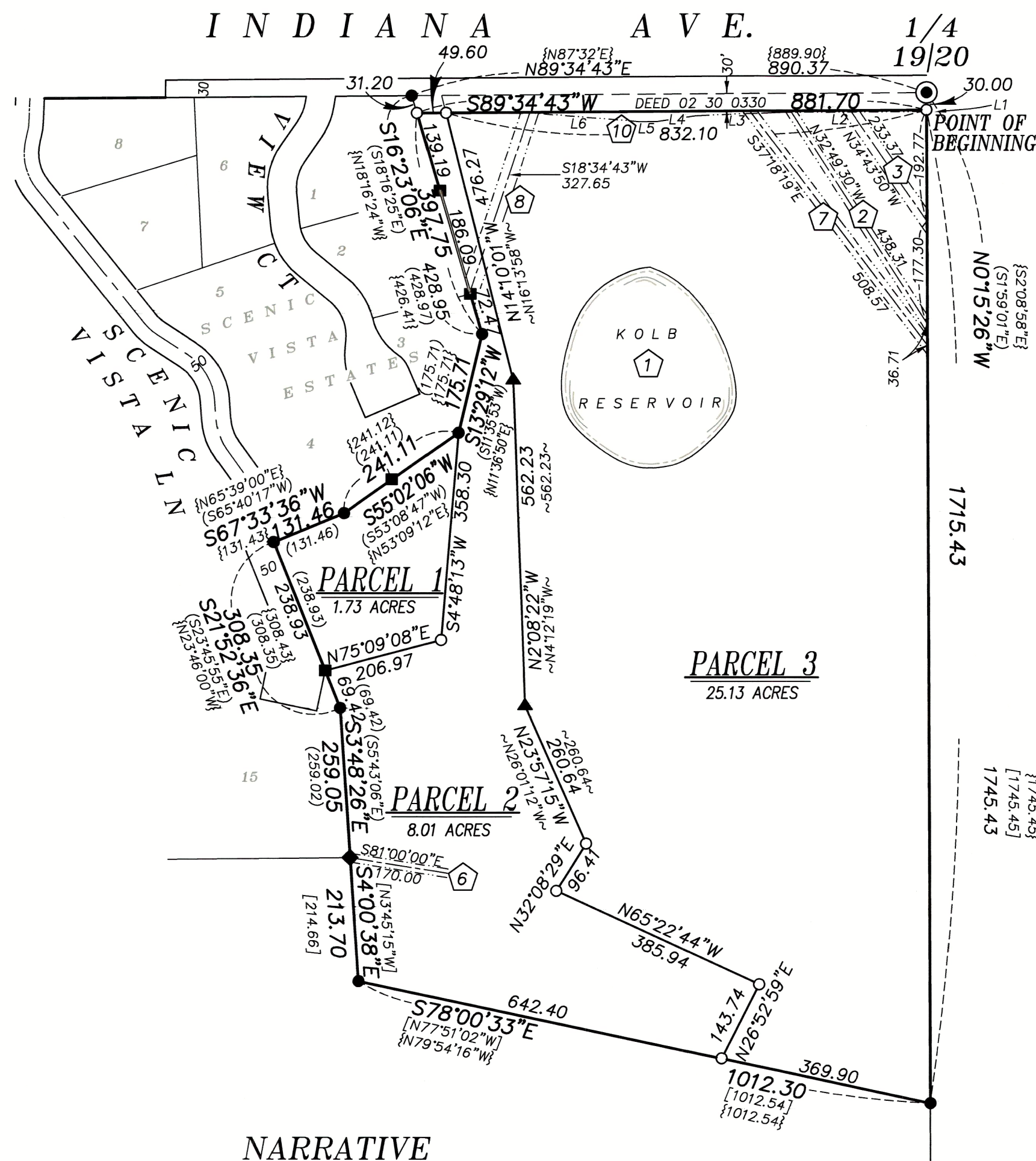


PARTITION PLAT NUMBER P2024-004

Situated in the Southeast quarter of Section 19, Township 9 South, Range 40 East of the Willamette Meridian,
Baker City, Baker County, Oregon



NARRATIVE

This survey was done at the request of Robert Ellingson, owner of the land within. Mr. Ellingson wanted to divide the property and reconfigure his lot lines. I recover monuments as shown. Finding them harmonious with record surveys, I accept these monuments in place. I place the parcel lines at the direction of Mr. Ellingson. I find no unusual conditions with this partition.



