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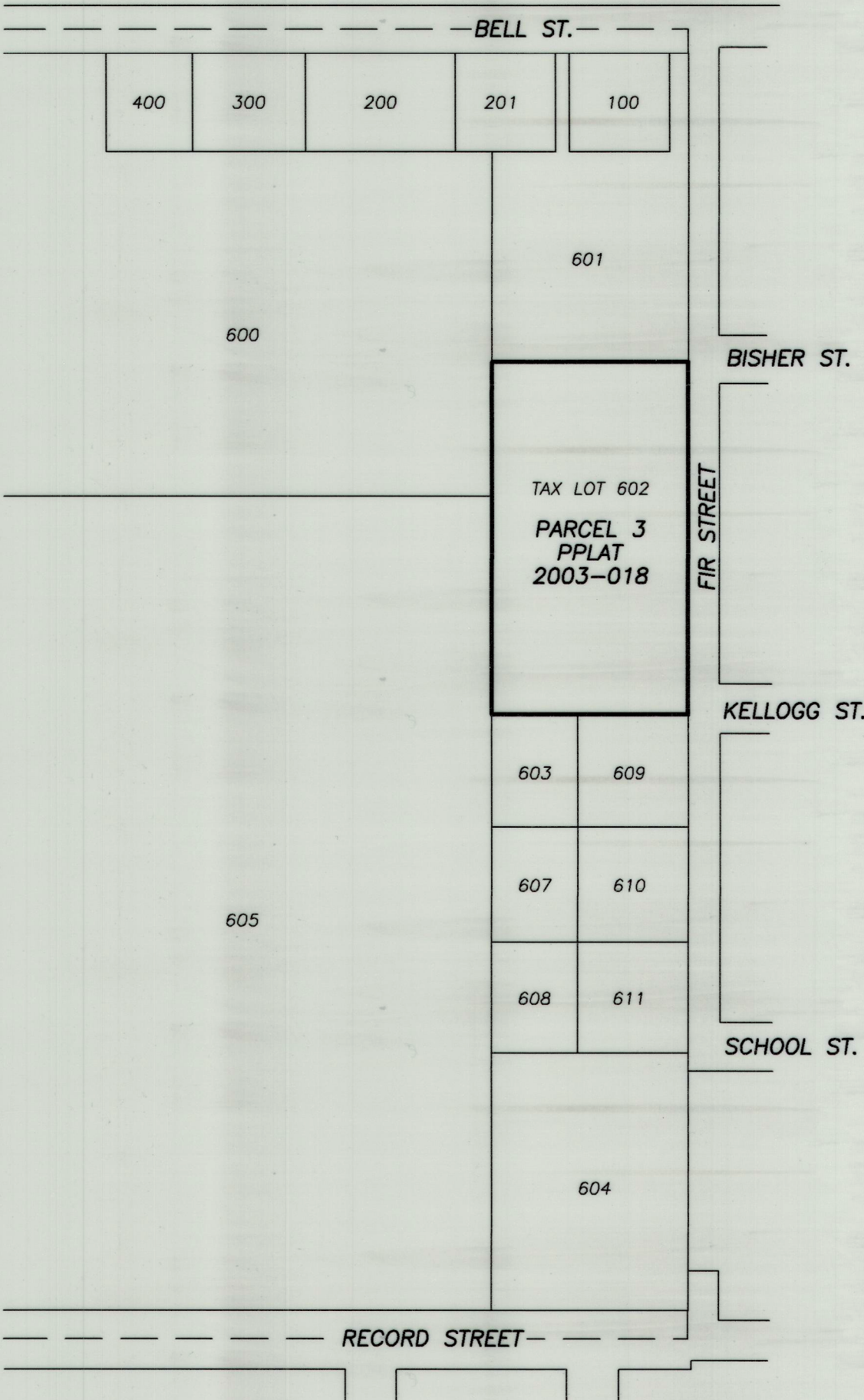
825 16 0296

PARTITION PLAT NO. 2025- 004

PARCEL 3 OF PARTITION PLAT 2004-03

SE1/4 SW1/4, SEC. 8, TWN. 8 S. RA. 46 E., W.M.

CITY OF HALFWAY, BAKER COUNTY, OREGON



THIS PARTITION IS LOCATED
WITHIN THE
EAST HALF OF
S.E. QUARTER OF
S.W. QUARTER

SEC. 8, T. 8 S., R. 46 E.

