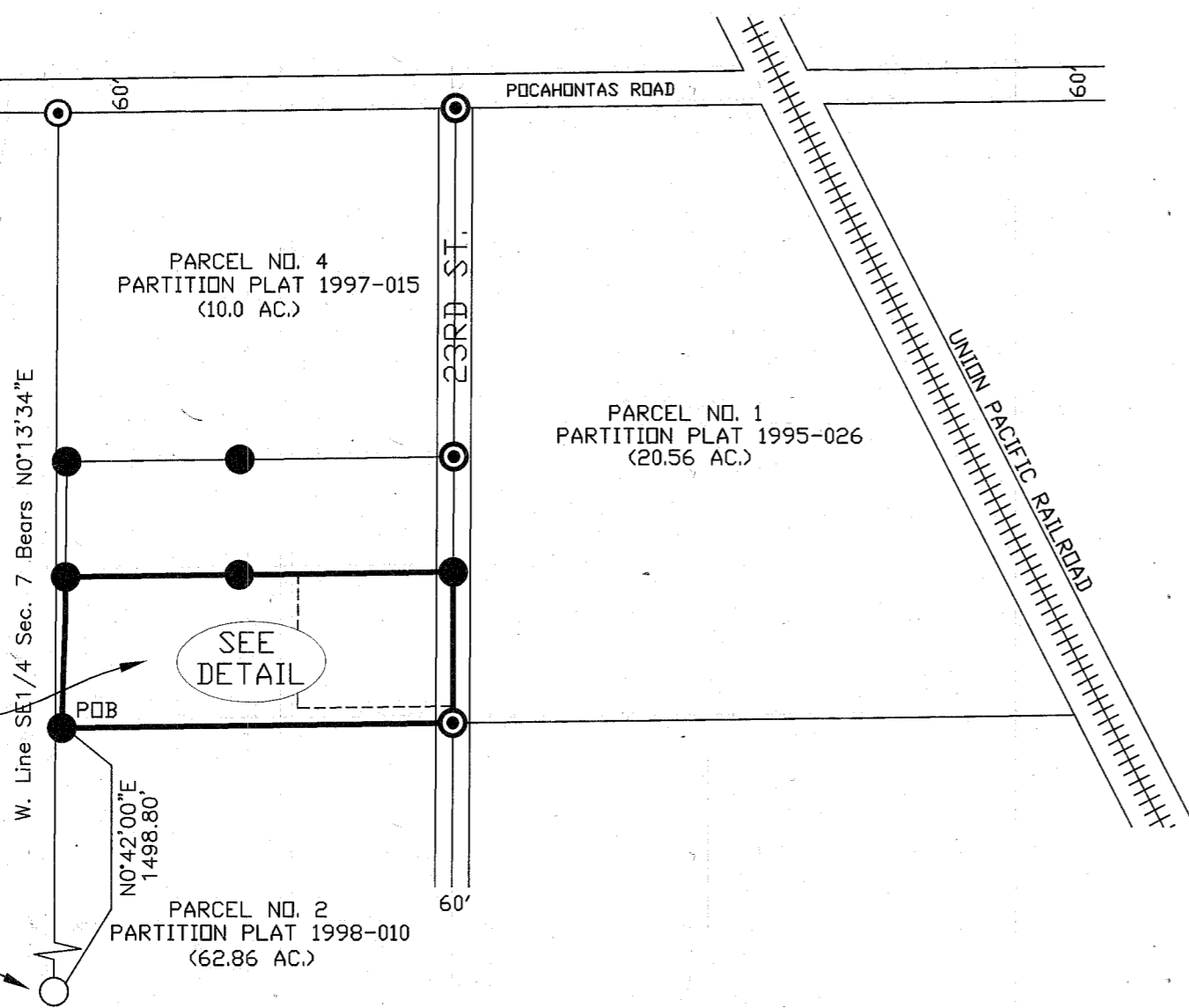
B09 35 0332

OSHD BM 'H 447'
BRASS DISC SET IN CONCRETE
STA. 43+90.25, ELEV. 3401.99
(1929 DATUM, ADJ. 1947)

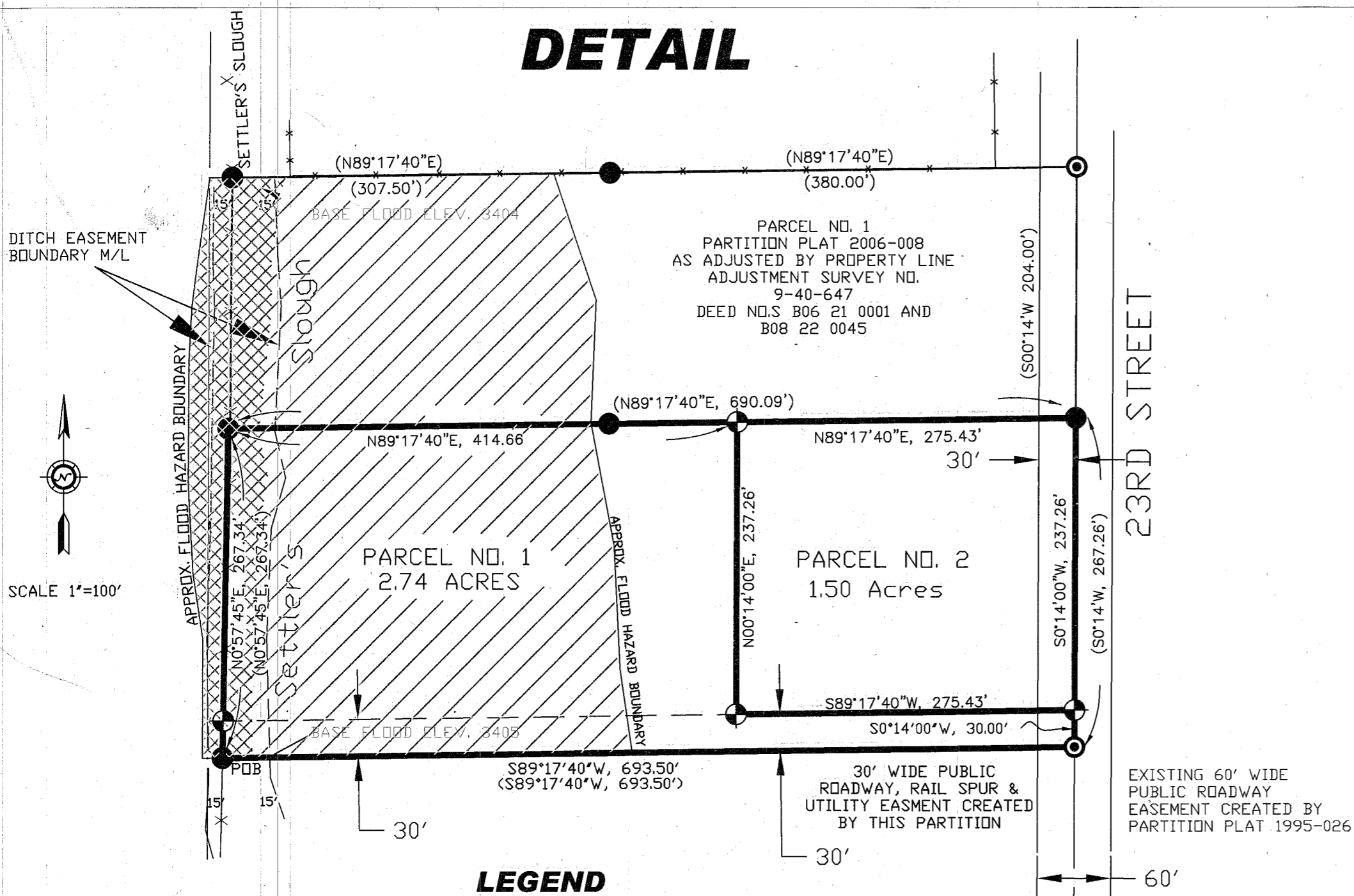
REFERENCE ELEVATION USED
FOR FLOOD ZONE DATA

ADJUSTED PARCEL NO. 2
PARTITION PLAT 2006-008

SW CORNER SE1/4 SEC. 7
FOUND SET STONE MARKED
WITH 'X' ON TOP



DETAIL



LEGEND

- Found 5/8" rebar with plastic cap marked "CITY OF BAKER PLS 2162".
- ⊙ Found 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206".
- ⊕ Set 5/8" rebar with plastic cap marked "CITY OF BAKER PLS 2162".
- () Record Bearing and Distance
- X-X- Existing Fence
- ▨ Flood Hazard Zone "X" As Shown On "Firm Map" 41001C0385 C
- ▩ Flood Hazard Zone "AE" As Shown On "Firm Map" 41001C0385 C

PARTITION PLAT NO. P2009-008

SURVEYOR'S CERTIFICATE

I, Gary Van Patten certify that I have correctly surveyed and marked with proper monuments the land represented on this map in accordance with O.R.S. Chapter 92 and instructions of the owner, the boundaries being described as follows:

A parcel of land located in the NW1/4 Section 7, T9S, R40E, W.M., being Parcel No. 2, Partition Plat 2006-008, as adjusted by Property Line Adjustment Survey No. 9-40-647 (Deed Nos. B06 21 0001 and B08 22 0045); Beginning at the southwest corner of said adjusted Parcel No. 2, said point being N0°42'00"E, 1498.80 feet from the southwest corner of the SE1/4 of said Section 7; thence along the west line of said adjusted Parcel No. 2 N0°57'45"E, 267.34 feet to the northwest corner of said adjusted Parcel No. 2; thence along the north line of said adjusted Parcel No. 2 N89°17'40"E, 690.09 feet to the northeast corner of said adjusted Parcel No. 2; thence along the east line of said adjusted Parcel No. 2 S0°14'00"W, 267.26'; thence along the south line of said adjusted Parcel No. 2 S89°17'40"W, 693.50 feet to the point of beginning.

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

Gary Van Patten
Gary Van Patten

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary Van Patten
OREGON
JULY 26, 1998
GARY VAN PATTEN
2162

Renews July 1, 2010

NARRATIVE

The purpose of this survey is to partition the land previously described as Parcel No. 2 of Partition Plat 2006-008 as adjusted by Survey No. 9-40-647 (Deed Nos. B06 21 0001 and B08 22 0045) into two parcels as shown.

This land was first partitioned as part of Parcel No. 2, Partition Plat 1995-026 (Parcel No. 2 being a rectangular parcel approximately 705 feet by 1088 feet). It was further partitioned and became a part of Parcel No. 2, Partition Plat 1997-015 (Parcel No. 2 being a rectangular parcel approximately 705 feet by 471 feet). Partition Plat 2006-008 then carved out a 380 foot by 204 foot parcel from the northeast corner of Parcel No. 2 and adjusted the westerly line of Parcel No. 2. The lot lines of Parcel No. 1 and 2 Partition Plat 2006-008 were then adjusted by Survey No. 9-40-647 (Deed Nos. B06 21 0001 and B08 22 0045) to create two rectangular parcels (Parcel No. 1 being approximately 204 feet by 690 feet and Parcel No. 2 being approximately 267 feet by 690 feet).

This partition was prepared by the Baker City Public Works Department at the request of the owner and the Baker City Economic Development Department. Monumentation from said partition was recovered and accepted. Measured bearings and distances between existing monumentation match record data and are held as control for this partition.

DECLARATION

Know all people by these presents that Baker Industry and Resources Corp. is the owner of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned as shown, in accordance with O.R.S. Chapter 92, and does hereby partition adjusted Parcel No. 2 Partition Plat 2006-008 and hereby dedicates to public use the 30 foot wide public easement as shown along the south line of Parcel No. 2.

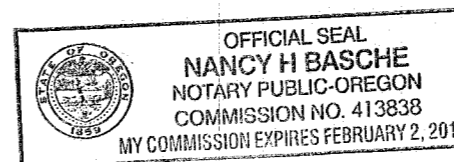
Dennis W. Gill (President): Dennis W. Gill Date: 9/2/09

Bruce A. Nichols (Treasurer): Bruce A. Nichols Date: 9-2-09

ACKNOWLEDGEMENT

State of Oregon
County of Baker

On Sept 2, 2009 before me did personally appear the within named Dennis W. Gill and Bruce A. Nichols of Baker Industry and Resources Corp., who acknowledged to me that they executed the same freely and voluntarily.



Nancy H. Basche
Notary Public
My Commission Expires Feb 2, 2011

Approvals

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

Baker County Chairman by: Fred Glavin Jr Date: 9/2 2009

Baker County Surveyor by: Thos. J. Hines Date: 9-2 2009

Baker City Planning by: Mike Pava Date: 9.1 2009

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

Baker County Tax Collector by: Alice Surpluse Date: 9/2 2009

State of Oregon
County of Baker
I do hereby certify that this partition plat was received for recording on the 2 day of Sept, 2009 at 3:58 o'clock P m., and recorded in Baker County's records and is hereby approved.

Baker County Clerk by: Samara J. Green, Co. Clerk
by Karen Phillips, Deputy

EASEMENTS OF RECORD

A right of way easement for Settler's Slough Ditch was created by Partition 1997-015 as follows: 15 ft. each side extending outward from the existing ditch banks through the partition for maintenance of ditch providing irrigation water to any party with a legal water right downstream of the subject property. Minimum width is 30 feet.

Existing 60' Wide Public Roadway Easement Created By Partition Plat 1995-026

DATE OF SURVEY: July/August, 2009

REFERENCES

Partition Plat 1997-015
Partition Plat 1998-010
Partition Plat 1995-026
Partition Plat 2006-008
Baker County Survey 9-40-647
Baker County Deed B06 21 0001
Baker County Deed B08 22 0045

SURVEYOR

GARY VAN PATTEN (CITY SURVEYOR)
CITY OF BAKER CITY
PO BOX 650
BAKER CITY, OREGON 97814

PROPERTY OWNER

Baker Industry & Resources
2550 Broadway
Baker City, OR 97814

FILED Sept. 2, 2009
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-6724P