

LAND PARTITION PLAT NO. P2014-012

SITUATED IN THE NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M.,
BAKER CITY, BAKER COUNTY, OREGON

B14 52 0089

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF MARK LANDAVAZO ON BEHALF OF LANDMAR CONSTRUCTION, WITH THE PURPOSE OF DIVIDING THAT CERTAIN PROPERTY DESCRIBED IN DEED NO. B14 50 0130 INTO 3 PARCELS, AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. IN FEBRUARY OF 2014, I PERFORMED LAND PARTITION PLAT NO. P2014-001 ON THE ADJOINING PROPERTY TO THE WEST. DETERMINING THE BOUNDARIES FOR PARTITION P2014-001, REQUIRED THAT I LOCATE THE CONTROLLING BOUNDARIES FOR THIS SUBJECT PROPERTY AS WELL. IN SEPTEMBER OF 2014, I PERFORMED RECORD SURVEY NO. 9-40-725, WHICH WAS A PROPERTY LINE ADJUSTMENT ALONG THE EAST LINE OF THIS PARTITION BOUNDARY. THE MONUMENTS I FOUND AND SET AND THE DEED AND SURVEY REFERENCES I USED DURING SAID PARTITION PLAT NO. P2014-001 AND SAID SURVEY NO. 9-40-725 WERE USED AS A BASIS OF CONTROL FOR THIS PARTITION.

THE EXTERIOR BOUNDARY OF THIS PARTITION WAS MONUMENTED AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND ACCORDING TO THE DEED, PLAT AND SURVEY RECORDS. INTERIOR PARCEL CORNERS WERE MONUMENTED AT POSITIONS APPROVED BY MR. LANDAVAZO, AND ACCORDING TO BAKER CITY-COUNTY PLANNING DEPARTMENT'S CASE NO. PP-14-171.

APPROVALS

APPROVED THIS 30th DAY OF December, 2014

Thomas D. Fick
BAKER CITY SURVEYOR

APPROVED THIS 30th DAY OF December, 2014

Holly Perry
BAKER CITY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Nice Sullivan
BAKER COUNTY TAX COLLECTOR
DATE: 12/30/14

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 30 DAY OF December, 2014 AT 9:20 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2014-012, BAKER COUNTY RECORDS.

Jamara J. Green 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 Hatfield
BENCHMARK LAND SURVEYING

REFERENCES

RECORD MAP OF SURVEY NO.'S 9-40-130BC, 9-40-175BC, 9-40-201, 9-40-264, 9-40-416, 9-40-501MP, 9-40-551, 9-40-657, 9-40-682 AND 9-40-725

RECORD LAND PARTITION PLAT NO.'S P1995-027, P1996-009, P1999-011 & P2014-001

THE PLAT OF RUSSELL'S ADDITION TO BAKER CITY
THE PLAT OF MIX'S ADDITION TO BAKER CITY

ELKHORN TITLE REPORT NO. 20758

DEED RECORD BOOK M, PAGE 316
BOOK O, PAGE 340
BOOK O, PAGE 341

DEED DOCUMENT NO.'S B0211 0003, B10 15 0274, B11 39 0146, B12 06 0078, B12 33 0176, B14 49 0007 & B14 50 0130

BAKER CITY-COUNTY PLANNING DEPARTMENT CASE NO. PP-14-171

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 NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M., BAKER CITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE NE1/4NW1/4 OF SAID SECTION 16;
THENCE NORTH ON THE WEST SIDE OF THE COUNTY ROAD, 640.20 FEET;
THENCE WEST, 407.88 FEET;
THENCE SOUTH, 640.20 FEET;
THENCE EAST, 407.88 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION INCLUDED IN RUSSELL'S ADDITION.

FURTHER EXCEPTING THEREFROM, THAT PORTION LYING SOUTH OF A LINE 60 FEET NORTH OF THE SOUTH LINE OF "D" STREET.

FURTHER EXCEPTING THEREFROM, A TRACT OF LAND SITUATED IN SAID NE1/4NW1/4 SECTION 16, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF "D" STREET, SAID POINT BEING 1294.56 FEET SOUTH AND 253.61 FEET WEST OF THE NORTH 1/4 CORNER OF SAID SECTION 16, SAID POINT ALSO BEING THE INITIAL POINT OF THIS LAND PARTITION;
THENCE N.00°13'00"W., 189.00 FEET;
THENCE N.89°17'00"E., 29.34 FEET TO THE WEST LINE OF RUSSELL'S ADDITION;
THENCE S.01°33'00"E., 188.86 FEET ALONG SAID WEST LINE, TO THE NORTH LINE OF "D" STREET;
THENCE ALONG SAID NORTH LINE OF "D" STREET S.89°02'00"W., 33.74 FEET TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 2.87 ACRES, MORE OR LESS.

