

T. 8S., R. 46E., W.M.

PARTITION PLAT NO. P 1995-002

SURVEYOR'S CERTIFICATE

I James D. Hanley, hereby certify that I have correctly surveyed Parcel No. 1 and platted Parcel No. 2 of the land shown on the annexed minor partition map in accordance with O.R.S. 92. The boundary of the partition is as follows: A parcel of land in the SE1/4SE1/4 and SW1/4SE1/4 of Section 8, T 8 S, R 46 E, W.M.

Beginning at a point on the westerly right of way line of the Baker County Slaughterhouse Road, N 3° 33' W, 555.02 feet from the corner common to Sections 8, 9, 16, and 17, T 8 S, R 46 E, W.M.; thence N 65° 30' W, 120.0 feet; thence N 47° 21' W, 95.2 feet; thence N 22° 46' W, 254.8 feet; thence N 31° 11' W, 360.2 feet; thence N 23° 53' W, 118.68 feet (formerly described 120.3 feet) to the North line of the SE1/4SE1/4 of said Section 8; thence S 89° 50' 43" W, 742.8 feet (formerly described 742.15 feet) along the said North line; thence South 30.0 feet; thence S 89° 50' 43" W, parallel to the said North line a distance of 295.6 feet to the Northeast corner of the parcel described in Deed 91-42-046 as lying on the South line of Bell Street, 30 feet South of the said North line of SW1/4SE1/4; thence S 29° 59' 50" E, 91.37 feet; thence S 23° 54' E, 69.16 feet to the Northeast corner of tract described in Deed 91-17-070; thence S 23° 54' E, 25.08 feet; thence S 02° 46' 45" W, 106.28 feet to the Southeast corner of said tract; thence S 72° 49' W, 277.47 feet to the easterly line of Main Street; thence S 22° 40' 40" E, 88.72 feet along said easterly line to the Northwest corner of parcel described in Deed 70-48-016; thence N 83° 54' 06" E, 235.51 feet; thence S 23° 38' E, 559.20 feet; thence N 89° 41' E, 246.00 feet; thence North 30.0 feet; thence N 89° 41' E, 999.8 feet; thence N 0° 27' W, 152.6 feet to the point of beginning.

NARRATIVE

The purpose of this partition for Ed Davis is to divide the property into two parcels as shown hereon. That part designated Parcel No. 1 was surveyed and monumented. Parcel No. 2 was mapped from existing deed records, not surveyed at this time. The following deeds and surveys were reviewed for the preparation of this survey and map: Deeds 86-27-106, 107, 91-17-068, 069, 070, 91-42-046, 048, 049, County surveys No. 8-46-3, 8-46-20, 8-46-47, from which the monumented center line of Pine Crk. Hwy. bearing S 89° 51' 50" W, is the basis of bearing of this survey. The corner common to Sections 8, 9, 16 and 17 is a bronze disc 3 inches below present asphalt road surface, found for basic survey control. Monumentation along the Easterly side of the adjoining Binford property defining the Northwestern courses of a boundary line agreement were also found and their descriptive data incorporated in this subject plat.

REGISTERED PROFESSIONAL LAND SURVEYOR

James D. Hanley
OREGON
SEPTEMBER 23, 1977
JAMES D. HANLEY
1206

LEGEND

- DESCRIPTIVE POINT, NOT MONUMENTED
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED HANLEY ENGR PLS 1206
- ◎ FOUND BRASS DISC
- ⊙ 5/8" X 30" REBAR WITH PLASTIC CAP MARKED HANLEY ENGR PLS 1206 SURVEY NO. 8-46-47.

SCALE 1" = 150'

PARTITION IDENTIFICATION

BAKER COUNTY TAX LOT NO. 600
MAP 8-46-8D.

EASEMENTS

MUNICIPAL SEWER IS LOCATED THROUGH PARCEL NO. 1 BUT NO RECORDED EASEMENT HAS BEEN FOUND.

STATEMENT OF WATER RIGHTS

THE FOLLOWING CERTIFICATES MAY BE APPURTENANT:

- C- 10259
- C- 10423
- C- 10492

APPROVALS

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

Baker County Surveyor by: Richie Nelson Date Dec. 23 1994.
City of Halfway by: Marine Kisser Date Dec. 29 1994.

I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: Lynne Taylor Date Jan. 10 1995.

State of Oregon } I do hereby certify that the annexed minor partition was received for record on the
County of Baker } S.S. 10th day of January, 1995 at 2:53 o'clock P. M., and recorded
in Baker County records, and is hereby approved.

Baker County Clerk by: Julia Woods G. Clark

DECLARATION AND ACKNOWLEDGEMENT

Know all people by these presents that Edward C. Davis and Ethel M. Davis are the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and that they have caused this land to be partitioned into two parcels as shown in accordance with O.R.S. Chapter 92.

Edward C. Davis
Edward C. Davis

Ethel M. Davis
Ethel M. Davis

State of Oregon } S.S.
County of Baker }

On Jan 9, 1995 before me did personally appear the within named Edward C. Davis and Ethel M. Davis who acknowledged to me that they executed the same freely and voluntarily.

Shirley V. Davis MY COMMISSION EXPIRES 12/28/98
NOTARY PUBLIC

FILED _____
BAKER COUNTY SURVEYOR
SURVEY NO. _____

HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON