

N¹/₂, Sec. 21, Twp. 9 S., Rng. 40 E., W.M.

PARTITION PLAT No. P2014-010
SHEET 2 of 2

SURVEYOR'S CERTIFICATE

I, Robert Erich Butler, certify that I have correctly platted three parcels of land on the maps hereon in accordance with O.R.S. Chapter 92 and with the instructions of the owner, the boundary of the partition being described as follows:

A parcel of land lying in the South half of the Northwest quarter of Section 21, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and the State of Oregon and being more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY, SAID POINT BEING THE CENTER-NORTH SIXTEENTH CORNER OF SECTION 21; THENCE NORTH 89°10'36" WEST, 1,383.32 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH BRIDGE STREET; THENCE SOUTH 19°57'33" EAST, 32.64 FEET ALONG SAID RIGHT OF WAY LINE TO A 1" COPPER DISC; THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 77°58'43" EAST, 81.25 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP; THENCE SOUTH 20°22'53" WEST, 48.00 FEET TO A 1" IRON PIPE; THENCE NORTH 70°18'58" WEST, 49.33 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH BRIDGE STREET; THENCE SOUTH 19°47'19" EAST, 1,098.05 FEET ALONG SAID RIGHT OF WAY LINE TO A 1" COPPER DISC ON THE SOUTHERLY BOUNDARY OF SAID PROPERTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY NORTH 89°47'53" EAST, 972.40 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP AT THE SOUTHEASTERLY CORNER OF SAID PROPERTY; THENCE NORTH 00°36'42" EAST, 1,085.95 FEET ALONG THE EASTERLY BOUNDARY OF SAID PROPERTY TO THE POINT OF BEGINNING.

Land containing 29.58 acres more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert E. Butler

OREGON JULY 25, 1995 ROBERT ERICH BUTLER 2733

EXPIRES 12/31/2015

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

Robert E. Butler

NARRATIVE

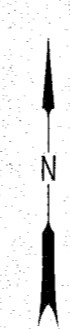
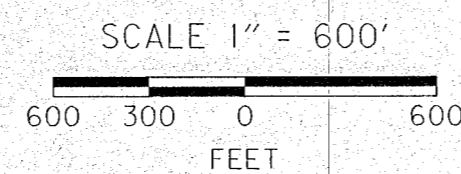
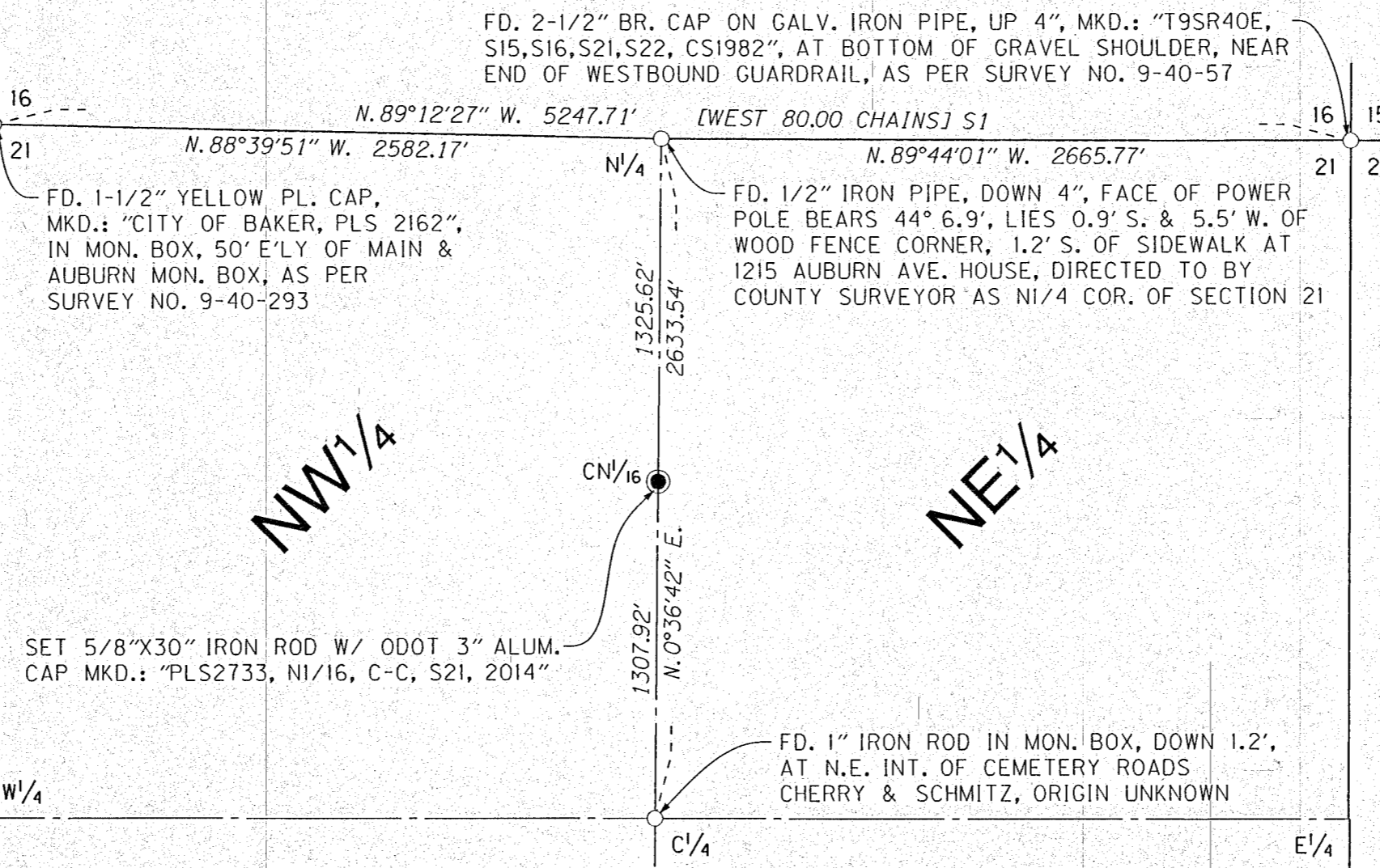
The purpose of this plat for the State of Oregon Dept. of Transportation is to partition the above described land into three parcels. Baker County Deed Book 114, Page 453, recorded on September 30, 1930, and Baker County Deed Book 126, Page 486, recorded on February 21, 1939, and Baker County Deed Book 160, Page 129, recorded on November 26, 1952, and Baker County Deed Book 169, Page 792, recorded on June 29, 1959, provided the property description for the subject property. This is a surveyed partition and the monuments were set.

