

# PARTITION PLAT NO. P1999-012

## NW 1/4, NE 1/4 OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, IN BAKER CITY, BAKER COUNTY, OREGON.

**NARRATIVE**

The purpose of this survey is to partition the land described in deed 96-19-025 and Record of Survey 09-40-147A Baker County Records. Monumentation was recovered from Records of Survey 09-40-147A, 09-40-249 and unrecorded survey intending to partition the lot into three parcels. The West right-of-way of Baker-Unity Hwy. No. 7 and the East right-of-way of Foothill Drive were located using found monuments of record, unless noted otherwise. The centerline of Colorado Street is on the North line of the Northwest quarter of the Northeast quarter of Section 29. The basis of bearings for this survey is the said North line of the Northwest quarter of the Northeast quarter of Section 29, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Baker County, Oregon.

**SURVEYORS CERTIFICATE**

I, Timothy P. Rouse, do hereby certify that I have correctly surveyed and marked with the proper monuments the land represented on the annexed map in accordance with O.R.S. Chapter 92 and instructions of the owner, the boundaries being described as follows:

A parcel of land located in the Northwest quarter of the Northeast quarter of Section 29, Township 9 South, Range 40 East of the Willamette Meridian, Baker City, County of Baker and State of Oregon, more particularly described as follows;

Beginning at a point where the Westerly right-of-way line of the relocated State Hwy. No. 7 and the Southerly right-of-way line of Colorado Avenue intersect, said point being 50.00 feet West by perpendicular measure from the centerline of State Hwy. No. 7 and 16.00 feet South by perpendicular measure from the centerline of Colorado Avenue;

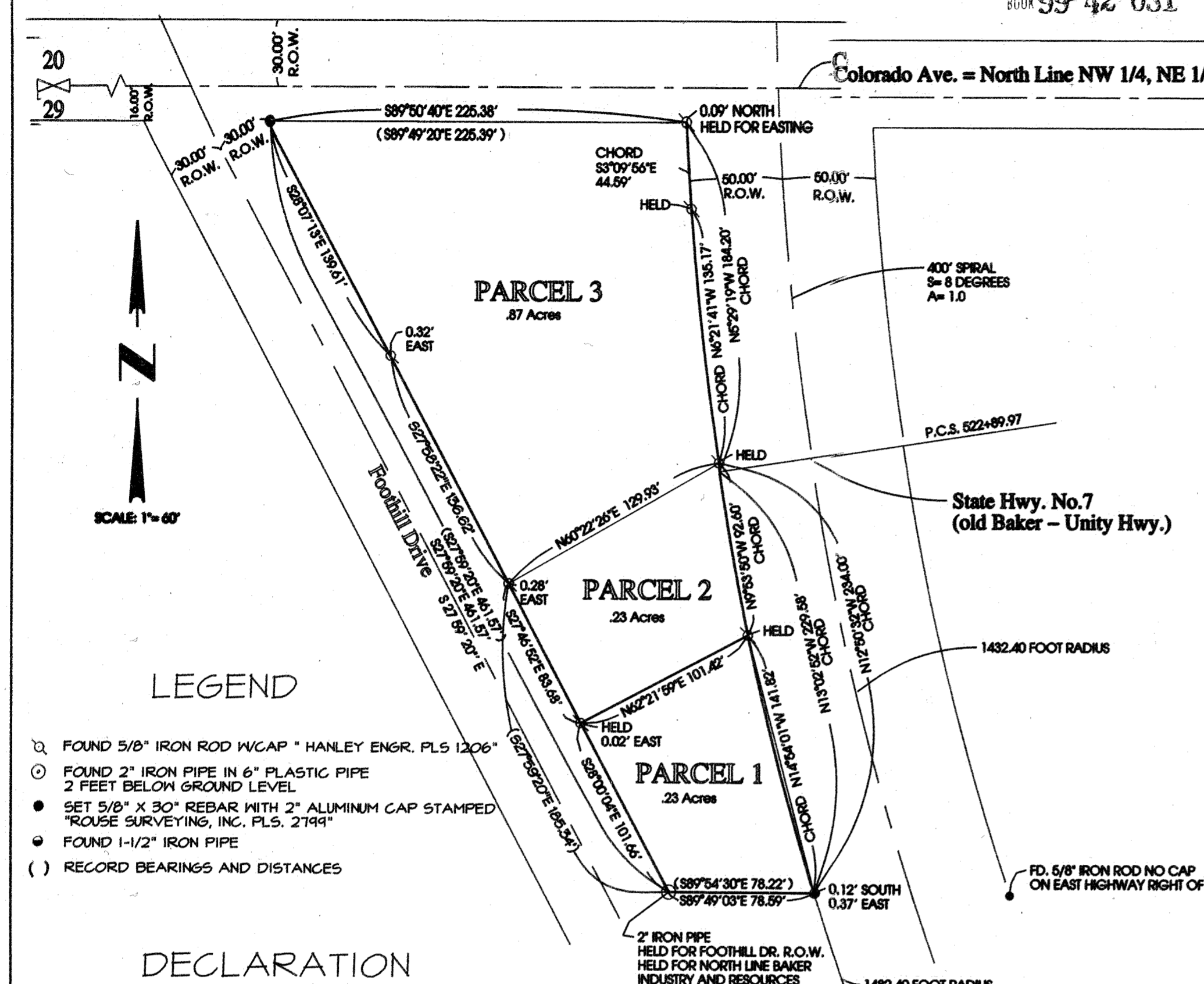
Thence N89°49'20"W, 225.39 feet along the South right-of-way line of Colorado Avenue, to the East right-of-way line of Foothill Drive, said point being 30.00 feet by perpendicular measure from the centerline of Foothill Drive;

Thence S27°59'20"E, 461.57 feet along East right-of-way line of said Foothill Drive to a 2 inch iron pipe, said point being on the North line of the Baker Industry and Resources Subdivision;

Thence S89°54'30"E, 78.22 feet along said North line of Baker Industry and Resources to a point on the West right-of-way line of State Hwy No. 7, said point being 50.00 feet by perpendicular measure from the centerline of State Hwy. No 7 and on 1482.40 foot radius curve;

Thence Northerly along the West right-of-way line of State Hwy. No. 7 on a 1482.40 foot radius curve to the right (the chord bears N13°02'52"W, 229.58 feet) 229.81 feet, to the point of curve to spiral station 522+89.97;

Thence continuing along said West highway right-of-way line along a spiral curve to the right having central angle of 8 degrees and a centerline of highway length of 400.00 feet (the chord along the west right of way bears N5°29'19"W, 184.20 feet) 184.71 feet to the Point of Beginning.



- LEGEND**
- FOUND 5/8" IRON ROD W/CAP " HANLEY ENGR. PLS 1206"
  - FOUND 2" IRON PIPE IN 6" PLASTIC PIPE 2 FEET BELOW GROUND LEVEL
  - SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED "ROUSE SURVEYING, INC. PLS. 2799"
  - FOUND 1-1/2" IRON PIPE
  - ( ) RECORD BEARINGS AND DISTANCES

**DECLARATION**

Know all people by these presents that Sterling D. Owens is the owner of the land represented on the annexed map and more particularly described in the accompanying Surveyors Certificate, and has caused this land to be surveyed and partitioned into three parcels as shown in accordance with O.R.S. Chapter 92.

*Sterling D. Owens*  
Sterling D. Owens

**APPROVALS**

We the officers in and for Baker County and Baker City do hereby approve this partition plat.

Baker City Surveyor by: *Harry Van Patton* PLS 2162 Date 10/7 1999

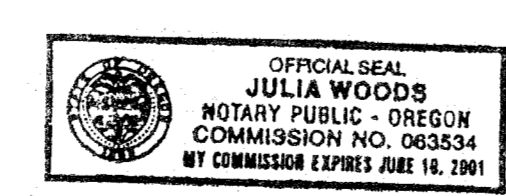
Baker City Planning by: *Jim Collins* Date 10/7 1999

I hereby certify that all taxes for subject property have been paid as required, Baker County Tax Collector by: *Robin Nudd* for *Alice Ruffinger* Date 10/15 1999

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

I do hereby certify that the annexed partition plat was received for record on the 15<sup>th</sup> day of October, 1999 at 11:15 o'clock AM, and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Julia Woods*



**ACKNOWLEDGEMENT**

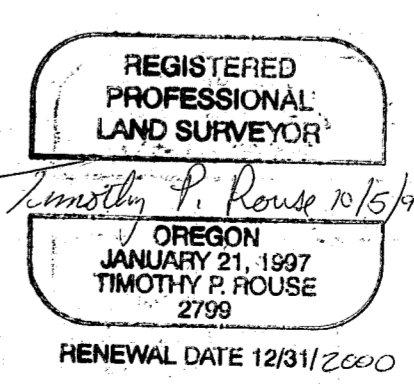
State of Oregon } S.S.  
County of Baker }

On October 15, 1999 before me did personally appear the within named Sterling D. Owens, who acknowledged to me that he executed the same freely and voluntarily.

*Sterling D. Owens*  
Notary Public  
my Commission Expires 06/19/01

**STATEMENT OF WATER RIGHTS**

There are no water rights pertinent to this partition.



**ROUSE SURVEYING, INC.**

10416 N.E. 67TH ST.  
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