THIS PARTITION IS 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.
- PRIVATE UTILITY EASEMENT GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE INC. BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 4, 2008, IN BOOK 08 15 0106, RECORDS OF BAKER COUNTY, OREGON, OVER A STRIP OF LAND 34 FEET IN WIDTH, SHOWN HEREON.
- PERMANENT PUBLIC EASEMENT FROM CHARLES BROUGHTON TO THE CITY OF BAKER CITY, A MUNICIPAL CORPORATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 19, 2008 IN BOOK 08 52 0022, RECORDS OF BAKER COUNTY, OREGON, FOR SLOPES AND UTILITIES, OVER A STRIP OF LAND OF VARIABLE WIDTH. THE APPROXIMATE PORTION OF SAID EASEMENT AFFECTING THIS LAND PARTITION IS SHOWN HEREON.
- PERMANENT PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM DAN BRASSARD AND CANDACE ARLEDGE, HUSBAND AND WIFE, GRANTED TO CITY OF BAKER CITY, BY INSTRUMENT DATED JULY 27, 2012, RECORDED AUGUST 1, 2012, IN BOOK 12 30 0222, RECORDS OF BAKER COUNTY, OREGON, TO CONSTRUCT AND MAINTAIN SLOPES, AND TO RELOCATE, CONSTRUCT AND MAINTAIN WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES OVER A STRIP OF LAND OF VARIABLE WIDTH. THE APPROXIMATE PORTION OF SAID EASEMENT AFFECTING THIS LAND PARTITION IS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LANDMAR CONSTRUCTION, INC., 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 DEDICATE TO THE CITY OF BAKER CITY, FOR PUBLIC USE FOREVER, AN EASEMENT FOR UTILITIES AND ROAD PURPOSES, BEING 67.00 FEET IN WIDTH, AS SHOWN HEREON.

SAID CORPORATION DOES ALSO HEREBY CREATE A PRIVATE RECIPROCAL ACCESS AND UTILITY EASEMENT, BEING 60.00 FEET IN WIDTH, OVER, ACROSS AND UNDER PARCELS 2 AND 3, TO THE BENEFIT OF PARCELS 2 AND 3 OF THIS PARTITION, AS SHOWN HEREON.

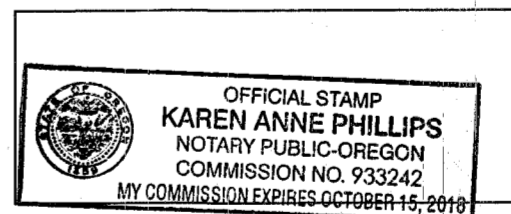
Mark Landavazo President
MARK LANDAVAZO, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/30, 2014,
BY MARK LANDAVAZO.

Karen Phillips
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 10/15/18



CONSENT TO DECLARATION

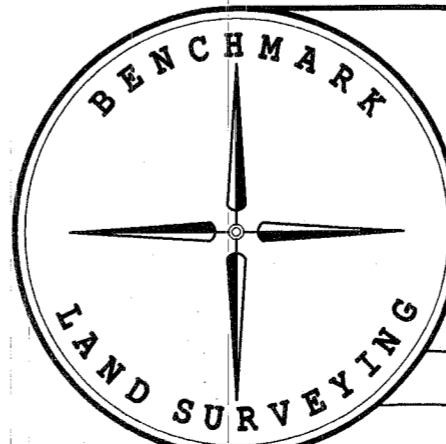
AN AFFIDAVIT OF CONSENT FROM GARY K. HOLMAN AND CELESTE HOLMAN HAS BEEN RECORDED AS DEED NO. B14 52 0085, BAKER COUNTY RECORDS.

B14 52 0090

B14 52 0091

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2015



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
SITUATED IN THE NE1/4NW1/4 SECTION 16, T.9S., R.40E., W.M.,
BAKER CITY, BAKER COUNTY, OREGON

SURVEYED FOR	LANDMAR CONSTRUCTION, INC.	
SURVEYED BY	JLH & MCS	12/11/2014
DRAWN BY:	JLH	SHEET 2 OF 2

FILED December 30, 2014
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-729