

WEST 1/4 CORNER OF SECTION 29
FOUND BRIDGE SPIKE PER
SURVEY NO. 8-39-7

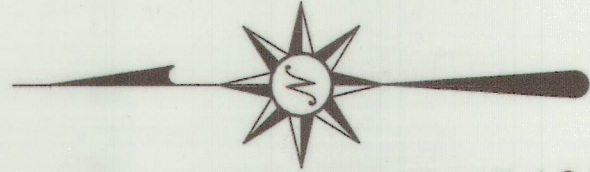
LEGEND

● FOUND MONUMENT AS SET IN
BAKER CO. SURVEY NO. 8-39-22 or 8-39-45

⊙ FOUND MONUMENT AS DESCRIBED

() SECTION & ALIQUOT PART LINES
DEED OR SURVEY NO. 8-39-45 RECORD
INFORMATION

BAKER CO. SURVEY NO. 8-39-7
BASIS OF BEARING PER
WEST LINE SW 1/4 SECTION 29 BEARS
(N01°08'54"W 1325.24')



* AT THE CORNER OF POCAHONTAS RD. & WINGVILLE LANE
NW CORNER OF SW 1/4, SW 1/4

FD. 5/8" REBAR W/O PLASTIC CAP
SET IN SURVEY NO. 8-39-45

(N89°40'48"E 2669.050')

WINGVILLE LANE (BA.CO. RD. NO. 1122)

FD. 5/8" REBAR W/O PLASTIC CAP
STAMPED "HANLEY ENGR. PLS 1206"
SET IN SURVEY NO. 8-39-45

(N89°42'06"E 1888.02')

FD. 1/2" REBAR W/ PLASTIC CAP
STAMPED "RPE 2808"
SET IN SURVEY NO. 8-39-22

NE CORNER OF SE 1/4, SW 1/4

* AT THE NE CORNER OF THE SE 1/4 SW 1/4

BASIS OF BEARING

(S01°08'54"E 1325.24')

POCAHONTAS ROAD (BA. CO. RD. NO. 1124)

(N01°20'50"W 630.03')

(N89°07'35"W 376.43')

PARCEL NO. 1
5.40 ACRES

(N01°14'41"W 626.230')

(N01°08'37"W 622.43')

FD. 5/8" REBAR W/O PLASTIC CAP
SET IN SURVEY NO. 8-39-45

(S89°07'35"W 1882.17')

P.O.B.
FD. 5/8" REBAR W/O PLASTIC CAP
SET IN SURVEY NO. 8-39-45

ACKNOWLEDGMENT

ON August 22, 2024 BEFORE ME DID PERSONALLY APPEAR
THE WITHIN NAMED ROSS BOND AND DIANA BOND, WHO ACKNOWLEDGED
TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF OREGON } S.S.
COUNTY OF BAKER }

SW CORNER OF SECTION 29
BRASS DISK MON. PER
SURVEY NO. 8-39-22

(N89°45'50"E 30.00')

DECLARATION

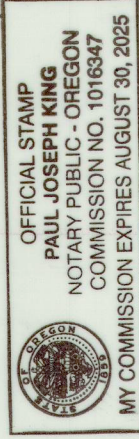
KNOW ALL PEOPLE BY THESE PRESENTS THAT ROSS BOND AND
DIANA BOND, DO HEREBY DECLARE THEY ARE THE OWNERS OF
THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE
CAUSED THE SAME TO BE PLATTED IN ACCORDANCE WITH THE
PROVISIONS OF O.R.S. CHAPTER 92, AS SHOWN ON THIS PLAT.

Ross C Bond

ROSS C. BOND

Diana Kay Bond

DIANA KAY BOND



NOTARY PUBLIC
MY COMMISSION EXPIRES 08/30/2025

[Signature]

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS PARTITION PLAT.