This survey was completed using two Leica System 1200 dual frequency receivers, model GRX 1230, antenna model AX 1202. The Total Station used was a Leica 1200 with Leica data collection software.

The bearings for this survey are grid bearings based on coordinates from Oregon Coordinate Reference System (OCRS), Baker zone. Horizontal datum is NAD83 (CORS 96, Epoch 2002). Reference ellipsoid is GRS80. All linear values are expressed in International feet unless noted. Average convergence angle for this survey is: 0°00'10" positive, from grid North to geodetic North.

Primary geodetic control is from GPS observations using an OPUS solution from the National Geodetic Survey office.

The OCRS Baker zone is defined as follows: Transverse Mercator Projection, North American Datum of 1983 (NAD83). Latitude of grid origin: 44°30'00" N.; Central meridian: 117°50'00" W.; False northing: 0,000m; False easting: 40000,000m; Central meridian scale: 1.000160 (exact). Further information available at: <http://www.oregon.gov/ODOT/HWY/GEOMETRONICS>



LEGEND

- FD. MON. AS NOTED
- SET MON. AS NOTED
- [##] ** = DATA ## PER REFERENCE **, SEE INDEX ON THIS SHEET

DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and its laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore, repair, with heavy equipment when needed, the existing ditch in the same manner as same presently exists upon, over and across the property as shown on map hereon. The total width shall equal 60 feet, 30 feet on either side of the Smith Ditch as recorded June 6, 1980 as Quitclaim Deed 80-24-003 of Baker County Deed Records. Reasonable access to the easement will be granted at the location designated by the property owner, unless other reasonable access is available.

REFERENCE INDEX

- BAKER COUNTY SURVEY NUMBERS:
- S1 = C.L.O. TWP.9S, RNG.40E SUBDIVISION OF 1864
 - S2 = 9-40-51 OF 1974
 - S3 = NOT USED
 - S4 = 9-40-336 OF 1991
 - S5 = 9-40-341 M.P. OF 1991

- BAKER COUNTY DEED RECORDS:
- D1 = BOOK 59, PAGE 622
 - D2 = BOOK 130, PAGE 374
 - & = BOOK 130, PAGE 454

NOTES

The location of the Idaho Power Co. Power Line Easement (79-48-131) along the north line of the SE1/4NW1/4 of Section 21 possibly enters the subject property. Baker County Survey No. 9-40-341 M.P. & Survey No. 9-40-399 both indicate a easement boundary abutting or possibly crossing into subject property.

It is not the intent of this document to grant an easement for the gas utility found along the southerly boundary of Parcel 3 hereon.

FILED November 12, 2014
BAKER COUNTY SURVEYOR
SURVEY No. 9-40-726

DECLARATION

Know all people by these presents that JOSEPH A. GRAY, Interim State Right of Way Manager, a representative for the State of Oregon, Department of Transportation is the owner of the land represented by map hereon, and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92, and do hereby grant the access easement described hereon.

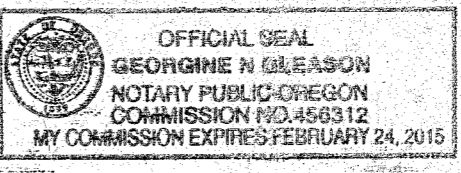
Joseph A. Gray
Representative of land owner

10/28/2014
Date (MM/DD/YYYY)

ACKNOWLEDGMENT

State of Oregon }
County of Marion } s.s.
Notary Stamp

On October 28th, 2014, did personally appeared before me JOSEPH A. GRAY, who being sworn, stated that he is the Interim State Right of Way Manager for the State of Oregon, Department of Transportation, and that this document was voluntarily signed on behalf of the State of Oregon by the authority delegated to him. Before me,



Georjine H. Gleason
Notary Public for the State of Oregon
My Commission expires February 24th 2015

APPROVALS

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

T. Howard Fish
Baker City Surveyor

11/07/2014
Date (MM/DD/YYYY)

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

Holly Kern
Baker City Planning Director

11/12/2014
Date (MM/DD/YYYY)

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

Alicia Sulinger
Baker County Treasurer

11/12/2014
Date (MM/DD/YYYY)

State of Oregon }
County of Baker } s.s.

12 day of November, 2014 at 11:00 o'clock Am (AM/PM),

and recorded Baker County records and is hereby approved.
Jamara J. Green by *Karen Phillips, Deputy*
Baker County Clerk by Clerk Deputy