

# T. 10S., R. 37E., W.M.

## PARTITION PLAT NO. P 1994-006

### SURVEYOR'S CERTIFICATE

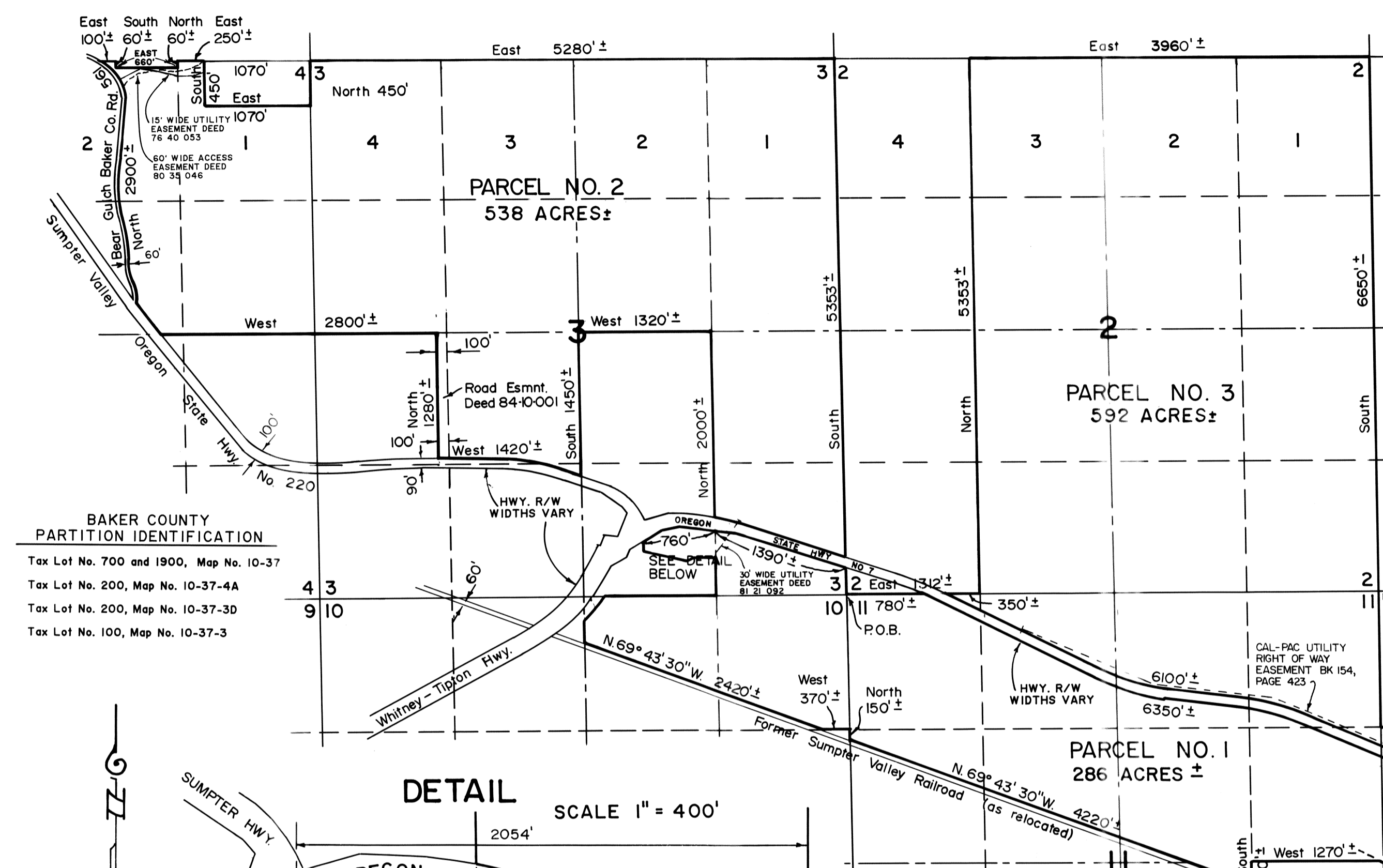
I, James D. Hanley certify that I have correctly platted this minor partition plat in accordance with O.R.S. Chapter 92. The land partition is described as follows:

