

REPLAT OF PARTITION PLAT 2001-010, J.M. BOYD'S 2ND ADDITION AND OTHER PROPERTIES

PARTITION PLAT P2024-003**LEGEND**

SECTION CORNER FOUND



QUARTER SECTION CORNER FOUND



POINT AS FOUND



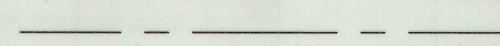
FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "APA 60000L5"



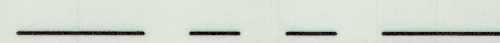
SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "APA 49593 PLS" OR AS NOTED



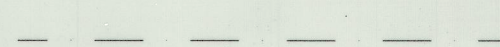
RIGHT-OF-WAY CENTERLINE



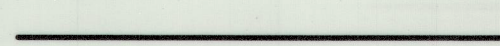
RIGHT-OF-WAY LINE



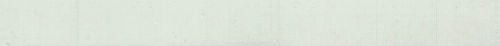
SECTION LINE



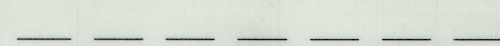
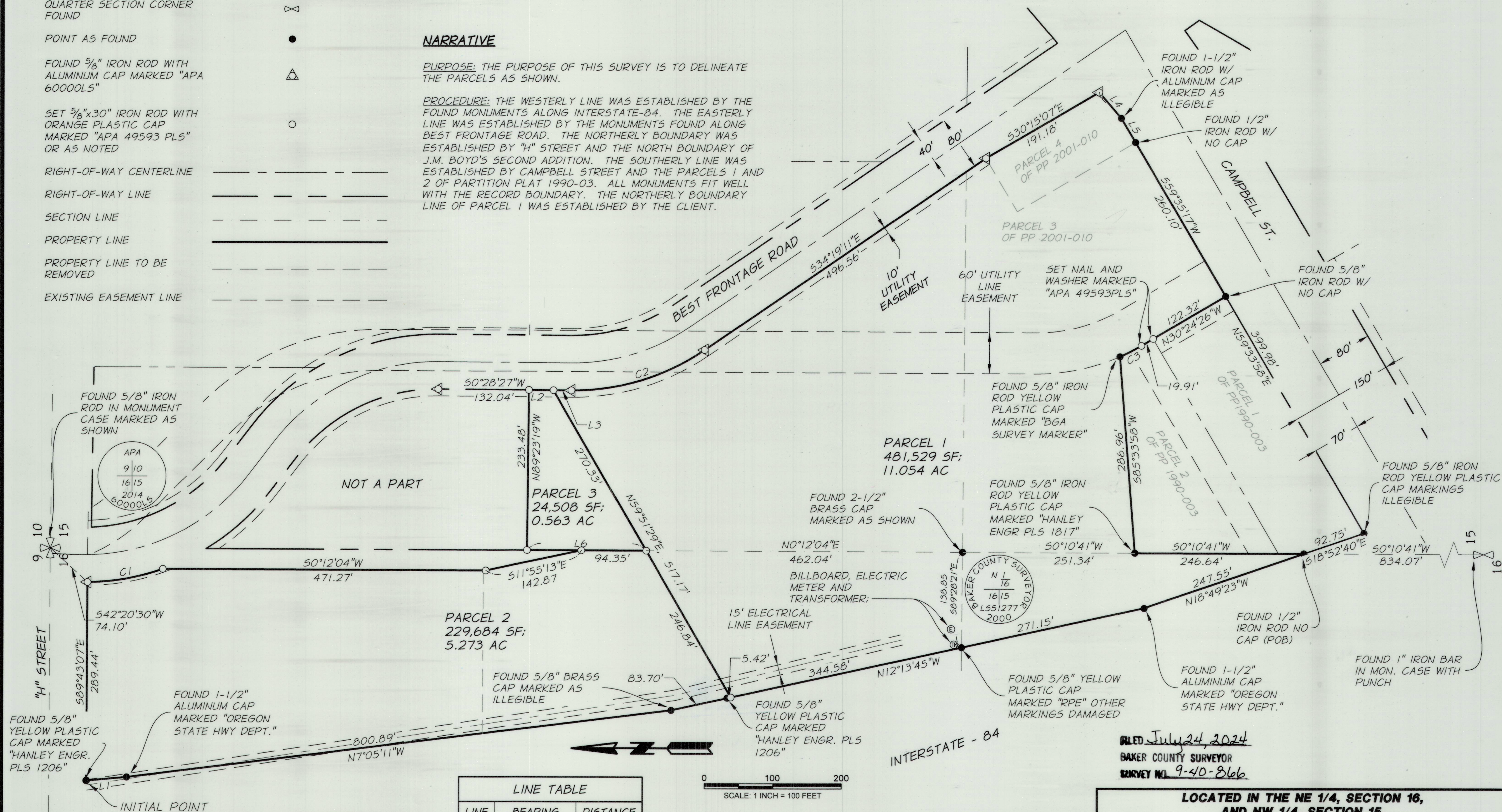
PROPERTY LINE



PROPERTY LINE TO BE REMOVED



EXISTING EASEMENT LINE

**NARRATIVE****PURPOSE:** THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE PARCELS AS SHOWN.**PROCEDURE:** THE WESTERLY LINE WAS ESTABLISHED BY THE FOUND MONUMENTS ALONG INTERSTATE-84. THE EASTERLY LINE WAS ESTABLISHED BY THE MONUMENTS FOUND ALONG BEST FRONTAGE ROAD. THE NORTHERLY BOUNDARY WAS ESTABLISHED BY "H" STREET AND THE NORTH BOUNDARY OF J.M. BOYD'S SECOND ADDITION. THE SOUTHERLY LINE WAS ESTABLISHED BY CAMPBELL STREET AND THE PARCELS 1 AND 2 OF PARTITION PLAT 1990-03. ALL MONUMENTS FIT WELL WITH THE RECORD BOUNDARY. THE NORTHERLY BOUNDARY LINE OF PARCEL 1 WAS ESTABLISHED BY THE CLIENT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	112.15'	340.00'	18°53'57"	59°58'18"E	111.64'
C2	206.47'	340.00'	34°47'37"	516°55'22"E	203.31'
C3	35.19'	300.00'	6°43'18"	N27°04'26"W	35.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N4°59'57"W	59.10'
L2	N0°28'27"E	35.91'
L3	50°28'27"W	26.33'
L4	S49°24'34"W	49.64'
L5	S59°25'34"W	41.01'
L6	50°12'04"W	174.15'

EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STEIN, PLS 49593PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein
OREGON
 FEBRUARY 8, 2000
RICHARD E. STEIN
 49593PLS
 EXPIRES: 6/30/2026

FILED July 24, 2024
 BAKER COUNTY SURVEYOR
 SURVEY NO. 9-40-866

LOCATED IN THE NE 1/4, SECTION 16,
 AND NW 1/4, SECTION 15,
 T 9S, R 40E, WM, BAKER CITY,
 BAKER COUNTY, OREGON

FILE:R:\Loves Travel Stop\2732-104 Baker City\SURVEY\SURVEY DATA\CIVIL3D\Loves Partition Plat 062524.dwg

SCALE:
 AS SHOWN
 DATE:
 06/25/2024
 JOB NO.
 2732-104

**panderson
 perry**
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SHEET

1/5

1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309

PARTITION PLAT P2024-003

LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 AND NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WM, BAKER CITY, BAKER COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED THIS PARTITION PLAT, THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND THE COUNTY OF BAKER ORDINANCES. SAID LAND IS SITUATED IN SECTIONS 15 AND 16, T.9 S, R.40 E., WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE-84 WHICH CORRESPONDS WITH THE EAST LINE OF SECTION 16 WHICH BEARS S 00°10'41" W, 834.07 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 16; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES:

