

PARTITION PLAT No. 1995- 006

Baker County #PD-94-04-066
Township 10 South, Range 39 East, W.M.,
Section 35, Southeast 1/4 & South 1/2 of Northeast 1/4
 for
James W. & Juanita M. Martin
HCR 87, Box 689
Baker City, Oregon 97814

NARRATIVE:

This survey is based on a survey by the Oregon State Highway Dept. drawing No. 5B-35-6, Feb. 1950 and the Original GLO survey for this township. The Basis of Bearing for this survey was the East Section Line as found between the stone monuments. The Original GLO notes called for a mound of Stones being set for the Standard Corner for Sections 35 & 36 in 1875. Later in 1879 the East Section line was established and Stones with Raised Stone Mounds were set at the East Quarter Corner and common Section Corner to 25, 26, 35 & 36. I did not find the East Quarter as I believe that it was destroyed during construction of the Sumpter Valley Highway. The found highway center line matched fairly well except for Curve length of the Circular part of the 8° C.R. I found a pin which I assumed should be the PT for this curve. I allowed the two spirals to remain unchanged and let the circular section match the ends of the spirals. The fence line found along the North side of Parcel 1 matched the bearing base very well considering there was little monumentation available to work with. The Parcels being created were previously separated by both Deed and Tax Lot. This Plat is a confirmation of the original deed and lot separation. It is unclear as to the exact location of the North line of the Sumpter Valley Highway Right of Way. The drawing does declare offsets to the South Right of Way line but does not declare the same for the North lines. By deed I held a 40.00 Ft. offset from C.L. to be the proper established limits of the North Right of Way line. I re-established the East Quarter Corner from the found Section Corners. The original deed calls, for the location of the point of beginning, did not match the distances found. I believe that the Parcel as found is as close as can be expected for the actual location of the Deeded Property. I originally accepted the North Fence line as the basis for the deed description and established all of the lot corners. I later rotated the parcel to match the basis of bearing along the East Section Line thus the found Bearings of the Parcel does not match the Deed Bearings.

APPROVALS:

I certify that I have examined and approved this Partition Plat on this 10 day of March, 1995

[Signature]
 Baker County Planning Dept.

I certify that I have examined and approved this Partition Plat on this 4th day of March, 1995

[Signature]
 Baker County Surveyor

I certify that I have examined and approved this Partition Plat on this 22 day of Feb, 1995

[Signature]
 Baker Valley Irrigation District

I certify that I have examined and approved this Partition Plat on this 6th day of FEB., 1995

[Signature]
 Baker County Tax Collector

Recording Information Seal

STATE OF OREGON, COUNTY OF BAKER } SS

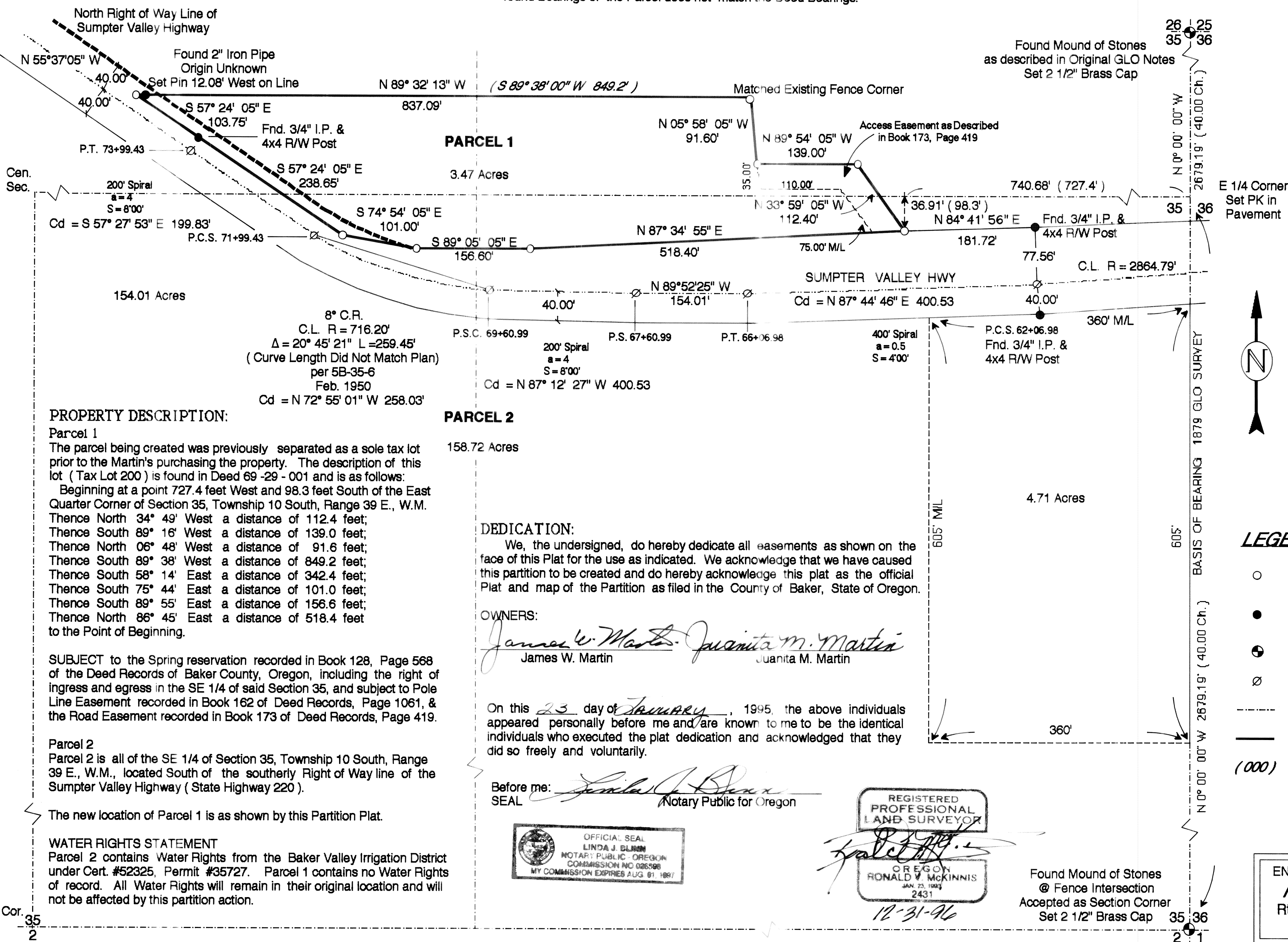
[Signature], County Clerk,
 do hereby certify that this instrument was received and recorded on this