In Sections 2, 3, 4, 10, 11, and 12, T. 10S., R. 37E., W.M. Beginning at the Northwest corner of said Section 11; thence East along the North line of the said Section approximately 1312 feet to the Southeast corner of the W1/2 SW1/4 Section 2; thence North along the East line of the said W1/2 SW1/4 and the East line of the W1/2 NW1/4 Section 2 approximately 5353 feet to Northwest corner Gov't Lot 3 of Section 2; thence East along the North line Section 2 approximately 3960 feet to the Northeast corner said Section 2; thence South along the East lines of Section 2 and Section 11 approximately 6650 feet to the Southwest corner of the NW1/4NW1/4 Section 12; thence East along the South line of the said NW1/4NW1/4 approximately 130 feet to the Southeast corner of the said NW1/4NW1/4 Section 12; thence South along the East line of the SW1/4NW1/4 and the NW1/4 SW1/4 approximately 1970 feet to the centerline of the Old Sumpter Valley Railroad Company right of way; thence N.64°W along the said railroad centerline approximately 1520 feet to the South line of the SE1/4NE1/4 of said Section 11; thence West along the said South line approximately 1270 feet to the Southwest corner of the said SE1/4NE1/4; thence South along the East line of the NW1/4SE1/4 of said Section 11 approximately 300 feet to the North right of way line of the former Sumpter Valley Railroad as relocated; thence N.69°43'30"W along the said North right of way line approximately 4220 feet to the West line of the SW1/4NW1/4 of said Section 11; thence North along the said West line approximately 150 feet to the Northwest corner thereof; thence West along the South line of the NE1/4NE1/4 of said Section 10 approximately 370 feet to the said North line of the former Sumpter Railroad right of way; thence N.69°43'30"W along the said right of way line approximately 2420 feet to the West line of the NE1/4 of Section 10; thence North along the said West line approximately 270 feet to a point 66 feet Southeasterly from the Southeasterly right of way line of the Whitney-Tipton Highway; thence Northeasterly, 66 feet distant from and parallel to the said Southeasterly highway right of way line approximately 330 feet to the South line of the said Section 3; thence S.89°37'36"E. along the said South line approximately 1140 feet to a point 1316.85 feet distant from the Southeast corner of the said Section 3; thence North 396 feet; thence West approximately 195 feet to a point 10 feet Southerly of the centerline of the Hawley-Howard irrigation ditch; thence Westerly 10 feet Southerly from and parallel to the said ditch centerline approximately 540 feet to a point 2054 feet West of the East line of said Section 3; thence North parallel to the said East line of Section 3 approximately 70 feet to the South right of way line of Oregon State Highway No. 7; thence Easterly along the Southerly right of way line approximately 760 feet to the West line of the E1/2SE1/4 of said Section 3; thence North along the said West line of the E1/2SE1/4 Section 3 approximately 2000 feet to the Northwest corner thereof; thence West along the South line of the SW1/4NE1/4 of Section 3 approximately 1320 feet to the Southwest corner thereof; thence South along the East line of the SW1/4 Section 3 approximately 1450 feet to the North right of way line Sumpter Valley-Oregon State Highway 220; thence Westerly along the said North right of way line approximately 1420 feet to a point 100 feet West of the West line E1/2SW1/4 Section 3; thence North parallel to the said West line E1/2SW1/4 approximately 1280 feet to the South line SW1/4NW1/4 Section 3; thence West along the said South line SW1/4NW1/4 Section 3 and the South line NE1/4 Section 4 approximately 2800 feet to the Northeasterly right of way line of the said Sumpter Valley-Oregon State Highway 220; thence Northerly along the said Northeasterly right of way line Sumpter Valley-Oregon State Highway 220 and the Easterly right of way line Bear Gulch-Baker County Road No. 561 approximately 2900 feet to the North line said Section 4; thence East along the said North line approximately 100 feet to the East line of the W1/2 Gov't Lot 2 of Section 4; thence South along the East line 60 feet; thence East parallel to the North line of the said Gov't Lot 2 660 feet to the said East line Gov't Lot 2 Section 4; thence North along the said East line 60 feet to the Northwest corner Gov't Lot 1 Section 4; thence East along the North line of the said Gov't Lot 1 Section 4 approximately 250 feet to a point 1070 feet West of the Northeast corner of the said Gov't Lot 1 Section 4; thence South parallel to the East line of the said Gov't Lot 1 Section 4 450 feet; thence East parallel to the North line of the said Gov't Lot 1 Section 4 1070 feet to the East line of the said Gov't Lot 1 Section 4; thence North along the said East line 450 feet to the Northeast corner of the said Section 4; thence East along the North line Section 3 approximately 5280 feet to the Northeast corner said Section 3; thence South along the East line of the said Section 3 approximately 5353 feet to the Point of Beginning. Excepting there from any portion of Oregon State Highway No. 7 and any county road lying within the above described land.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James D. Hanley*