1. N 18°49'23" W, 247.55 FEET;
 2. N 12°13'45" W, 704.84 FEET;
 3. N 07°05'11" W, 800.89 FEET;
 4. N 04°59'57" W, 59.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF "H" STREET;
- THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF "H" STREET, S 89°43'07" E, 289.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEST FRONTAGE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 112.15 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AND A CENTRAL ANGLE OF 18°53'57", (CHORD BEARS S 09°58'18" E, 111.64 FEET); THENCE S 00°12'04" W, 471.27 FEET; THENCE S 11°55'13" E, 142.87 FEET; THENCE N 00°12'04" E, 79.80 FEET; THENCE S 89°23'19" E, 233.48 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF BEST FRONTAGE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES:
5. S 00°28'27" W, 62.24 FEET;
 6. 206.47 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AND A CENTRAL ANGLE OF 34°47'37", (CHORD BEARS S 16°55'22" E, 203.31 FEET);
 7. S 34°19'11" E, 496.56 FEET;
 8. S 30°15'07" E, 191.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CAMPBELL STREET;
- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES:
9. S 49°24'34" W, 49.64 FEET;
 10. S 59°25'34" W, 41.01 FEET;
 11. S 59°35'17" W, 260.10 FEET TO THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON PARTITION PLAT P1990-03;
- THENCE N 30°24'26" W, ALONG SAID EASTERLY LINE, 142.23 FEET; THENCE 35.19 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AND A CENTRAL ANGLE OF 6°43'18", (CHORD BEARS N 27°04'26" W, 35.17 FEET); THENCE S 85°33'58" W, 286.96 FEET TO A POINT ALONG THE EASTERLY LINE OF SECTION 16; THENCE S 00°10'41" W, ALONG SAID EASTERLY LINE 246.64 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 735,706 SQUARE FEET, 16.889 ACRES

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SPENCER HAINES, CHIEF FINANCIAL OFFICER (CFO) OF LOVE'S TRAVEL STOP IS THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Spencer Haines
SPENCER HAINES, CFO

ACKNOWLEDGMENTSSTATE OF OKLAHOMA

(55)

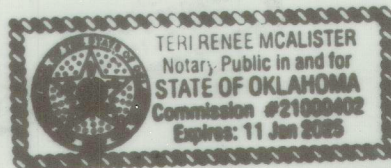
COUNTY OF OKLAHOMA

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AND SPENCER HAINES, CFO OF LOVE'S TRAVEL STOP, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Teri Renee McAlister
NOTARY PUBLIC OF THE STATE OF OKLAHOMA

21000402
NOTARY NUMBER

JANUARY 11, 2025
MY COMMISSION EXPIRES

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RYAN GENTRY OF R&D LAND COMPANY, LLC, AN OREGON LIMITED LIABILITY COMPANY THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Ryan Gentry
RYAN GENTRY

ACKNOWLEDGMENTSSTATE OF Oregon

(55)

COUNTY OF Malheur

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AND RYAN GENTRY OF R&D LAND COMPANY, LLC, AN OREGON LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Cody Ingram
NOTARY PUBLIC OF THE STATE OF OREGON

1040456A
NOTARY NUMBER

Aug. 28, 2027
MY COMMISSION EXPIRES

EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

Richard E. Stein
RICHARD E. STEIN, PLS 49593PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

EXPIRES: 6/30/2026

APPROVALSBAKER CITY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 17th DAY OF July, 2024

Thomas D. Fisk
THOMAS D. FISK, BAKER CITY SURVEYOR

BAKER CITY PLANNING DIRECTOR

EXAMINED AND APPROVED

THIS 17th DAY OF July, 2024

Holly Dumas
BAKER CITY PLANNING DIRECTOR

BAKER COUNTY TREASURER

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2024-2025 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

APPROVED THIS 19th DAY OF July, 2024

Traci Robinson-Jerusalem
BAKER COUNTY TREASURER

FILING STATEMENT

STATE OF OREGON

(55)

COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 19th DAY OF July, 2024,

AT 1:45 O'CLOCK P.M., AND RECORDED AS PARTITION PLATNO. P2024-003, IN PLAT CABINET NO. D-75 SLIDENO. B2430-0043 BAKER COUNTY RECORDS. INSTRUMENT NUMBERB2430 0043

Steganie Kirby Karen Phillips
BAKER COUNTY CLERK BY:

LOCATED IN THE NE 1/4, SECTION 16,
AND NW 1/4, SECTION 15,
T 9S, R 40E, WM, BAKER CITY,
BAKER COUNTY, OREGON

FILE:R:\Loves Travel Stop\2732-104 Baker City\SURVEY\SURVEY DATA\CIVIL3D\Loves Partition Plat 062524.dwg

SCALE:

AS SHOWN

DATE:

06/25/2024

JOB NO.