REFERENCES

SURVEYS / PARTITIONS

CS 8-46-90

PPLAT 2003-18 PPLAT 2004-03
PPLAT 2021-01 PPLAT 2021-10

BAKER COUNTY DEED

B19460224
RECORDED: NOVEMBER 4, 2019

LOT BOOK REPORT

ELKHORN TITLE COMPANY

TITLE NO.: 24-24246
DATE: SEPTEMBER 9, 2024

EASEMENTS NOTED, PER SAID REPORT

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,

GRANTED TO: ISAAC MCMULLEN
INSTRUMENT: DEED BOOK 43, PAGE 149
PURPOSE: FOR A DITCH (EXACT LOCATION NOT DESCRIBED)

4. DITCH EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
CREATED BY THE FOLLOWING PARTITION PLATS:

a. PARTITION PLAT NO. P2003-018; BOOK B03 51 0338
RECORDED: DECEMBER 24, 2003

b. PARTITION PLAT NO. 2004-003; BOOK 04 07 0087
RECORDED FEBRUARY 17, 2004

c. PARTITION PLAT 2004-04; BOOK B04 09 0174
RECORDED: MARCH 2, 2004

APPROVALS

CITY OF HALFWAY

MAYOR BY: [Signature] DATE 4-23-2025

PUBLIC WORKS DIRECTOR BY: Todd Robinson DATE 4-23-2025

BAKER COUNTY

COUNTY SURVEYOR BY: Ther J. Hardy DATE 4-23-2025

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

TAX COLLECTOR BY: Baei Robinson DATE 4/23/2025

STATE OF OREGON I DO HEREBY CERTIFY THAT THIS PARTITION
COUNTY OF BAKER PLAT WAS RECEIVED FOR RECORDING ON THE
 23 DAY OF April, 2025
 AT 1:15 O'CLOCK P.M.
 AND RECORDED IN BAKER COUNTY RECORDS
 AND IS HEREBY APPROVED

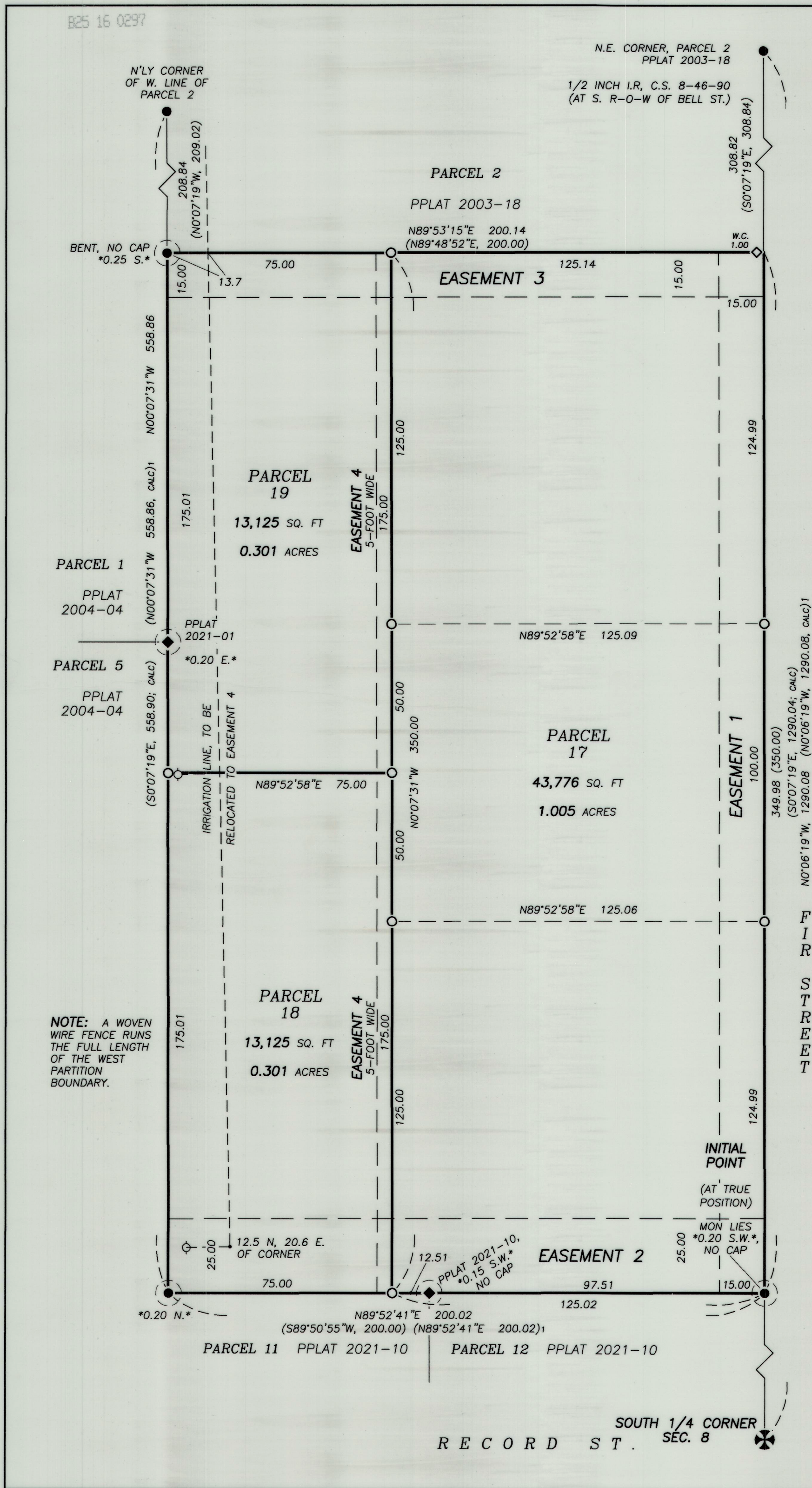
COUNTY CLERK BY: Stefanie Hurty DATE April 23, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
MAY 9, 2017
KRISTINA POWELL
91201
EXPIRES 12-31-26

PARTITION PLAT <u>P2025-004</u>		
FOR : PINE EAGLE SCHOOL DISTRICT #61		
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 = 30 FT.	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: 20 JUN 24 Ending: 20 JUN 24
DRAWN BY R J L	CHECKED K L P	PROJECT No. F241-01 / 3428pe



LEGEND

- PUBLIC LAND SURVEY CORNER. A 2 1/2 INCH BRASS DISK PER C.S. 8-46-20.
- NOTE: THERE ARE MULTIPLE MONUMENTS, SHOWN, WHICH HAVE BEEN DISTURBED SUBSEQUENT TO PPLATS 2021-001 AND 2021-010. THE DISTANCES SHOWN ARE MEASURED FROM THE TRUE POSITION TO THE CURRENT MONUMENT LOCATION.
- FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MKD: "HANLEY ENGR. PLS 1817" 2003-18, WHICH SUBSEQUENTLY BECAME A PARCEL CORNER PER PPLAT 2004-03; UNLESS OTHERWISE NOTED.
- FOUND, 5/8 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MK: "WALLOWA ASSOC.," PER PPLATS 2021-01 OR 2021-10 AS NOTED.
- SET, A 5/8 X 30 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES."
- SET, A 5/8 X 30 INCH IRON ROD 1.00-FT. WITNESS CORNER, WITH 1 1/2 INCH ALUM. CAP MKD: "PAR 17, WC 1.0 --->, WA," DUE TO UNDERLYING CORRUGATED METAL PIPE AT CORNER POSITION.
- BOUNDARY AND PARCEL LINES, THIS PPLAT
- EASEMENT LINES, CREATED HEREON
- LINES MONUMENTED AT THE DIRECTION OF THE CLIENT
- EXISTING BURIED IRRIGATION LINE
- IRRIGATION RISER
- (XXX.XX) RECORD DIMENSION PER PPLAT 2003-18, SUBSEQUENTLY PERPETUATED DURING PPLAT 2004-03
- (XXX.XX) RECORD DIMENSION PER PPLAT 2021-01
- (XXX, CALC)X CALCULATED DISTANCE PER DOCUMENT NOTED
- C.S. COUNTY SURVEY
- PPLAT PARTITION PLAT
- I.R. IRON ROD
- R-O-W RIGHT-OF-WAY

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF PINE EAGLE SCHOOL DISTRICT #61 FOR THE PURPOSE OF PARTITIONING PARCEL 3 OF PARTITION PLAT 2004-03 INTO THREE (3) NEW PARCELS, AS SHOWN HEREON.

THE MONUMENTS OF RECORD WHICH ARE THE SOUTHEAST, SOUTHWEST AND NORTHWEST CORNERS OF PARCEL 3, AND TWO (2) ADDITIONAL SURVEY MONUMENTS ALONG THE SOUTH AND WEST LINES OF PARCEL 3, HAVE BEEN DISTURBED DUE TO FENCE BUILDING AND EARTHWORK ACTIVITY. THE INTACT POSITIONS OF THESE MONUMENTS WERE MEASURED DURING PARTITION PLATS 2021-001 AND 2021-010. THE 2021 POSITIONS WERE HERE HELD FOR THIS SURVEY.

THE NORTHWEST CORNER OF PARCEL 3 WAS PROPORTIONED ALONG THE EAST LINES PARCELS 2 AND 3 OF PARTITION PLAT 2003-018 USING THE ORIGINAL NORTHWEST CORNER OF PARCEL 2, A 1/2 INCH IRON ROD, AND THE ABOVE-MENTIONED SOUTHEAST CORNER OF PARCEL 3. THE CONFIGURATION OF THE NEW PARCELS WERE ESTABLISHED AT THE DIRECTION OF THE SCHOOL DISTRICT, TOGETHER WITH ADDITIONAL MONUMENTS SET AT THEIR DIRECTION.

THIS WORK WAS ACCOMPLISHED WITH TRIMBLE R-8 G.P.S. RECEIVERS AND A NIKON DTM 522 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 17, 18 AND 19 OF THIS PARTITION PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, THE CITY OF HALFWAY AND THE BAKER COUNTY DEVELOPMENT CODES;

DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT 2004-03.

CONTAINING 1.608 ACRES

THE INITIAL POINT OF THIS PARTITION IS THE SOUTHEAST CORNER OF SAID PARCEL 3.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristina Powell
OREGON
MAY 9, 2017
KRISTINA POWELL
91201
EXPIRES 12-31-26

PARTITION PLAT NO. 2025-004

PARCEL 3 OF PARTITION PLAT 2004-03
SE1/4 SW1/4, SEC. 8, TWN. 8 S. RA. 46 E., W.M.
CITY OF HALFWAY, BAKER COUNTY, OREGON

OWNER'S DECLARATION

I, CAMMIE DECASTRO, SUPERINTENDANT OF THE PINE-EAGLE SCHOOL DISTRICT #61; HEREBY ACKNOWLEDGE I HAVE CAUSED THIS PARTITION OF PARCEL NO. 3 OF PARTITION PLAT NO. 2004-03; 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.

WE HEREBY DEDICATE THE FOLLOWING FOUR (4) EASEMENTS:

EASEMENT 1: THE EAST 15.00 FEET OF PARCEL 17 FOR THE PURPOSE OF PUBLIC INGRESS AND EGRESS, PUBLIC UTILITIES AND IDAHO POWER UTILITIES.

EASEMENT 2: THE SOUTH 25.00 FEET OF PARCELS 17 AND 18 SERVING PARCEL 5 OF PARTITION PLAT 2004-04 AND PARCELS 11 AND 12 OF PARTITION PLAT 2021-010 FOR THE PURPOSE OF INGRESS AND EGRESS, PUBLIC UTILITIES AND IDAHO POWER UTILITIES.

EASEMENT 3: THE NORTH 15.00 FEET OF PARCELS 17 AND 19 SERVING PARCEL 2 OF PARTITION PLAT 2003-18 AND PARCEL 1 OF PARTITION PLAT 2004-04 FOR THE PURPOSE OF INGRESS AND EGRESS, PUBLIC UTILITIES AND IDAHO POWER UTILITIES.

EASEMENT 4: THE EAST 5.00 FEET OF PARCEL 18 AND PARCEL 19; SERVING PARCEL 17, PARCEL 18 AND PARCEL 19; FOR THE PURPOSE OF A GRAVITY IRRIGATION PIPELINE LINE.

Cammie DeCastro
CAMMIE DECASTRO, SUPERINTENDENT
PINE EAGLE SCHOOL DISTRICT #61

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF BAKER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS 25th DAY OF April, 2025

BY CAMMIE DECASTRO

Kathleen Ruth Bohms
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: Feb 25, 2029

COMMISSION NUMBER: 1056323

PARTITION PLAT 2025-004
FOR : PINE EAGLE SCHOOL DISTRICT #61

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 = 30 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 20 JUN 24 Ending: 20 JUN 24
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