

NW1/4 S. 10, T. 9 S., R. 40 E., WM.

PARTITION PLAT NO. P2017-006

SURVEYOR'S CERTIFICATE

I, Robert Erich Butler, certify that I have correctly platted this parcel of land on the map 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 W1/2NW1/4 of Section 10, Township 9 South, Range 40 East, W.M., Baker County, Oregon and being a portion of that property designated as Parcel 3 and described in that deed to the Blurock Concrete Products, Inc., recorded December 21, 1987 as Document No. 87-51-017 of Baker County Records; the said parcel being more particularly described as follows:

Beginning at a point on the Southerly Right of Way line of the Baker Copperfield Highway, said point being 29.72 feet South and 557.17 feet East of the Northwest corner of Section 10, Township 9 South, Range 40 East, W.M.; thence North 89°44'31" East 73.03 feet along said Right of Way line, thence South 19°36'58" East 278.80 feet, thence South 89°46'08" East 420.00 feet, thence South 01°38'31" West 561.62 feet, thence South 48°17'41" West 207.91 feet, thence North 89°29'53" West 520.07 feet, thence North 01°45'53" East 459.16 feet, thence North 01°39'11" East 195.03 feet to the Easterly Right of Way line of the Best Frontage Road (County Road No. 542), thence along said Easterly Right of Way line on a 488.00 foot radius curve left (the long chord of which bears North 18°26'20" East 258.43 feet) 261.55 feet, thence along said Right of Way North 03°04'57" East 60.17 feet to the point of beginning.

Bearings are Based on the Oregon Coordinate Reference System (OCRS), Baker zone, NAD 83(2011) Epoch 2010.

This parcel of land contains 11.36 acres, more or less.

REFERENCE INDEX

BAKER COUNTY SURVEY NUMBERS:

- S1 = 9-40-234 September 24, 1985
S2 = 9-40-392MP December 22, 1992
S3 = 9-40-421 November 30, 1995
S4 = 9-40-727 November 24, 2014

BAKER COUNTY DEED RECORDS

- D1 = 87-51-017 December 21, 1987
D2 = 93-42-106 March 23, 1993
D3 = B15-01-0120 January 7, 2015

OREGON DEPARTMENT OF TRANSPORTATION DRAWING

- S5 = 1R-2-591 November, 1944
Revised: March, 1948
December, 1948
December, 1992
S6 = 6B-6-15 December, 1942
Revised: March, 1961

BAKER COUNTY PLANNING DEPARTMENT

Staff Report # MnP-17-001

SURVEYOR NARRATIVE

The purpose of this plat for the Oregon Department of Transportation (ODOT) is to partition the above described property into one parcel. Documents No. 87-51-017, 93-42-106 and B15-01-0120 provided the property descriptions. The exterior boundary of ODOT property in this area was previously located by Baker County Survey 09-40-0421. The relocated Best Frontage Road (County Road No. 542) which crosses the Northwest corner of this property was located by Baker County Survey 09-40-727.

This survey was completed by using the Oregon Real Time GPS Network (ORGN) to observe each point with two separate sessions under different satellite Constellations.

GPS observations using the ORGN provided the Basis of Bearing for this survey.

DECLARATION

Know all people by these presents that SCOTT C. CLAUS, Interim State Right of Way Manager, a representative for the State of Oregon, Department of Transportation which is the owner of the land represented by map hereon, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into one parcel as shown, in accordance with O.R.S. Chapter 92.

Signature of Scott C. Claus, Representative of land owner, dated 08/30/2017.

ACKNOWLEDGEMENT

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



On August 30, 2017, did appear personally before me SCOTT C. CLAUS, 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,

Signature of Dale R. Shafer, Notary Public for the State of Oregon, My Commission expires 10/12/19.

APPROVALS

I have reviewed this plat and find it complies with O.R.S. Chapter 92 and O.R.S. Chapter 209.250.

Signature of Baker County Surveyor, dated 9-1-2017.

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

Signature of Baker County Planning Director, dated 9/1/2017.

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

Signature of Baker County Treasurer, dated 9-1-17.

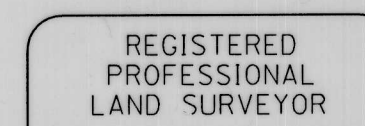
State of Oregon S. S. I do hereby certify that the attached partition plat was received for recording on the County of Baker

1 day of September, 2017 at 2:38 o'clock P (am/pm), and recorded in the Baker County records and is hereby approved.

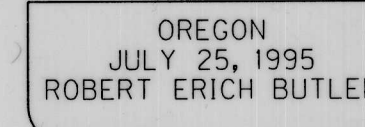
Signature of Cindy Carpenter, Co Clerk by Karen Phillips, Deputy Baker County Clerk.

I, Robert Erich Butler, hereby certify that this is a true and exact copy of the Partition Plat as submitted to the Baker County Clerk for recording.

Signature of Robert E. Butler.



Signature of Robert E. Butler.



EXPIRES: 12/31/2017

OREGON DEPARTMENT OF TRANSPORTATION



MINOR PARTITION PLAT
BAKER MAINTENANCE STATION
BAKER - COPPERFIELD HIGHWAY
BAKER COUNTY, OREGON

FOR ODOT REGION 5
3012 ISLAND AVENUE
LA GRANDE, OR 97850

AUGUST 24, 2017
NO SCALE
SHEET 2 OF 2

FILED October 16, 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-761