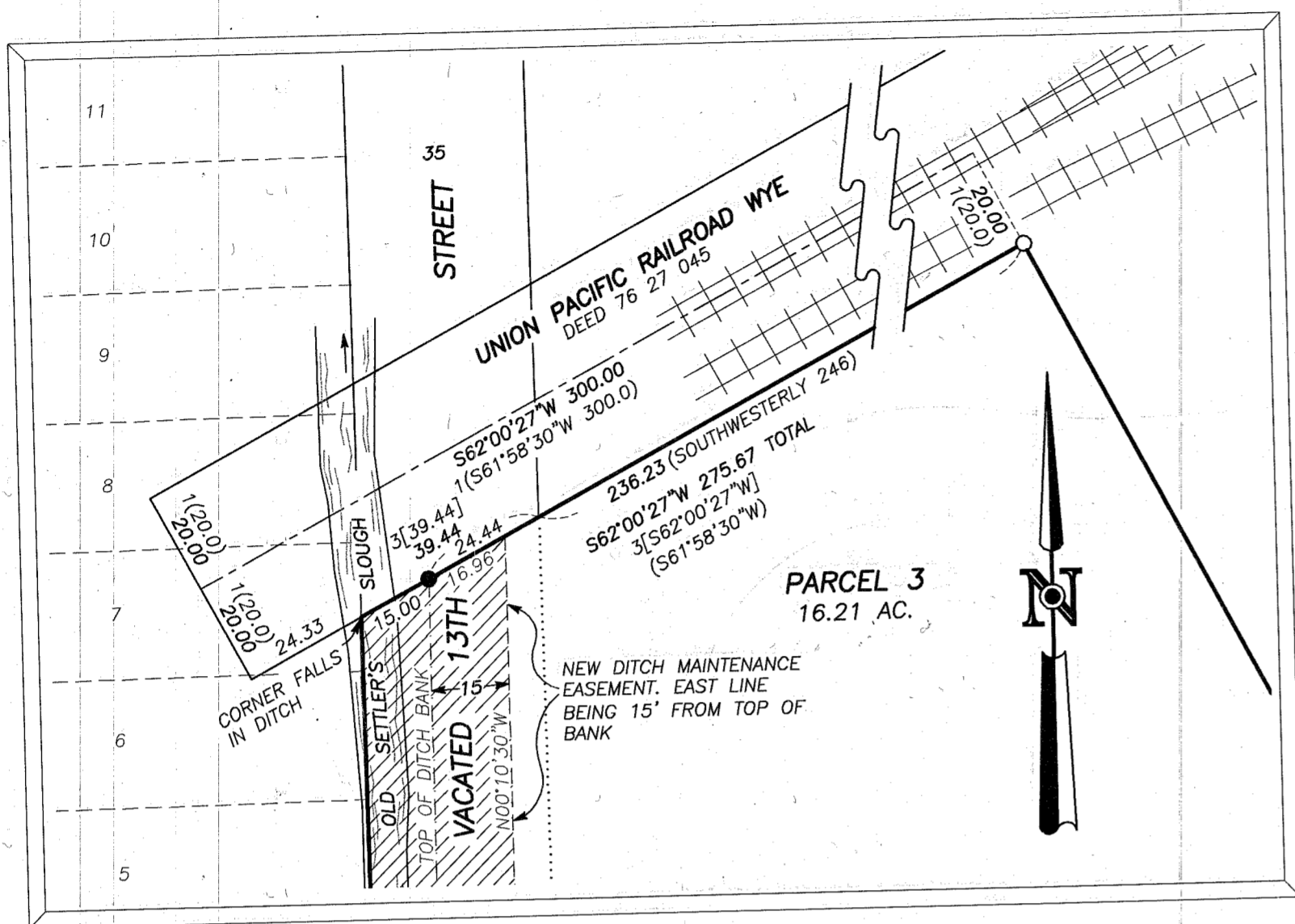


DETAIL

SCALE: 1"=30'



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROB ELLINGSON ON BEHALF OF ELLINGSON LUMBER CO. THE PURPOSE OF THIS SURVEY WAS TO MARK WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I RECOVERED MONUMENTATION AND UTILIZED RECORD SURVEY DATA SHOWN ON THE FOLLOWING SURVEYS:
 SURVEY NO. AD 21 54 BY PHILO ANDERSON, DATED APRIL 13-14, 1951
 SURVEY NO. 9-40-252 BY GREG BLACKMAN, FILED JULY 31, 1987
 SURVEY NO. 9-40-275 BY GARY VAN PATTEN, FILED SEPTEMBER 30, 1988
 SURVEY NO. 9-40-281 BY WILLIAM HANLEY, FILED MARCH 15, 1989
 SURVEY NO. 9-40-608SD BY LEE MEYERS, FILED DECEMBER 22, 2005

I SURVEYED A PORTION OF THE EXTERIOR BOUNDARY OF THIS PARTITION FOR A PROPERTY LINE ADJUSTMENT IN JANUARY OF 2012, RECORDED AS SURVEY NO. 9-40-699. DURING THE COURSE OF SURVEY NO. 9-40-699, I LOCATED THE WEST LINE OF A PORTION OF VACATED 13TH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (U.P.R.R.) WYE TRACK. I ACCEPT THE FOUND MONUMENTS FROM SAID SURVEYS.

