

T. 8S., R. 46E., W.M., SECTION 6

PARTITION PLAT NO. P1995-011  
SURVEYOR'S CERTIFICATE

**PARTITION IDENTIFICATION**  
BAKER COUNTY TAX LOT NO. 100  
MAP 8-46-6.

Found 1/2" rebar with  
2 1/2" ALUM. CAP  
references, 30"N.  
and 30'S

BAKER COUNTY

GOODMAN SAWMILL ROAD

30'

NW cor. Lot 1 West

P.O.B.

Found 1" diam.  
pin 30"N. reference  
to corner point

I, James D. Hanley certify that I have correctly surveyed and platted Parcel No. 1 and platted only Parcel No. 2 of the land on the annexed partition plat in accordance with O.R.S. Chapter 92, the boundary of which is described as follows:

In the Northeast quarter of Section 6, T. 8S., R. 46E., W.M.: Beginning at the Northeast corner of Section 6; thence West along the North line of Government Lot to a point 14 rods East of the Northwest corner thereof; thence South to a point 11 3/17 rods South of the South line of Lot 1; thence West 14 rods; thence North 11 3/7 rods m/l to the Northeast corner of the SW1/4NE1/4; thence S.89°18'22"W., 990.79 feet; thence S.01°16'22"E., 662.17 feet to the North line of the SW1/4NE1/4; thence S.89°20'38"W., 192.32 feet to the Easterly right of way line of the Halfway-Cornucopia State Highway No. 413; thence following the said right of way line S. 36° 23' 16"E., 483.93 feet to a point 30 feet distant and opposite the highway centerline point of curvature; thence Southeasterly following the said right of way line along an arc of an 11,489.17 feet radius curve right, the chord of which bears S.35° 34' 15"E., 328.26 feet to intersect the South line of the SW1/4NE1/4; thence N.89°22'52"E., 669.60 feet to the Southeast corner of the SW1/4NE1/4; thence North 660 feet m/l to the Northeast corner of the SW1/4NE1/4; thence East 660 feet m/l to the Southeast corner of the NW1/4SE1/4NE1/4; thence North 660 feet m/l to the Northeast corner thereof; thence East 660 feet m/l to the Southeast corner of Lot 1 of Section 6; thence North 180 chains along the East line of Lot 1 to the point of beginning EXCEPT that part in Lot 1 lying in the Baker County Goodman Sawmill Road.



*James D. Hanley*  
OREGON  
JAMES D. HANLEY  
1206

RENEWAL DATE JAN. 1, 1996

**NARRATIVE**

The purpose of this survey and partition plat for the Esta Bowerman Estate is to divide that parcel described in Deed 94-31-146 into two parcels as shown hereon. Section 6 was partially subdivided for Survey No. 8-46-49 for Richard and Debbie Anderson. The control for that survey was recovered which provided basis of bearing and location for some of the corner monuments required for this survey and plat. Only the 2.5 acre Parcel No. 1 is monumented by this survey. Subdivisional bearings and distances, where known, are included on this annexed map.

**DECLARATION**

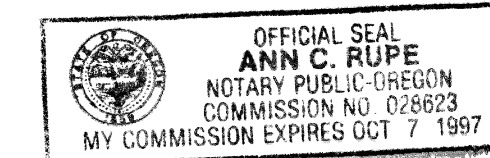
Know all people by these presents that the Estate of Esta Bowerman is the owner of the land represented on the annexed minor partition plat and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into two parcels as shown in accordance with O.R.S. Chapter 92.

