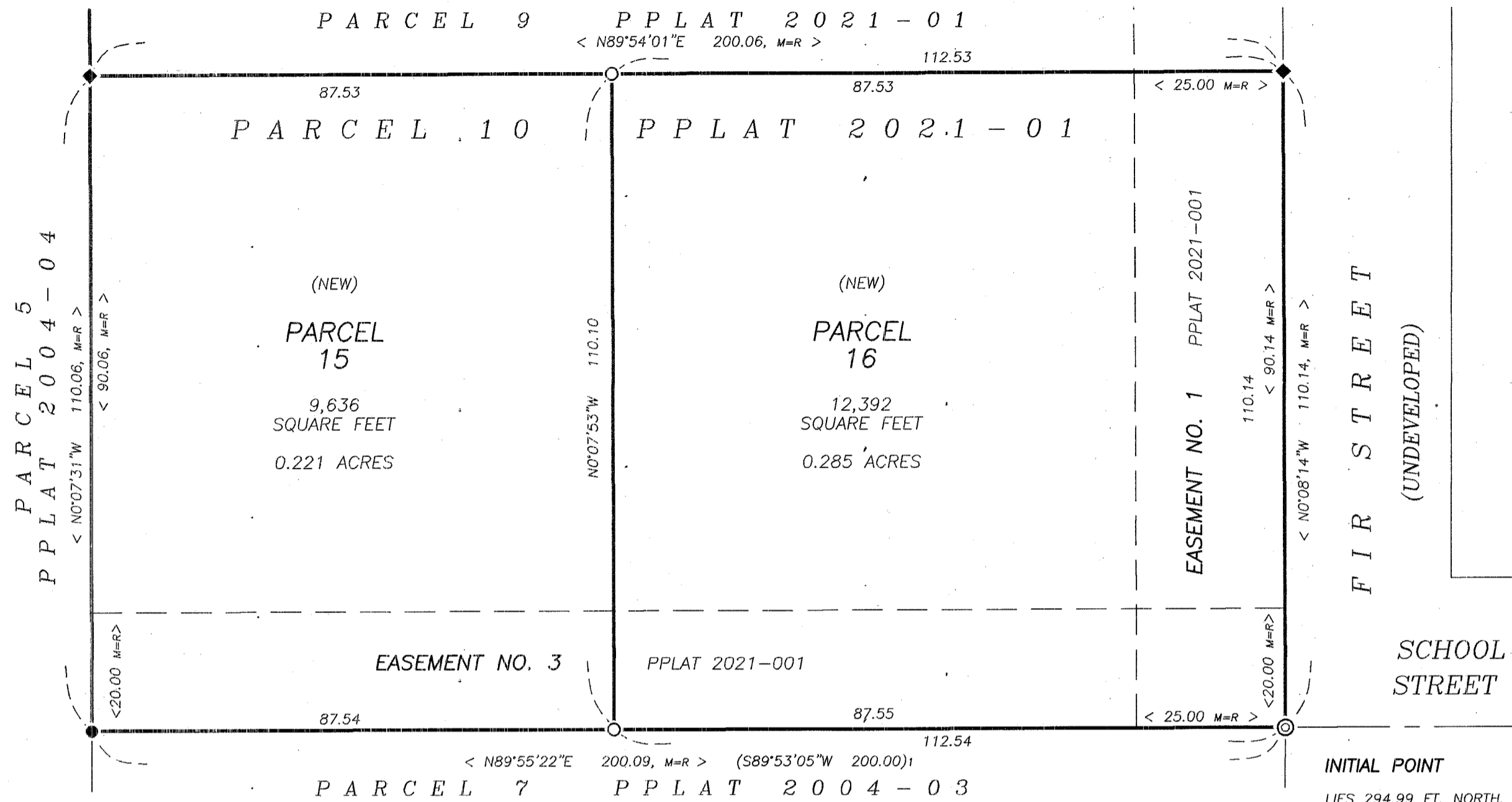


EASEMENTS PER PPLAT 2021-01

1) FIR STREET RIGHT-OF-WAY. AN EASEMENT TO THE CITY OF HALFWAY BEING THE EAST 25- FEET OF PARCEL 10 OF PPLAT 2021-01; TOGETHER WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.