6th day of March, 1995

at 5:30 o'clock A. M., in the Record of _____ of said County in

Book _____ Page _____

By *[Signature]*
 Baker County Clerk



PROPERTY DESCRIPTION:

Parcel 1
 The parcel being created was previously separated as a sole tax lot prior to the Martin's purchasing the property. The description of this lot (Tax Lot 200) is found in Deed 69-29-001 and is as follows:
 Beginning at a point 727.4 feet West and 98.3 feet South of the East Quarter Corner of Section 35, Township 10 South, Range 39 E., W.M.
 Thence North 34° 49' West a distance of 112.4 feet;
 Thence South 89° 16' West a distance of 139.0 feet;
 Thence North 06° 48' West a distance of 91.6 feet;
 Thence South 89° 38' West a distance of 849.2 feet;
 Thence South 58° 14' East a distance of 342.4 feet;
 Thence South 75° 44' East a distance of 101.0 feet;
 Thence South 89° 55' East a distance of 156.6 feet;
 Thence North 86° 45' East a distance of 518.4 feet to the Point of Beginning.

SUBJECT to the Spring reservation recorded in Book 128, Page 568 of the Deed Records of Baker County, Oregon, including the right of ingress and egress in the SE 1/4 of said Section 35, and subject to Pole Line Easement recorded in Book 162 of Deed Records, Page 1061, & the Road Easement recorded in Book 173 of Deed Records, Page 419.

Parcel 2
 Parcel 2 is all of the SE 1/4 of Section 35, Township 10 South, Range 39 E., W.M., located South of the southerly Right of Way line of the Sumpter Valley Highway (State Highway 220).

The new location of Parcel 1 is as shown by this Partition Plat.

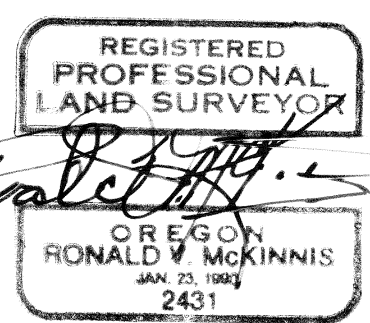
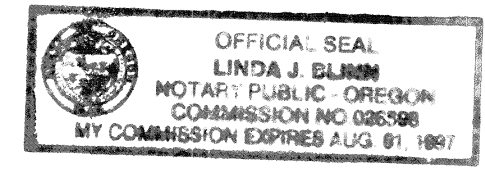
WATER RIGHTS STATEMENT
 Parcel 2 contains Water Rights from the Baker Valley Irrigation District under Cert. #52325, Permit #35727. Parcel 1 contains no Water Rights of record. All Water Rights will remain in their original location and will not be affected by this partition action.

DEDICATION:
 We, the undersigned, do hereby dedicate all easements as shown on the face of this Plat for the use as indicated. We acknowledge that we have caused this partition to be created and do hereby acknowledge this plat as the official Plat and map of the Partition as filed in the County of Baker, State of Oregon.

OWNERS:
[Signatures]
 James W. Martin Juanita M. Martin

On this 23 day of January, 1995, the above individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me:
 SEAL *[Signature]* Notary Public for Oregon



Found Mound of Stones @ Fence Intersection Accepted as Section Corner Set 2 1/2" Brass Cap

- LEGEND**
- SET MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - L.S. # 2431
 - FOUND MONUMENTS - 3/4" Iron Rods O.S.H.D. 5B-35-6 or as Noted
 - ⊙ FOUND SECTION MONUMENT - As Noted
 - ∅ CALCULATED POINT (Not Set)
 - SECTION LINES
 - PARTITION BOUNDARIES
 - (000) RECORD DISTANCES (GLO, or Deed)

SCALE 1" = 100 Ft.
 January, 1995

ENGINEERING - SURVEYING - WATER RIGHTS
R V MCKINNIS ENGINEERING
 Rt 1 Box 1122 Hermiston, Oregon 97838
 503-567-2017