Renewal Date: June 30, 2025.

REFERENCE MATERIAL

Plat of Scenic View Estates Subdivision
Survey Number 9-40-30BC
Survey Number 9-40-34
Survey Number 9-40-34BC
Survey Number 9-40-42
Survey Number 9-40-176ABC
Survey Number 9-40-554

DEED REFERENCES
Book 'O', Page 228
Book 153, page 407
Book 164, Page 891
Book 171, Page 1174
72 22 034
72 35 079
81 40 055
88 48 094
91 12 034
91 14 077
96 37 143
02 30 0330
B17 35 0031
B20 38 0225
B20 42 0408
B22 39 022

SORT Report 640133AM, dated August 13,
2024, prepared by AmeriTitle

NOTES AND EASEMENTS

- Agreement for construction and maintenance of a reservoir and terms of use of waters, recorded June 12, 1941 in Book 'O', Page 228, between Adam and Amanda Kolb and Frank Kolb and the City of Baker
- Utility easement, 16.5 ft. in width, granted to Salt Lake Pipe Line Company, recorded March 11, 1950 in Book 153, Page 407. Specific location not described. Shown hereon at tied position of location bollards.
- Right of way contract, granted to Pacific Northwest Pipeline Corporation, recorded August 26, 1955 in Book 164, Page 891. Specific location or width not given. Shown hereon at tied position of location bollards. Width between bollards is 25 ft.
- Drain pipeline and spillage easement, 20 ft. in width, granted to the City of Baker, recorded July 12, 1961 in Book 171, Page 1124. Does not fall on subject property.
- Ditch and water rights, recorded June 1, 1972 in Instrument No. 72 22 034, and amended by Memorandum for pipeline right of way, for right to secure an easement for water line, recorded in Instrument 72 25 079, if necessary, location to be determined by City of Baker.
- Utility easement, 15 ft. in width, granted to C P National Corporation, recorded October 29, 1981 in Instrument 81 40 055
- Utility easement, 20 ft. in width, granted to American Telephone and Telegraph Company, recorded December 1, 1988 in Instrument No. 88 48 094, amended by Instrument 91 12 034. Runs parallel with and 18.5 feet Southwesterly of Chevron Gas Line.
- Utility easement, 30 ft. in width, granted to Oregon Trail Electric Consumers Cooperative, recorded April 3, 1991 in Instrument No. 91 14 077. Shown as per legal description. No utilities evident in this location.
- Utility easement, 10 ft. in width, granted to Worldcom Network Services Inc., recorded September 9, 1996 in Instrument No. 96 37 143. Location given as running parallel with Northwest Pipeline Corporation right-of-way. Specific location not given.
- Slope Easement, recorded July 25, 2002 in instrument No. 02 30 0330
- City water service exists on Parcel 2 only. At the time this plat is recorded, no city sanitary sewer service is available for Parcels 1, 2, or 3 of this partition plat and no city water service is available for Parcels 1 and 3.

BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=200'

LEGEND

- Found 2 1/2" brass cap in mon box, set by Survey 9-40-563
- Found 1/2" iron pin, set by Survey Number 9-40-30BC
- Found 5/8" iron pin, set by Survey Number 9-40-176ABC
- Found 5/8" iron pin with plastic cap marked PLS 1610, set by Survey Number 9-40-554
- Found 5/8" iron pin with plastic cap marked PLS 1610, set by Plat of Scenic Vista Estates Subdivision
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Record measurement as per Survey Number 9-40-30BC
- Record measurement as per Survey Number 9-40-42
- Record measurement as per Survey Number 9-40-176ABC
- Record measurement as per Plat of Scenic Vista Estates Subdivision

Line Table for Easement 10		
Line #	Direction	Length
L1	S0° 06' 19"E	3.00
L2	S89° 34' 39"W	250.00
L3	S87° 39' 39"W	150.00
L4	S81° 38' 39"W	67.00
L5	S89° 34' 39"W	31.00
L6	N85° 33' 17"W	203.44

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition as shown and that the annexed tracing is an exact copy of said Partition as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

FILED October 2, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-872

Jeffrey S. Hsu, OPLS 83571

B24 37 0085
PARTITION PLAT NUMBER P2024-004

Situated in the Southeast quarter of Section 19, Township 9 South, Range 40 East of the Willamette Meridian,
Baker City, Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being situated in the Southeast quarter of Section 19, Township 9 South, Range 40 East of the Willamette Meridian, City of Baker City, Baker County, Oregon, more particularly described as follows,

Beginning at a point on the East line of the Southeast quarter of said Section 19, said point which bears S0°15'26" East, a distance of 30.00 feet from the East quarter corner of said Section 19,

Thence: South 89°34'43" West, along the South line of that tract deeded to Baker City by deed recorded in 02 30 0330, deed records of Baker County, a distance of 881.70 feet, to the East line of Lot 1 of Scenic View Estates Subdivision,

Thence: South 16°23'06" East, along the East line of Scenic View Estates Subdivision, a distance of 397.75 feet,

Thence: South 13°29'12" West, along the East line of Scenic View Estates Subdivision, a distance of 175.71 feet,

Thence: South 55°02'06" West, along the East line of Scenic View Estates Subdivision, a distance of 241.11 feet,

Thence: South 67°33'36" West, along the East line of Scenic View Estates Subdivision, a distance of 131.46 feet,

Thence: South 21°52'36" East, along the East line of Scenic View Estates Subdivision, a distance of 308.35 feet,

Thence: South 3°48'36" East, along the East line of Scenic View Estates Subdivision, a distance of 259.05 feet, to the Southeast corner of Lot 15 of said subdivision,

Thence: South 4°00'38" East, a distance of 213.70 feet,

Thence: South 78°00'33" East, a distance of 1012.30 feet, to the East line of the Southeast quarter of said Section 19,

Thence: North 0°15'26" West, along said East line, a distance of 1715.43 feet, to the Point of Beginning.

Containing 34.87 acres.

I further certify that I made this plat by order of and under the direction of the owner thereof, and all parcel corners are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that ROBERT P. ELLINGSON III, Trustee of the Rob and Dianne Ellingson Family Trust Dated September 13, 2022, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.


ROBERT P. ELLINGSON III, TRUSTEE
ROB AND DIANNE ELLINGSON FAMILY
TRUST, DATED SEPTEMBER 13, 2022

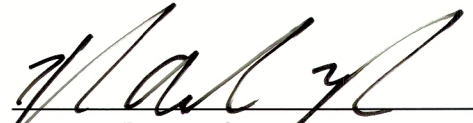
ACKNOWLEDGMENT

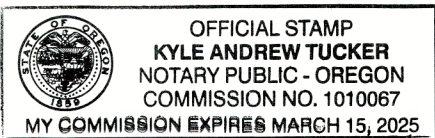
State of Oregon

SS

County of Baker

Know all people by these presents, on this 28th day of August, 2024, before me a Notary Public in and for said County and State, personally appeared ROBERT P. ELLINGSON III, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition as shown and that the annexed tracing is an exact copy of said Partition as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571

FILED October 2, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-812

APPROVALS

BAKER CITY PLANNING

Approved this 5th day of September, 2024.


Holly Davis
Baker City Planning Director

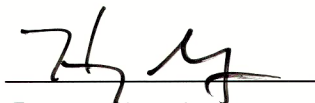
BAKER CITY SURVEYOR

Approved this 3rd day of September, 2024.


Thomas D. Fisk
Baker City Surveyor

BAKER CITY MANAGER

Approved this 6th day of September, 2024.


Barry Murphy
Baker City Manager

BAKER COUNTY TAX COLLECTOR

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.

by Traci Robinson
Baker County Tax Collector

Date: September 6, 2024

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon

SS

County of Baker

I do hereby certify that the attached partition plat was received for record on the 6th day of September, 2024, at 11:30 o'clock A M, and recorded in Baker County Records.

Baker County Clerk Stephanie Kirby, Clerk
by Karen Phillips, Deputy