**ACKNOWLEDGMENT**

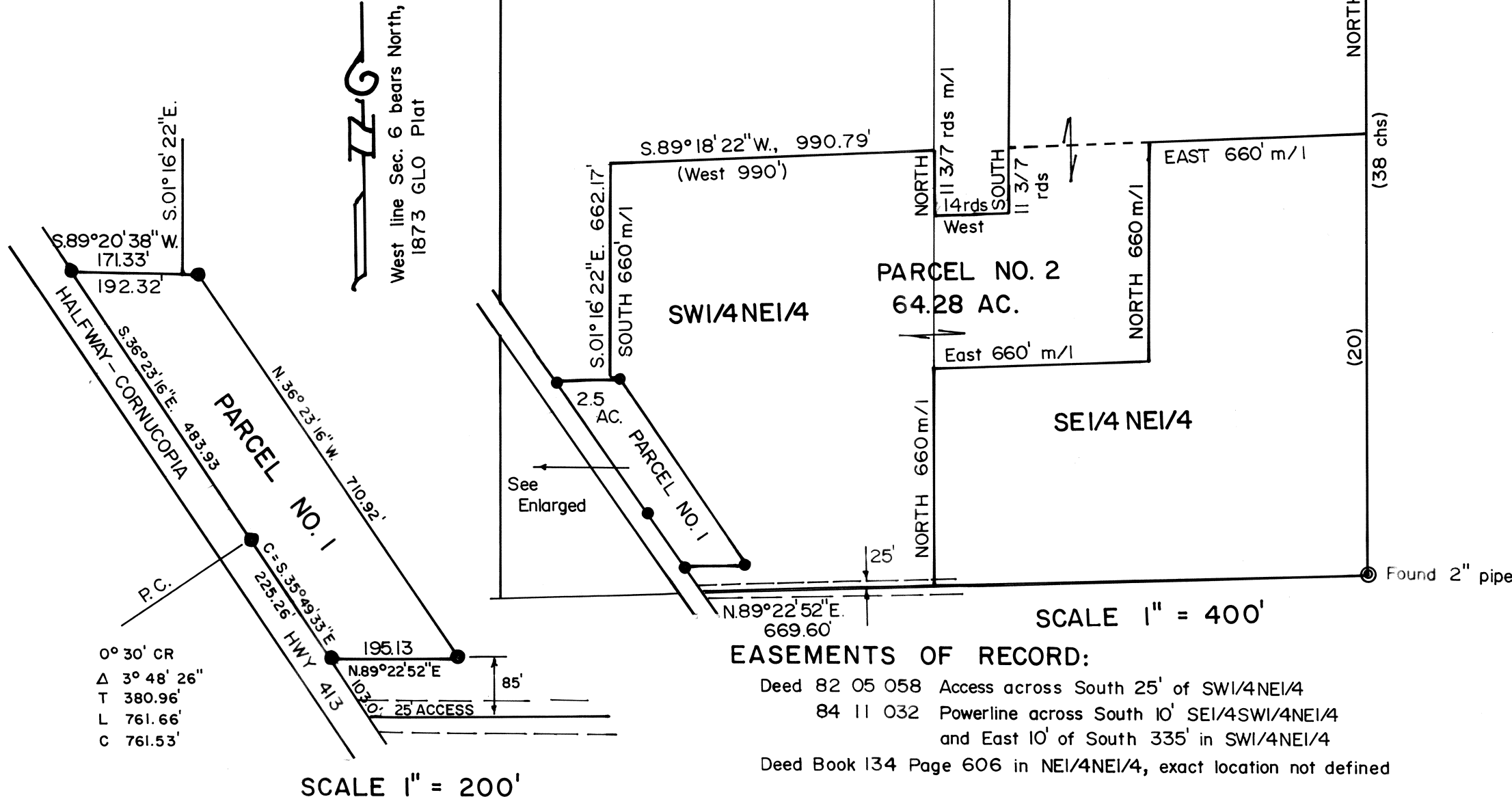
State of Oregon }  
County of Baker } S.S.

On April 10, 1995 before me did personally appear the within named Juanita Leep who acknowledged to me that she executed the same freely and voluntarily.

NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 10-07-97



HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON



**EASEMENTS OF RECORD:**  
Deed 82 05 058 Access across South 25' of SW1/4NE1/4  
84 11 032 Powerline across South 10' SE1/4SW1/4NE1/4 and East 10' of South 335' in SW1/4NE1/4  
Deed Book 134 Page 606 in NE1/4NE1/4, exact location not defined

**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 APRIL 3RD, 1995.  
DEPUTY Union County Surveyor

Baker County Planning by: Ann Corman Briggs, Date APRIL 13, 1995

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

Baker County Tax Collector by: Lynne Hylan, Date April 6, 1995.

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

I do hereby certify that the annexed minor partition plat was received for record on the 13<sup>th</sup> day of April, 1995 at 2:21 o'clock P.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Julia Woods Co. Clerk by Janet Spriet Dep.

**LEGEND**

- ⊙ Found monument as noted
- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206"
- ( ) Record data, G.L.O. 1873 Plat

REFERENCE SURVEY: 8-46-49

**STATEMENT OF WATER RIGHT:**

Water right appurtenant to this property are under Certificate numbers 10205, 10223, 34967, 10324, 10379, 10445. Certificate 10379 under Gravel Flat Ditch is appurtenant to Parcel No. 1.