B10 42 0088

B10 42 0089

B10 42 0090

PARTITION PLAT NO. P2010-011

A PARTITION OF LOT 5 OF BIRCH ESTATES PHASE 2 SUBDIVISION, SD2008-004

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON.

SEPT. 17, 2010

HANLEY ENGINEERING, INC.

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

SURVEY FOR

DAVID BOWERS
BOWERS PROPERTIES, LLC
42880 HUDSON ROAD
BAKER CITY, OR 97814
(541) 519-7036

SURVEY BY

HANLEY ENGINEERING, INC.
TOM HANLEY, PLS 1817
P.O. BOX 701
BAKER CITY, OR 97814
(541) 523-3803

NARRATIVE

HANLEY ENGINEERING WAS EMPLOYED BY BOWERS PROPERTIES, LLC FOR THE PURPOSE OF PARTITIONING LOT 5 OF BIRCH ESTATES PHASE 2 SUBDIVISION INTO TWO PARCELS.

REFERENCES

BAKER COUNTY SURVEY NO. 9-40-121BC
BIRCH ESTATES SUBDIVSION PLAT
BAKER COUNTY REPLAT NO. SD2008-003
BIRCH ESTATES PHASE 2 SUBDIVISION PLAT, SD2008-004

LEGEND

- ● SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR, PLS 1817".
- ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR, PLS 1817" AS PER BIRCH ESTATES PHASE 2 SUBDIVISION PLAT, SD2008-004
- △ FOUND 5/8" REBAR AS PER SURVEY NO. 9-40-121BC BY JAMES D. HANLEY, PLS 1206, RECORDED APRIL 5, 1978.
- { } RECORD AS PER PARTITION PLAT NO. 1996-010.
- < > RECORD AS PER SURVEY NO. 9-40-121BC.
- ( ) RECORD AS PER SURVEY NO. 9-40-656SD, SAME AS BIRCH ESTATES PHASE 2 SUBDIVISION PLAT SD2008-004.

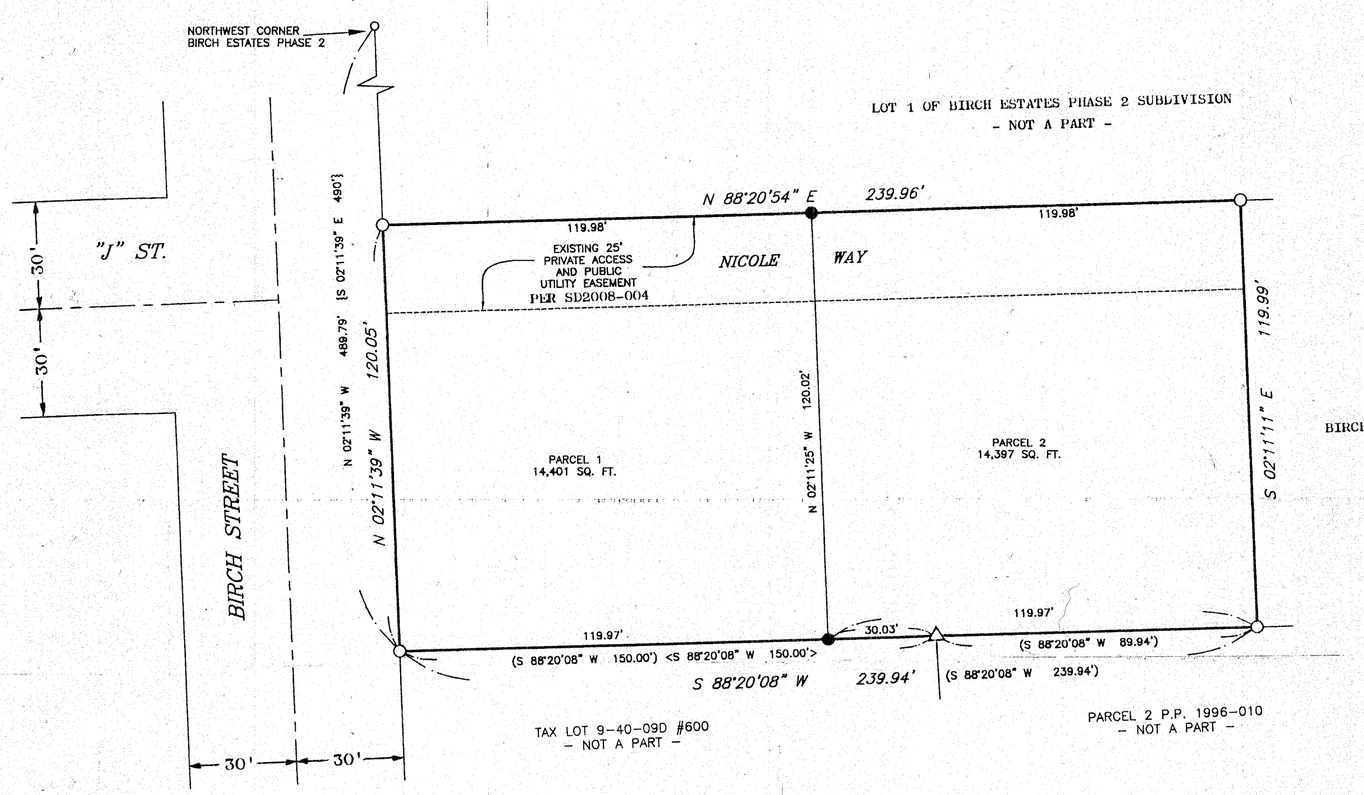
SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED ON THE GROUND WITH PROPER MONUMENTATION IN ACCORDANCE WITH O.R.S. CHAPTER 92, A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 OF BIRCH ESTATES PHASE 2, RECORDED AS SUBDIVISION PLAT NO. SD2008-004, BAKER COUNTY PLAT RECORDS

SAID PARCEL CONTAINING 28,798 SQUARE FEET.

SUBJECT TO A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AS PER SUBDIVISION PLAT NO. SD2008-004.



APPROVALS

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

BAKER CITY SURVEYOR BY: Gary Van Patten DATE 10-15-2010 PLS 2162

BAKER CITY PLANNING BY: Jenny Hong DATE 10/15/2010

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

BAKER COUNTY TAX COLLECTOR BY: Alice Nyflenger DATE 10/18/10

STATE OF Oregon
COUNTY OF Baker } S.S.

I DO HEREBY CERTIFY THAT THIS MINOR PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 18th DAY OF Oct., 2010, AT 1:20 O'CLOCK P.M. AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: Tamara J. Green Co. Clerk
by Karen Phillips, Deputy

OFFICIAL SEAL
CHRISTINA MICHELLE BARNES
NOTARY PUBLIC-OREGON
COMMISSION NO. 440134
MY COMMISSION EXPIRES JUNE 14, 2013

I, THOMAS J. HANLEY, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PARTITION PLAT AS SUBMITTED TO THE BAKER COUNTY CLERK FOR RECORDING.

Thomas J. Hanley
THOMAS J. HANLEY

ACKNOWLEDGMENT

ON October 18, 2010 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED DAVID BOWERS, OF BOWERS PROPERTIES, LLC, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF Or
COUNTY OF Baker } S.S.

Christina Michelle Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES 06/14/2013

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BOWERS PROPERTIES, LLC IS THE OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

D. J. Bowers mga
DAVID BOWERS, MEMBER BOWERS PROPERTIES, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817
RENEWS JUNE 30, 2011

FILED Oct. 18, 2010
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-681