THE NORTHERLY RIGHT OF WAY LINE OF AUBURN AVENUE WAS DETERMINED FROM FOUND CONTROLLING CENTERLINE MONUMENTATION ALONG AUBURN AVENUE.

I TIED THE EXISTING TRACKS OF THE U.P.R.R. MAINLINE TO DETERMINE THE RAILROAD RIGHT OF WAY, WHICH WAS ALSO CONSISTENT WITH ITS LOCATION AS SHOWN ON SURVEY NO.'S AD 21 54, 9-40-252, 9-40-281 AND 9-40-608SD.

THE EASTERLY PORTION OF THE NORTH LINE OF PARCEL 3 IS DETERMINED BY EXTENDING THE NORTH RIGHT OF WAY LINE OF COURT AVENUE WESTERLY, AS PER DEED NO. 76 27 045. I HELD THE DEED RECORD OF DISTANCE OF 620.71 FEET, MEASURING FROM THE WESTERLY RIGHT OF WAY LINE OF THE U.P.R.R. TO THE ANGLE POINT IN THE NORTH LINE OF PARCEL 3. FROM THIS ANGLE POINT, I HELD THE BEARING OF THE U.P.R.R. MAINLINE TO INTERSECT THE SOUTHERLY RIGHT OF WAY LINE OF THE U.P.R.R. WYE TRACK AS PREVIOUSLY DETERMINED ON SURVEY NO. 9-40-699.

I SET MONUMENTS AT POSITIONS APPROVED BY ROB ELLINGSON AND ACCORDING TO THE EVIDENCE FOUND AND THE DEED RECORD, AS SHOWN HEREON.

APPROVALS

APPROVED THIS 8th DAY OF MAY, 2012
 Gary Van Patten, PLS 2162
 BAKER CITY SURVEYOR

APPROVED THIS 8th DAY OF May, 2012
 Jenny Hong
 BAKER CITY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
 Leo Mullins
 BAKER COUNTY TAX COLLECTOR
 DATE: 5/9/12

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 9th DAY OF May, 2012 AT 09:30 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P2012-001. BAKER COUNTY RECORDS.

Damara J. Green Co. Clerk
 BAKER COUNTY CLERK
 by Karen Phillips, Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
 Jason L. Hatfield
 BENCHMARK LAND SURVEYING

LAND PARTITION PLAT NO. P2012-001

BEING A PARTITION OF A PORTION OF VACATED 13TH STREET AND A TRACT OF LAND SITUATED IN THE SW1/4 SECTION 17, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON
 SURVEY COMPLETED APRIL 6, 2012

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE SW1/4 SECTION 17, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF AUBURN AVENUE WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY;
 THENCE N.27°30'00"W., 696.39 FEET (RECORD=NORTHWESTERLY 702 FEET MORE OR LESS), ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY;
 THENCE S.89°28'30"W., 620.71 FEET (RECORD= WEST, 244.5 FEET; S.89°58'W., 269.2 FEET; WEST 107.4 FEET);
 THENCE N.27°30'00"W., 364.18 FEET (RECORD=N.27°21'W., 328 FEET, MORE OR LESS);
 THENCE S.62°00'27"W., 236.23 FEET (RECORD=SOUTHWESTERLY 246 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF THIRTEENTH STREET;
 THENCE S.00°33'27"E., 843.98 FEET (RECORD=SOUTHERLY 834 FEET) ALONG THE EASTERLY RIGHT OF WAY LINE OF THIRTEENTH STREET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF AUBURN AVENUE;
 THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF AUBURN AVENUE TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF THIRTEENTH STREET, AS VACATED BY ORDINANCE NO. 2915, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 7, 1985, AS DEED NO. 85 10 075, BAKER COUNTY DEED RECORDS, LYING BETWEEN THE NORTHERLY RIGHT OF WAY LINE OF AUBURN AVENUE AND THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3 IN INSTRUMENT RECORDED JUNE 28, 1976, AS DEED NO. 76 27 038, BAKER COUNTY DEED RECORDS.