3) (AS RECORDED) AN EASEMENT SERVING PARCEL 5 OF PARTITION NO. 2004-04, BEING THE SOUTH TWENTY FEET OF PARCEL 10 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.

\* SEE NEW DEDICATION



PARCEL 5  
PPLAT 2004-04

PARCEL 9  
PPLAT 2021-01  
PARCEL 10  
PPLAT 2021-01

(NEW)  
PARCEL 15  
9,636  
SQUARE FEET  
0.221 ACRES

(NEW)  
PARCEL 16  
12,392  
SQUARE FEET  
0.285 ACRES

EASEMENT NO. 3

PPLAT 2021-001

EASEMENT NO. 1 PPLAT 2021-001

SCHOOL STREET

INITIAL POINT

LIES 294.99 FT. NORTH,  
0.58 FT. WEST OF 2 1/2  
INCH BRASS CAP AT S1/4  
CORNER, SEC. 8,

PER PPLAT 2021-01

PARTITION PLAT NO. 2021-012  
PARCEL 10 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 10 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: Rone Danting 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: Alie Gurlinger 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 Kirby Co Clerk  
Karen Phillips Deputy DATE 12/2/2021

COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 15 AND 16 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 10 OF PARTITION PLAT 2021-001.

THE INITIAL POINT OF THIS PARTITION IS THE SOUTHEAST CORNER OF PARCEL 10, PARTITION PLAT 2021-001.

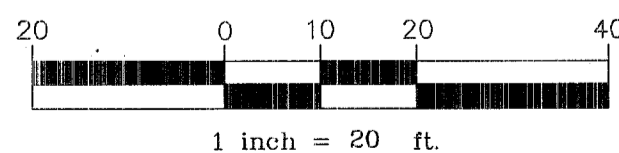
REGISTERED PROFESSIONAL LAND SURVEYOR

RODNEY J. LEWIS  
2872  
EXPIRES 12-31-22

Table with 3 columns: SCALE, SHEET No., DATE OF SURVEY. Includes details for Wallowa Associates and survey date 10 OCT 21.

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
EASEMENT CREATED PER PPLAT 2021-001.
DIMENSION PER PPLATS 2003-18, 2004-03 AND/OR 2004-04; ALL THREE (3) BY HANLEY
MEASUREMENT EQUALS RECORD PER PPLAT 2021-001
PPLAT PARTITION PLAT



REFERENCES

LOT BOOK REPORT

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

SURVEYS / PARTITIONS

PARTITION NO. 2004-03
PARTITION NO. 2021-01

EASEMENTS

EASEMENTS NO.S 1 AND 3 PER PPLAT 2021-01, AS SHOWN ABOVE.

PER TITLE REPORT

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)

OWNER'S DECLARATION

I, EDWARD BONN, OWNER, HEREBY ACKNOWLEDGE I HAVE CAUSED THIS PARTITION OF PARCEL NO. 10 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 AUGMENT AND REDEDICATE EASEMENT NO. 3 OF PARTITION PLAT 2021-01 TO INCLUDE SERVICE TO PARCEL 7 OF PARTITION PLAT 2004-03 FOR THE THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.

I DEDICATE THAT PORTION OF EASEMENT NO. 3 OF PPLAT 2021-01 WHICH LIES UPON PARCEL 16 OF THIS PARTITION FOR THE PURPOSE OF INGRESS AND EGRESS TOGETHER WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING IDAHO POWER UTILITIES; SERVING PARCEL 15 OF THIS PARTITION.

Signature of Edward Bonn

EDWARD BONN, MANAGER FOR OWNER: SECURE OUTSOURCE, LLC

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF BAKER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS 2nd DAY OF December, 20 21

BY EDWARD BONN

Signature of Karen Phillips
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10/9/2022

COMMISSION NUMBER: 980226



FILED
BAKER COUNTY SURVEYOR
SURVEY NO.