

PARTITION PLAT NO. P199-112



BASIS OF BEARINGS

N0°06'10"E ALONG THE N-S CENTERLINE OF SECTION 19, BETWEEN FOUND MONUMENTS AS SHOWN, PER SURVEYS 8-39-17, 8-39-41 AND 8-39-46.

LEGEND

- FOUND 5/8" IRON ROD WITH "HANLEY ENGR." PLASTIC CAP, UNLESS OTHERWISE NOTED.
SET 5/8"x30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP ATTACHED, MARKED "APEA"
RECORD DIMENSION PER CITED RECORD

REFERENCE MATERIAL

DEEDS: BOOK 83-PAGE 564, BOOK 162-PAGE 350, 74-43-004, 87-02-021, 90-07-086, 90-43-100, 93-02-054, SURVEYS: 8-39-4, 8-39-13, 8-39-17, 8-39-35, 8-39-38, 8-39-41, 8-39-46.

MINOR LAND PARTITION 1990-008

PRELIMINARY TITLE REPORT-ORDER NO. B17724, DATED MAY 3, 1993, BY LAND TITLE INSURANCE AND ESCROW CORPORATION.

SURVEY NARRATIVE

THIS MINOR LAND PARTITION WAS SURVEYED AT THE REQUEST OF NATHANIEL NEFF ON BEHALF OF THE OWNERS AND PARTITIONERS. MR. NEFF IS IN THE PROCESS OF PURCHASING THE PROPERTY.

THE MONUMENTS FOUND WERE DETERMINED TO BE IN GOOD AGREEMENT WITH THE SURVEY RECORDS CITED. NO EXPLANATION IS AVAILABLE FOR THE NON-EXISTENCE OF THE RECORD MONUMENT FOR THE CENTER 1/4 CORNER OF SECTION

THE NORTH LINE OF THIS PARTITION IS BASED ON THE E-W CENTERLINE OF THE SECTION AND THE DESCRIPTION OF LAND CONVEYED TO BAKER COUNTY BY DEED 74-43-004. THE WEST LINE OF THE PARTITION IS THE EAST LINE OF THE WEST 660' OF THE N1/2 OF THE SW1/4, PER DEEDS 87-02-021 AND 90-43-100. THE SOUTH LINE OF THE PARTITION IS THE SOUTH LINE OF THE N1/2 OF THE SW1/4 OF SEC. 19. THE EAST LINE OF THE PARTITION IS ESTABLISHED PARALLEL TO AND 1320' DISTANT, MEASURED AT A RIGHT ANGLE TO, THE WEST LINE OF THE PARTITION.

ON THE DATE OF THIS SURVEY, THE DITCHES SHOWN WERE FILLED WITH WATER. THE NORTHERN-MOST DITCH APPEARS TO BE THE MAIN DITCH, WITH THE SOUTHERLY DITCH BRANCHING OFF FROM IT PRIOR TO ITS ENTRY ONTO THE PROPERTY. THE SOUTHERLY DITCH THEN ENTERS, LEAVES, AND RE-ENTERS THE PROPERTY. THESE DITCHES ARE SHOWN TO DOCUMENT THEIR LOCATION AND EXISTENCE, HOWEVER IT IS UNCLEAR IF THEY ARE THE DITCHES REFERRED TO IN DEED BOOK 83, PAGE 564.

MINOR LAND PARTITION

IN THE N1/2 OF THE SW1/4, SEC. 19, T8S, R39E, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON

FOR: NATHANIEL NEFF

P.O. BOX 385 BAKER CITY, OREGON 97814

SCALE:

1"=100'

DATE:

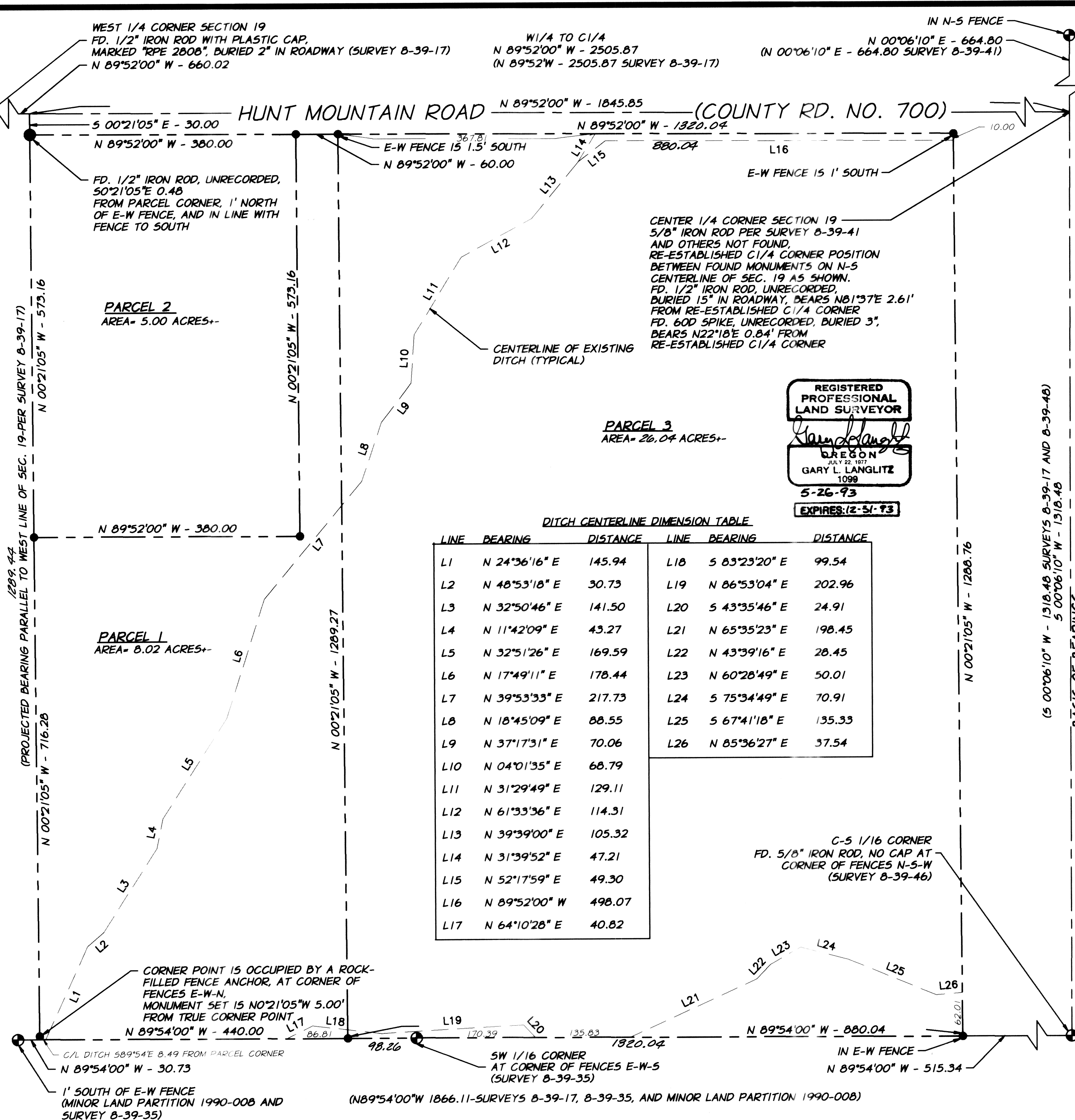
MAY, 1993

JOB NO.

2709-90



1/2 SHEET



DITCH CENTERLINE DIMENSION TABLE with columns: LINE, BEARING, DISTANCE. Contains 26 rows of ditch data (L1-L26).

REGISTERED PROFESSIONAL LAND SURVEYOR GARY L. LANGLITZ 1099 5-26-93 EXPIRES: 12-31-93

1289.44 (PROJECTED BEARING PARALLEL TO WEST LINE OF SEC. 19-PER SURVEY 8-39-17)
N 00°21'05" W - 573.16
N 00°21'05" W - 716.28
N 00°21'05" W - 1289.27
N 00°21'05" W - 1288.76
1518.48 SURVEYS 8-39-17 AND 8-39-48
5 00°06'10" W - 1518.48
BASIS OF BEARINGS

WEST 1/4 CORNER SECTION 19
FD. 1/2" IRON ROD WITH PLASTIC CAP, MARKED "RPE 2808", BURIED 2" IN ROADWAY (SURVEY 8-39-17)
N 89°52'00" W - 660.02

W1/4 TO C1/4
N 89°52'00" W - 2505.87
N 89°52'W - 2505.87 SURVEY 8-39-17)

IN N-S FENCE
N 00°06'10" E - 664.80
N 00°06'10" E - 664.80 SURVEY 8-39-41)

FD. 1/2" IRON ROD, UNRECORDED, 50°21'05"E 0.48 FROM PARCEL CORNER, 1' NORTH OF E-W FENCE, AND IN LINE WITH FENCE TO SOUTH

CENTER 1/4 CORNER SECTION 19
5/8" IRON ROD PER SURVEY 8-39-41 AND OTHERS NOT FOUND, RE-ESTABLISHED C1/4 CORNER POSITION BETWEEN FOUND MONUMENTS ON N-S CENTERLINE OF SEC. 19 AS SHOWN.
FD. 1/2" IRON ROD, UNRECORDED, BURIED 15" IN ROADWAY, BEARS N81°37'E 2.61' FROM RE-ESTABLISHED C1/4 CORNER
FD. 60D SPIKE, UNRECORDED, BURIED 3", BEARS N22°18'E 0.84' FROM RE-ESTABLISHED C1/4 CORNER

PARCEL 2
AREA= 5.00 ACRES+-

PARCEL 3
AREA= 26.04 ACRES+-

PARCEL 1
AREA= 8.02 ACRES+-

CORNER POINT IS OCCUPIED BY A ROCK-FILLED FENCE ANCHOR, AT CORNER OF FENCES E-W-N. MONUMENT SET IS N0°21'05"W 5.00' FROM TRUE CORNER POINT.

C-5 1/16 CORNER
FD. 5/8" IRON ROD, NO CAP AT CORNER OF FENCES N-S-W (SURVEY 8-39-46)

C/L DITCH 58°54'E 8.49 FROM PARCEL CORNER
N 89°54'00" W - 30.73

S-W 1/16 CORNER AT CORNER OF FENCES E-W-S (SURVEY 8-39-35)

1' SOUTH OF E-W FENCE (MINOR LAND PARTITION 1990-008 AND SURVEY 8-39-35)

(N89°54'00"W 1866.11-SURVEYS 8-39-17, 8-39-35, AND MINOR LAND PARTITION 1990-008)