

EASEMENTS PER PPLAT 2021-01

1) FIR STREET RIGHT-OF-WAY. AN EASEMENT TO THE CITY OF HALFWAY BEING THE EAST 25-FEET OF PARCEL 8 OF PPLAT 2021-01; TOGETHER WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.

2) AN EASEMENT SERVING PARCEL 5 OF PARTITION NO. 2004-04, BEING THE NORTH TWENTY FEET OF PARCEL 8 OF PPLAT 2021-01; FOR THE PURPOSE OF INGRESS AND EGRESS, A DITCH FOR WATER CONTROL AND DRAINAGE PURPOSES; AND THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.

PARTITION PLAT NO. 2021-010
PARCEL 8 OF PARTITION PLAT 2021-001
SE1/4 SW1/4, SEC. 8, TWN. 8 S. RA. 46 E., W.M.
CITY OF HALFWAY, BAKER COUNTY, OREGON

NARRATIVE

THIS APPROVED PARTITION WAS PERFORMED FOR EDWARD BONN, FOR THE PURPOSE OF PARTITIONING PARCEL 8 OF PARTITION PLAT 2021-001 INTO TWO PARCELS. THE MONUMENTS OF RECORD PER PARTITION PLAT 2021-001 WERE FOUND TO BE INTACT AND UNDISTURBED. THIS WORK WAS ACCOMPLISHED USING TRIMBLE R-8 G.P.S. RECEIVERS, A TRIMBLE TSC-2 DATA CONTROLLER AND A NIKON DTM-522 THEODOLITE WITH E.D.M. CAPABILITY.

APPROVALS

CITY OF HALFWAY

MAYOR

BY: Gare Wertz DATE 11-3-21

PUBLIC WORKS DIRECTOR

BY: Todd Roberts DATE 11-3-21

BAKER COUNTY

COUNTY SURVEYOR

BY: Th. J. Hanley DATE 11-4-2021

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED

TAX COLLECTOR

BY: Alicia Dufrenoy DATE 12-2-2021

STATE OF OREGON
COUNTY OF BAKER

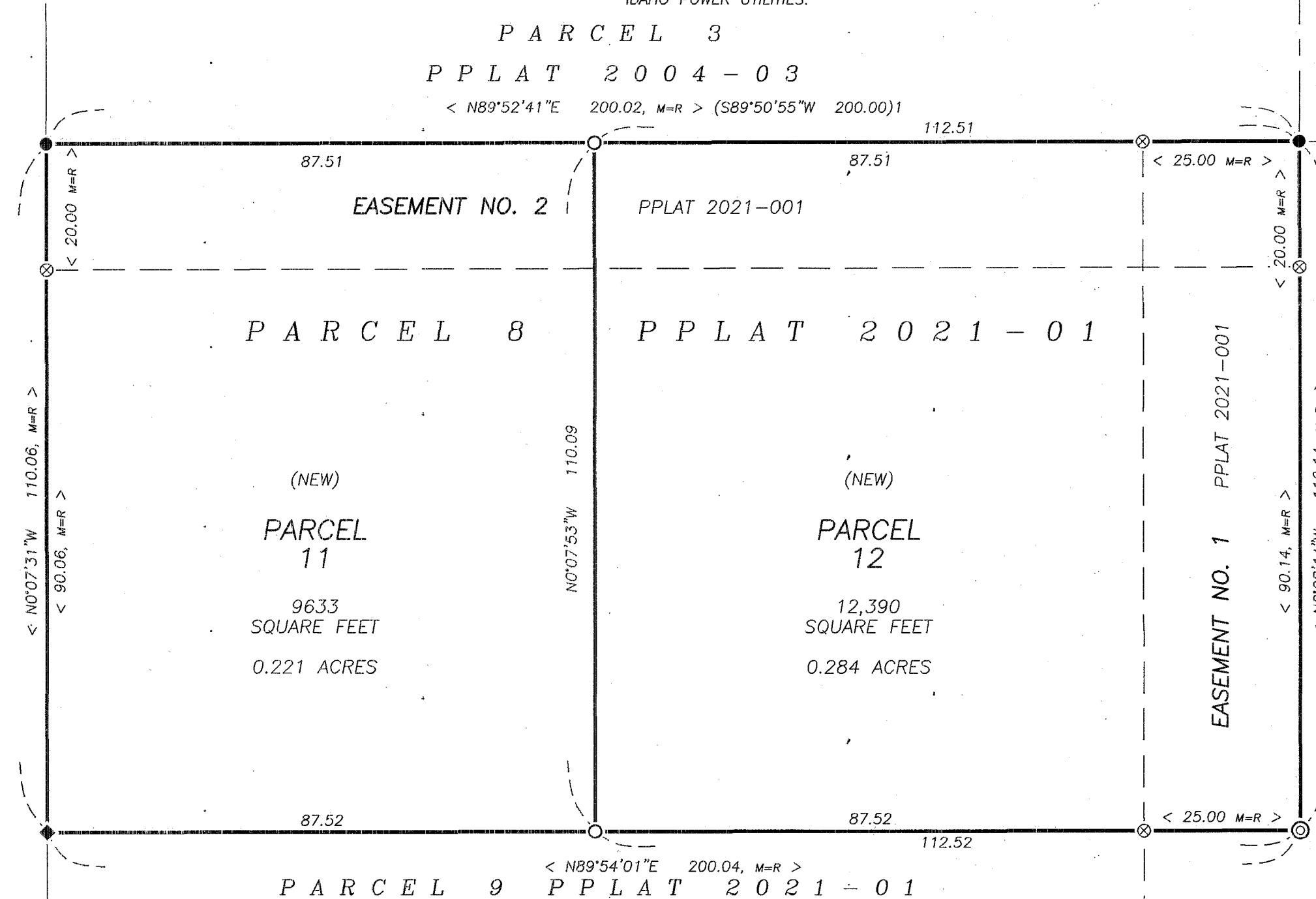
I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 2nd DAY OF December, 2021 AT 11:15 O'CLOCK A.M.

AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED

BY: Stefanie Kerby, Co Clerk
Karen Phillips, Deputy DATE 12/2/2021

COUNTY CLERK

PARCEL 5
PPLAT 2004-04



KELLOGG STREET

FIR STREET (UNDEVELOPED)

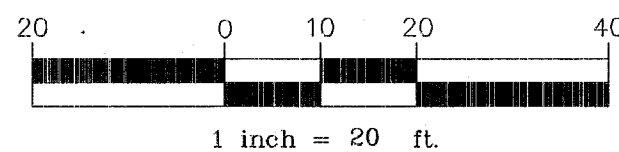
INITIAL POINT

LIES 521.13 FT. NORTH, 1.12 FT. WEST OF 2 1/2 INCH BRASS CAP AT S1/4 CORNER, SEC. 8, PER PPLAT 2021-01

LEGEND

- INITIAL POINT; A 5/8 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.," PER PPLAT 2021-001.
- A 5/8 IRON REBAR WITH Y.P.C. MKD: "HANLEY ENGR. PLS 1817," PER PPLAT 2004-03
- A 5/8 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.," PER PPLAT 2021-001.
- SET, 5/8 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.,"
- CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET.
- PROPERTY LINES
- EXISTING EASEMENT CREATED PER PPLAT 2021-001.
- (XXX.XX) DIMENSION PER PPLATS 2003-18, 2004-03 OR 2004-04; ALL THREE (3) BY HANLEY
- < XXX, M=R > MEASUREMENT EQUALS RECORD PER PPLAT 2021-001

PPLAT PARTITION PLAT



1 inch = 20 ft.

REFERENCES

LOT BOOK REPORT

ELKHORN TITLE COMPANY, TITLE NO.: 21-23370, SEP. 21, 2021 PER TITLE REPORT

SURVEYS / PARTITIONS

PARTITION NO. 2004-03

PARTITION NO. 2021-01

EASEMENTS

EASEMENTS NOS 1 AND 2 PER PPLAT 2021-01, AS SHOWN ABOVE.

EXISTING

DEED BOOK 43, PAGE 149.

AN EASEMENT FOR DITCH PURPOSES (EXACT LOCATION UNKNOWN)

BOOK 03 51 0338, PER PPLAT 2003-18 (RECORDED DECEMBER 24, 2003)

BOOK 04 07 0087, PER PPLAT 2004-03 (RECORDED FEBRUARY 17, 2004)

BOOK 04 09 0174, PER PPLAT 2004-04 (RECORDED MARCH 2, 2004)

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 11 AND 12 OF THIS PARTITION IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AND THE CITY OF HALFWAY AND COUNTY OF BAKER DEVELOPMENT CODES;

DESCRIBED AS FOLLOWS:

PARCEL 8 OF PARTITION PLAT 2021-001.

THE INITIAL POINT OF THIS PARTITION IS THE SOUTHEAST CORNER OF PARCEL 8, PARTITION PLAT 2021-001.

REGISTERED PROFESSIONAL LAND SURVEYOR

Rodney J. Lewis

OREGON JULY 14, 1998 RODNEY J. LEWIS 2872

EXPIRES 12-31-22

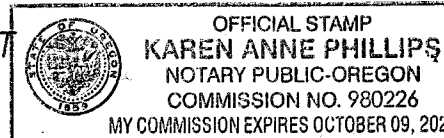
OWNER'S DECLARATION

I, EDWARD BONN, OWNER, HEREBY ACKNOWLEDGE I HAVE CAUSED THIS PARTITION OF PARCEL NO. 8 OF PARTITION PLAT NO. 2021-01; TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AS REVISED; THE CITY OF HALFWAY AND BAKER COUNTY DEVELOPMENT CODES.

I HEREBY DEDICATE THAT PORTION OF EASEMENT NO. 2 OF PARTITION PLAT 2021-01 WHICH LIES UPON PARCEL 12 OF THIS PARTITION, FOR THE PURPOSE OF INGRESS AND EGRESS, TOGETHER WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING IDAHO POWER UTILITIES; SERVING PARCEL 11 OF THIS PARTITION

EDWARD BONN, MANAGER FOR OWNER: SECURE OUTSOURCE, LLC

ACKNOWLEDGMENT



STATE OF OREGON) SS
COUNTY OF BAKER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF December, 20 21 BY EDWARD BONN

Karen Phillips
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10/9/2022

COMMISSION NUMBER: 980226

PARTITION PLAT

FOR : EDWARD BONN

LOCATED WITHIN

SE1/4 OF SW1/4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 46 EAST, W.M. CITY OF HALFWAY, BAKER COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 INCH = 20 FT.	SHEET No. 1 OF 1	DATE OF SURVEY Beginning: 20 OCT 21 Ending: 20 OCT 21
DRAWN BY R J L	CHECKED K L P	PROJECT No. H201-02 / 3152EB

FILED _____
BAKER COUNTY SURVEYOR
SURVEY NO. _____