2732-104

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REPLAT OF PARTITION PLAT 2001-010, J.M. BOYD'S 2ND ADDITION AND OTHER PROPERTIES

PARTITION PLAT P2024-003

LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 AND NORTHWEST
1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WM,
BAKER CITY, BAKER COUNTY, OREGON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BRENT GYLLENBERG AND EILEEN GYLLENBERG, AND CHRISTINE GYLLENBERG, THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Brent Gyllenberg
BRENT GYLLENBERG

Eileen Gyllenberg
EILEEN GYLLENBERG

Christine Gyllenberg
CHRISTINE GYLLENBERG

ACKNOWLEDGMENTS

STATE OF OREGON,

(55)

COUNTY OF BAKER

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AND BRENT GYLLENBERG AND, EILEEN GYLLENBERG, AND CHRISTINE GYLLENBERG, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Jerri Lavine Shaffer
NOTARY PUBLIC OF THE STATE OF OREGON



1027736
NOTARY NUMBER

August 17, 2026
MY COMMISSION EXPIRES

EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO., 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

Richard E. Stein
RICHARD E. STEIN, PLS 49593PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2026

FILED July 24, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-8166

LOCATED IN THE NE 1/4, SECTION 16,
AND NW 1/4, SECTION 15,
T 9S, R 40E, WM, BAKER CITY,
BAKER COUNTY, OREGON

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REPLAT OF PARTITION PLAT 2001-010, J.M. BOYD'S 2ND ADDITION AND OTHER PROPERTIES

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1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WM,
BAKER CITY, BAKER COUNTY, OREGON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CLAYTON MORRISON AND ELISSA MORRISON, THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Clayton Morrison
CLAYTON MORRISON

Elissa Morrison
ELISSA MORRISON

ACKNOWLEDGMENTS

STATE OF OREGON,

COUNTY OF Baker (55)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AND CLAYTON MORRISON AND ELISSA MORRISON, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Jeri Lavine Shaffer
NOTARY PUBLIC OF THE STATE OF OREGON

1027736
NOTARY NUMBER

August 17, 2026
MY COMMISSION EXPIRES

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Richard E. Stein
RICHARD E. STEIN, PLS 49593PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

EXPIRES: 6/30/2026

FILED July 24, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-866

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BAKER COUNTY, OREGON

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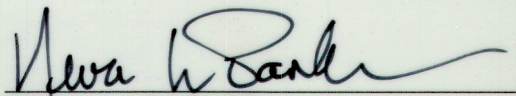
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1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WM,
BAKER CITY, BAKER COUNTY, OREGON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT NEVA L. PARKER, THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

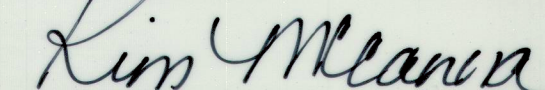

NEVA L. PARKER

ACKNOWLEDGMENTS

STATE OF OREGON,

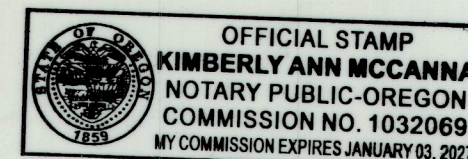
COUNTY OF CROOK (SS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NEVA L. PARKER, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

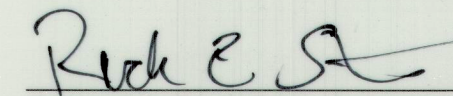

NOTARY PUBLIC OF THE STATE OF OREGON

1032069
NOTARY NUMBER

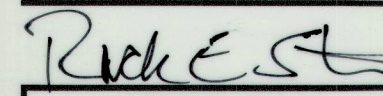
January 3, 2027
MY COMMISSION EXPIRES

EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON
REGISTERED LAND SURVEYOR NO.,
49593PLS, DO HEREBY STATE
THAT THIS DRAWING IS AN EXACT
COPY OF THE ORIGINAL THEREOF.


RICHARD E. STEIN, PLS 49593PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

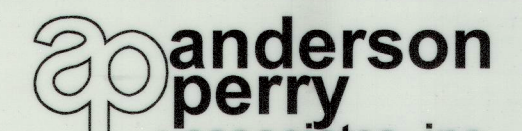
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