OREGON  
SEPTEMBER 22, 1917  
JAMES D. HANLEY  
1206  
RENEWAL DATE JAN. 1, 1994



BAKER COUNTY  
PARTITION IDENTIFICATION

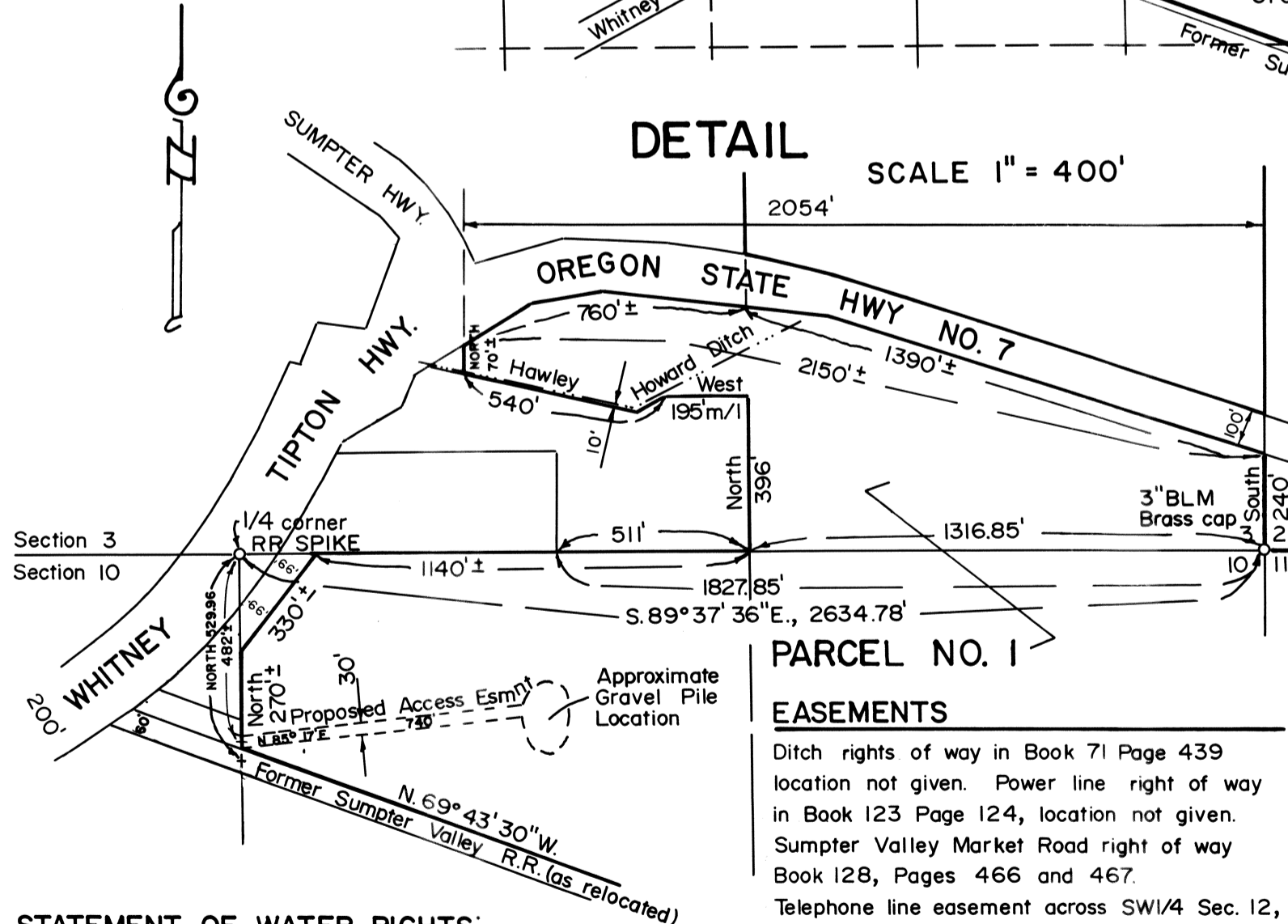
Tax Lot No. 700 and 1900, Map No. 10-37

Tax Lot No. 200, Map No. 10-37-4A

Tax Lot No. 200, Map No. 10-37-3D

Tax Lot No. 100, Map No. 10-37-3

DETAIL SCALE 1" = 400'



### STATEMENT OF WATER RIGHTS:

There are water rights appurtenant partition as listed under Certificate 26682, 26683, 4787 and 8708.

### EASEMENTS

Ditch rights of way in Book 71 Page 439 location not given. Power line right of way in Book 123 Page 124, location not given. Sumpter Valley Market Road right of way Book 128, Pages 466 and 467. Telephone line easement across SW1/4 Sec. 12, N1/2SE1/4, SW1/4NE1/4 and NW1/4 Sec. 11, NE1/4 Sec. 10 and SW1/4 Sec. 3 Book 150 Page 320. Road right of way easement across Gov't Lots 1 and 2 Sec. 4 Deed 70 14 015. Sumpter Valley Dredge Tailing Management Plan and Implementing Ordinance Deed 79 16 049 and 79 16 057.

### DEDICATION AND ACKNOWLEDGMENT

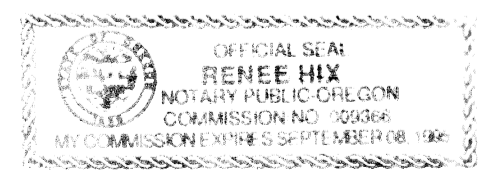
Know all people by these presents that the heirs and devisees of Brooks Hawley are the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and that Howard Boorse as Personal Representative of the Brooks Hawley Estate has caused this land to be partitioned into three parcels as shown in accordance with O.R.S. Chapter 92 and do hereby create a 30 foot wide access easement across a portion of Parcel No. 1 as shown hereon.

State of Oregon } S.S.  
County of Washington

*Howard Boorse*  
Howard Boorse

On APRIL 7, 1994 before me did personally appear the within named Howard Boorse as Personal Representative of the Brooks Hawley Estate, who acknowledged to me that he executed the same freely and voluntarily.

Notary Public *Bene Hip*  
My Commission expires 9/08/95



### NARRATIVE

The purpose of this partition made at the request of Howard Boorse is to partition the land as shown hereon into three parcels in accordance with O.R.S. Chapter 92. A partial survey was made of the highway right of way line, Former Sumpter Valley Railroad centerline as relocated the Southeast and Southwest corners of the Southeast quarter Section 3, the Hawley-Howard Ditch and an access road to an aggregate stockpile located in Parcel No. 1. The remaining boundary information shown on this plat is approximate. A complete field survey of these lands would result in different bearings, distances and acreages for those lines and areas which have not been surveyed. The basis of bearing for that portion of this plat which has been surveyed is Baker County Survey No. 10-37-7, South line Southeast quarter Section 3 bears S. 89° 37' 36" E.

### APPROVALS

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

Baker County Surveyor by: *Rick G. Robinson*, Date DEC. 17, 1993.  
DEPUTY JUNIOR COUNTY SURVEYOR

Baker County Planning by: *Lee L. Cozman*, Director, Date April 7, 1994.  
I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: *Lynne Taylor*, Date 12/14, 1993.

State of Oregon } S.S.  
County of Baker } I do hereby certify that the attached minor partition plat was received for record on the 11<sup>th</sup> day of April, 1994 at 11:20 o'clock A.M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: *Julie Wood Co Clerk*

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON