

T. 9 S., R. 39 E., W.M.

PARTITION PLAT NO. P 1992-015

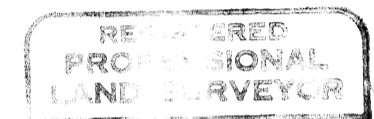
SURVEYOR'S CERTIFICATE

I, James D. Hanley, hereby certify that I have correctly surveyed parcel No. 1, and platted parcels No. 1, No. 2 and No. 3 of the land shown on the annexed minor partition map in accordance with O.R.S. Chapter 92. The boundaries of the parcels are as follows: Three partitioned parcels of land in the North half of the Northwest quarter of Section 14 and the Southwest quarter of Section II, Township 9 South, Range 39 East, W.M.:

Parcel No. 1: Beginning at the Southwest corner of the NW1/4NW1/4 of said Section 14; thence N. 0° 31' 53" E., along the West line of the said NW1/4NW1/4 912.03 feet to a point which is 404.00 feet Southerly from the Northwest corner thereof; thence S. 88° 55' 14" E., parallel to the North line of the said NW1/4NW1/4 187.51 feet to the Westerly right of way line of the Baker County Washington Gulch Road No. 1125; thence S. 2° 05' 08" W. along said right of way line 10.45 feet; thence continuing Southerly along the said right of way line along a 746.20 foot radius curve left (the chord of which bears S. 4° 22' 49" E., 149.27 feet) a distance of 149.52 feet; thence S. 9° 23' 42" E., 635.62 feet; thence along a 507.46 foot radius curve left (the chord of which bears S. 16° 58' 27" E., 133.85 feet) a distance of 134.24 feet to the South line of the said NW1/4NW1/4; thence N. 89° 00' 03" W. along the said South line 347.95 feet to Parcel No. 1 point of beginning.

Parcel No. 2: Beginning at a point on the South line of the NW1/4NW1/4 of said Section 14, on the Easterly right of way line of the said Washington Gulch Road which bears S. 89° 00' 03" E., 414.90 feet from the Southwest corner of the said NW1/4NW1/4; thence Northwesterly along the said Easterly road right of way line approximately 97 feet; thence East 208 feet; thence N. 14° W., 95 feet; thence N. 17° W., 322 feet; thence West 208 feet to the said Easterly road right of way line; thence Northerly along the said Easterly road right of way line approximately 820 feet to the North line of the said NW1/4NW1/4 of Section 14; thence S. 88° 55' 14" E., approximately 1080 feet to the Northeast corner of the said NW1/4NW1/4; thence N. 1° 20' 41" E., along the West line of the SE1/4SW1/4 of Section II, 826.76 feet; thence S. 88° 50' 02" E., 1317.00 feet to the East line of the said SE1/4SW1/4; thence S. 1° 04' 46" W., along the said East line 824.77 feet to the Southeast corner thereof; thence S. 0° 01' 04" E., along the East line of the North half of the NW1/4 of said Section 14, 1312.80 feet to the Southeast corner thereof; thence N. 89° 00' 03" W., along the South line of the said North half of the NW1/4 of Section 14 2239.30 feet to Parcel No. 2 point of beginning, said point being on the Easterly right of way line of the Baker County Washington Gulch Road.

Parcel No. 3: Beginning at a point on the West line of the SE1/4SW1/4 of Section II which bears N. 1° 20' 41" E., 826.76 feet from the Southwest corner thereof; thence N. 1° 20' 41" E., approximately 935 feet; thence West approximately 315 feet to the Easterly right of way line of the Baker County Washington Gulch Road; thence Northerly along the said Easterly right of way line 249 feet; thence S. 84° 32' E., 84.04 feet; thence N. 1° 59' 30" E., 188.76 feet; thence N. 44° 29' 48" E., 202.12 feet to a point which is 334.96 feet from the Northeast corner of the NW1/4SW1/4 of said Section II; thence S. 88° 50' 02" E., 1310.08 feet to the East line of the SW1/4 of said Section II; thence S. 1° 04' 46" W., along the said East line 1493.17 feet; thence N. 88° 50' 02" W., 1317.00 feet to Parcel No. 3 point of beginning.