THIS PARTITION CONTAINS 19.13 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 3 AS THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING N.14°00'08"W., 41.06 FT. FROM THE S1/4 COR. SEC. 17, T.9S., R.40E., W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
 OREGON NOVEMBER 30, 2007
 JASON L. HATFIELD #69454
 EXPIRES: 6/30/2013

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- RIGHT OF WAY, FOR IRRIGATION DITCH AND DAM, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN, AS GRANTED TO J.R. GARREN, HIS HEIRS AND ASSIGNS. RECORDED MARCH 14, 1907 IN BOOK 63, PAGE 410, BAKER COUNTY DEED RECORDS. SAID RIGHT OF WAY BEING 4 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- RIGHT OF WAY EASEMENT, FOR ELECTRICAL POWER LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN, AS GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED FEBRUARY 1, 1956 IN BOOK 165, PAGE 411, BAKER COUNTY DEED RECORDS. SAID RIGHT OF WAY EASEMENT BEING 10 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- RIGHT OF WAY EASEMENT, FOR A DOMESTIC WATERLINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN, AS GRANTED TO THE CITY OF BAKER, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED APRIL 7, 1971, AS DEED NO. 71 14 017, BAKER COUNTY DEED RECORDS. SAID EASEMENT BEING APPROXIMATELY 16 FEET IN WIDTH, AS SHOWN ON THE ANNEXED MAP.
- EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF THIRTEENTH STREET, NOW VACATED, IF ANY SUCH EXIST.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NOTE:

A JOINT MAINTENANCE AGREEMENT PERTAINING TO ACCESS EASEMENTS A AND B OF THIS PARTITION IS TO BE FILED AFTER RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BAKER CITY.

LEGEND

- FOUND A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP SET BELOW GROUND IN A CAST IRON CITY MONUMENT CASE FROM SURVEY NO. 9-40-275 UNLESS OTHERWISE NOTED.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING" FROM SURVEY NO. 9-40-699
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD BEARING AND DISTANCE FROM DEED NO. 74 47 020
- 1() RECORD BEARING AND DISTANCE FROM DEED NO. 76 27 045
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-252
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-281
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-608SD
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-699
- ||||| RAILROAD TRACKS
- x-x FENCE LINE
- ▨ NEW PRIVATE DITCH MAINTENANCE EASEMENT ALONG OLD SETTLER'S SLOUGH

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELLINGSON LUMBER CO., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT. SAID CORPORATION DOES HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT "A"
 A PRIVATE ACCESS AND WATERLINE EASEMENT FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM PARCELS 1, 2 AND 3 OF THIS PARTITION TO AUBURN AVENUE, AND ALSO FOR THE PURPOSE OF CONSTRUCTION, USE AND MAINTENANCE OF A BURIED DOMESTIC WATERLINE, AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, TO THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS PARTITION. SAID EASEMENT BEING OVER, ACROSS AND UNDER THE EAST 15 FEET OF PARCEL 2 OF THIS PARTITION, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT "B"
 A PRIVATE ACCESS AND SEWER LINE EASEMENT FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM PARCELS 1, 2 AND 3 OF THIS PARTITION TO AUBURN AVENUE, AND FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A BURIED SANITARY SEWER LINE AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, TO THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS PARTITION. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN ON THE ANNEXED PLAT.

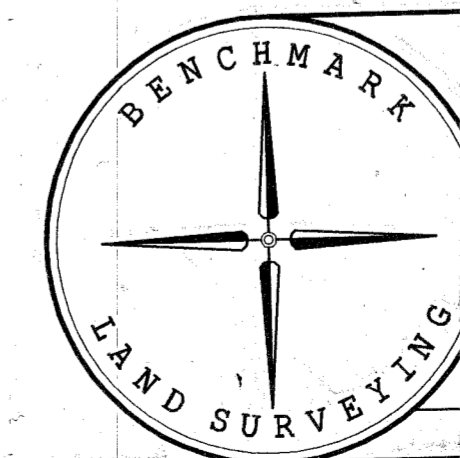
EASEMENT "C"
 A PRIVATE DITCH EASEMENT, GRANTED TO THE OLD SETTLER'S SLOUGH DITCH COMPANY, FOR THE PURPOSE OF MAINTAINING THE OLD SETTLER'S SLOUGH AND APPURTENANCES NECESSARY THERETO, SAID EASEMENT BEING CONTAINED WITHIN A STRIP OF LAND OF VARIABLE WIDTH, THE LIMITS OF WHICH ARE MEASURED 15 FEET OUTWARDLY FROM THE TOP OF EACH BANK WITHIN PARCELS 1, 2 AND 3, AS SAID EASEMENT IS SHOWN ON THE ANNEXED PLAT.

Robert P. Ellingson, III
 PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON } ss
 COUNTY OF BAKER }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/07, 2012, BY ROBERT P. ELLINGSON, III, PRESIDENT OF ELLINGSON LUMBER CO.

Julee M. Hicks
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 12/29/15



BENCHMARK LAND SURVEYING
 217 N. CANYON BLVD. JOHN DAY, OREGON
 2101 MAIN STREET, STE 223 BAKER CITY, OREGON
 541-575-1251 ~ 800-699-0516

LAND PARTITION
 BEING A PARTITION OF A PORTION OF VACATED 13TH STREET AND A TRACT OF LAND SITUATED IN THE SW1/4 SECTION 17, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	ELLINGSON LUMBER CO.	
SURVEYED BY	JLH	4/6/12
DRAWN BY:	JLH	SHEET 2 OF 2