BAKER COUNTY SURVEYOR BY: [Signature] DATE MAY 20, 2024

BAKER COUNTY PLANNING BY: [Signature] DATE September 23, 2024

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

BAKER COUNTY TAX COLLECTOR BY: [Signature] DATE September 27, 2024

I DO HEREBY CERTIFY THAT THIS PARTITION WAS RECEIVED FOR RECORDING ON THE 27th DAY OF September, 2024
AT 11:45 O'CLOCK A.M., AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: Stephanie Kirby Co. Clerk
by Sharon Phillips, Deputy

HANLEY ENGINEERING, INC
2043 MAIN ST.
BAKER CITY, OR 97814

SCALE 1" = 200'

MINOR PARTITION PLAT NO. P2024-005

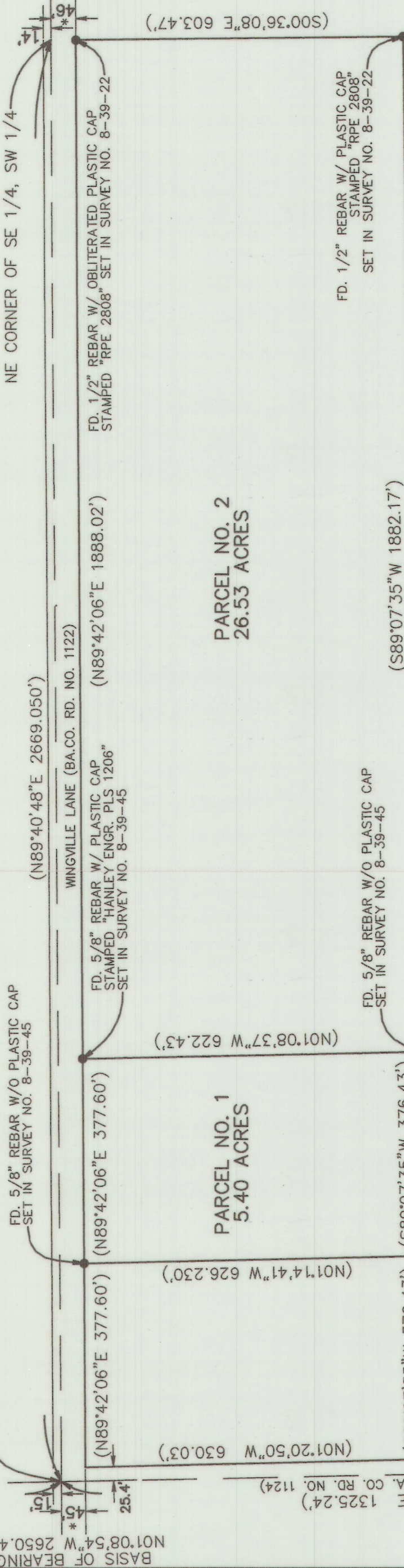
SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, CERTIFY THAT I HAVE CORRECTLY SURVEYED TWO PARCELS OF LAND ON THIS PARTITION PLAT
IN ACCORDANCE WITH O.R.S. CHAPTER 92. THE BOUNDARY OF THE PARTITION IS AS FOLLOWS: LAND LOCATED IN THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST
QUARTER, N89°45'50"E, 30.00 FEET, TO INTERSECT THE EAST RIGHT-OF-WAY OF POCAHONTAS ROAD
(BAKER COUNTY ROAD NO. 1124); THENCE ALONG SAID RIGHT-OF-WAY, N01°20'50"W, 630.03 FEET; THENCE N89°07'35"E, 376.43 FEET
TO THE POINT OF BEGINNING; THENCE N01°14'41"W, 626.23 FEET TO THE SOUTH RIGHT-OF-WAY OF WINGVILLE LANE
(BAKER COUNTY ROAD NO. 1122); THENCE ALONG SAID RIGHT-OF-WAY, N89°42'06"E, 2265.62 FEET; THENCE S00°36'08"E, 603.47 FEET;
THENCE S89°07'35"W, 2258.60 FEET TO THE POINT OF BEGINNING.
PARTITION CONTAINS 31.93 ACRES OF LAND.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT FOR ROSS BOND & DIANA BOND IS TO PARTITION THE HEREIN DESCRIBED
LAND INTO TWO PARCELS. BAKER COUNTY DEED 82-40-027 PROVIDED THE PROPERTY DESCRIPTION FOR THE SUBJECT
PROPERTY. MONUMENTS AT THE PARCEL CORNERS ARE AS SHOWN ON BAKER COUNTY SURVEY NO. 8-39-45. ALL SIX
OF THE PARCEL CORNER MONUMENTS ARE CURRENTLY IN THEIR LOCATIONS SHOWN ON SAID BAKER COUNTY SURVEY
NO. 8-39-45. SUBDIVISION OF SECTION 29 AND BEARING BASIS IS FROM BAKER COUNTY SURVEY NO. 8-39-7.

SEWAGE DISPOSAL FOR PROPOSED PARCEL 1 SHALL BE PROVIDED
BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley

OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

RENEWAL DATE JUNE 30, 2025