James D. Hanley
OREGON
JAMES D. HANLEY
1206

NARRATIVE

The purpose of this partition for James T. Frakes, Sherry Nichols, Bonnie Bennett, Richard A. Smith, Peter E. Clafin and Julia F. Voss is to divide the land into three parcels as shown. Parcel No. 1 was field surveyed. Parcels No. 2 and 3 were not field surveyed, Bearings and distances outlining Parcels No. 2 and 3 are from Deed Nos. 87 22 059, 87 42 013 and 88 03 016. Those distances shown as approximate have been scaled. An actual field survey of these two parcels could result in different bearings, distances and acreages than those shown. The West line of the NW1/4NW1/4 of Section 14 was retraced and is held as the basis of bearing for the survey of Parcel No. 1, as shown on Baker County Survey No. 9-39-29. Baker County Washington Gulch Road No. 1125 centerline location, described in Deeds 74 28 069 and 74 28 071 was retraced. Bearings from these deeds have been rotated 0° 43' 23" in a clockwise direction in order to be compatible with Survey No. 9-39-29. An existing garage building encroaches 10 feet across the South line of the NW1/4NW1/4 (the South line of Parcel No. 1); a fence line also encroaches across this line, tapering from no encroachment at the Southwest corner of the NW1/4NW1/4, Section 14 to 20 feet across the South line at its Eastern terminus, on the Westerly Baker County road right of way.

DECLARATION AND ACKNOWLEDGEMENT

Know all people by these presents that James T. Frakes is the fee owner, Peter E. Clafin and Julia F. Voss are the contract purchasers of the land described as Parcel No. 1; James T. Frakes is the fee owner of the land described as Parcel No. 2; Sherry Nichols is the fee owner, James T. Frakes contract purchaser, Richard A. Smith and Bonnie Bennett contract purchasers of the land described as Parcel No. 3. The three parcels comprise the partition represented on the annexed map and are individually described in the accompanying Surveyor's Certificate and the above named have caused this land to be partitioned into three parcels as shown in accordance with O.R.S. Chapter 92.

James T. Frakes, Date: 11-12-92

Peter E. Clafin, Date: 12/2/92

Julia F. Voss, Date: 12-2-92

Sherry Nichols, Date: 11-18-92

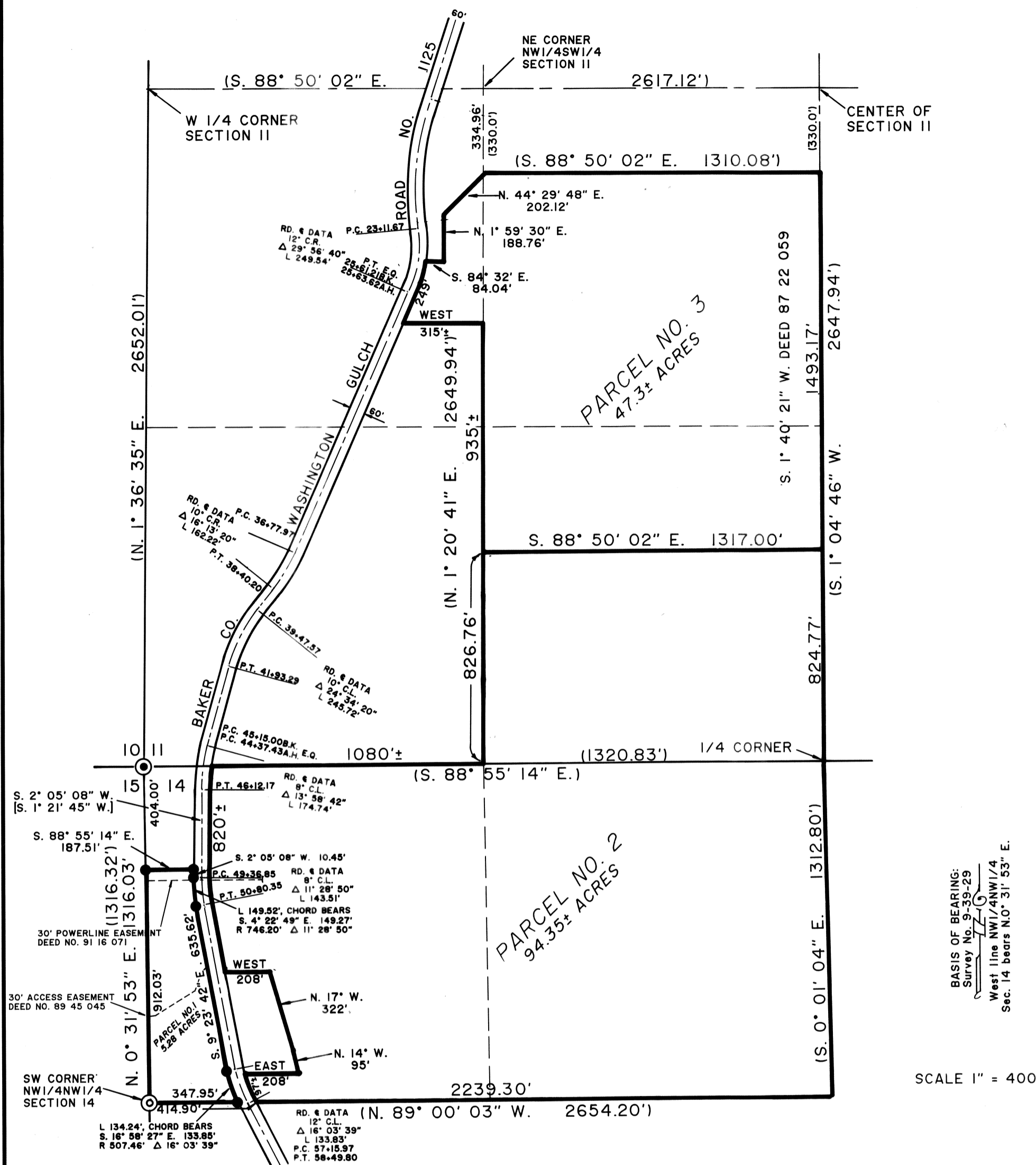
Richard Smith, Date: 11-18-92

Bonnie Bennett, Date: 11-18-92

On the dates listed below the signatures, before me did personally appear the within named James T. Frakes, Peter E. Clafin, Julia F. Voss and Sherry Nichols, who acknowledged to me that they executed the same freely and voluntarily.

State of Oregon
County of Baker) S.S.

On the dates listed below the signatures, before me did personally appear the within named Richard Smith and Bonnie Bennett, who acknowledged to me that they executed the same freely and voluntarily.



APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this minor partition plat.

County Surveyor by: Gregory T. Clifton, Date: 11/13, 1992
Union Co. Surveyor

Planning approval by: James D. Hanley, Date: 12/1, 1992
Planning Director

State of Oregon) S.S. I do hereby certify that the attached minor partition plat was received for record on the 17th day of December, 1992 at 11:20 o'clock A. M., and recorded in Baker County records, and is hereby approved.

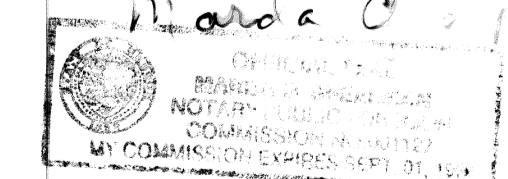
Baker County Clerk by: John G. Clark, Date: Dec 12, 1992

LEGEND

- Found 2 1/2" brass cap monument on 1" iron pipe
- Found 2 1/2" aluminum cap on 2 1/2" aluminum pipe
- Set 5/8" x 30" rebar with yellow plastic cap mkd. "HANLEY ENGR. PLS 1206"
- Record data Deed 74 28 069
- Record data, Survey No. 9-39-29

STATEMENT OF WATER RIGHTS

There are water rights appurtenant to this partition under Certificates C-30443 and C-61635.



HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON

FILED Nov. 13, 1992
BAKER COUNTY SURVEYOR
SURVEY NO. 9-39-256M.P.