

# PARTITION PLAT NO. P2000-008

## SURVEYORS CERTIFICATE

I, HARMON E. MCLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537 DO HEREBY STATE THAT I HAVE PREPARED THIS MINOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONER AND IN ACCORDANCE WITH OREGON REVISED STATUTES AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT AND BASED UPON EXISTING DOCUMENTS OF RECORD. THIS PARTITION WAS NOT FIELD SURVEYED.

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 39 EAST ALSO LOCATED IN SECTION 2 AND THE WEST ONE-HALF OF SECTION 1 TOWNSHIP 11 SOUTH, RANGE 39 EAST WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON; MORE PARTICULARLY DESCRIBED AS:

ALL OF SAID SECTION 36 LYING NORTHERLY AND WESTERLY OF THE RELOCATED SUMPTER VALLEY HIGHWAY (OREGON STATE HIGHWAY NUMBER 7) RIGHT-OF-WAY, AND ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36 LYING SOUTHERLY OF THE RELOCATED SUMPTER VALLEY HIGHWAY (OREGON STATE HIGHWAY NUMBER 7) RIGHT-OF-WAY AND LYING WESTERLY OF A FENCE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED IN BAKER COUNTY DEED RECORDS SEPTEMBER 06 1995, AS DOCUMENT NUMBER 95 36 091.

AND ALL THAT PORTION OF LOTS 3 AND 4 AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 LYING WESTERLY OF A FENCE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED IN BAKER COUNTY DEED RECORDS NOVEMBER 30. 1998 AS DOCUMENT NUMBER 98 48 018.

AND ALL THAT PORTION OF LOT 3 OF SAID SECTION 2 AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF DENNY CREEK ROAD AND THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2 AND A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2 DESCRIBED AS BEGINNING AT A POINT 209 FEET SOUTH OF THE CENTER ONE-QUARTER OF SAID SECTION 2 ON THE CENTER ONE-QUARTER SECTION LINE; THENCE SOUTH ALONG SAID SECTION LINE A DISTANCE OF 418 FEET; THENCE AT RIGHT ANGLES WEST A DISTANCE OF 209 FEET; THENCE AT RIGHT ANGLES NORTH A DISTANCE OF 418 FEET; THENCE AT RIGHT ANGLES EAST A DISTANCE OF 209 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

- 1) THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 36
- 2) THE RIGHT-OF-WAY OF THE OLD SUMPTER VALLEY HIGHWAY NOT PRESENTLY VACATED LYING WITHIN SAID SECTION 36
- 3) AN OREGON STATE HIGHWAY DEPARTMENT BORROW AREA SHOWN ON SUMPTER VALLEY HIGHWAY DRAWING IR-2-2502, HIGHWAY DEPARTMENT DEED NUMBER 11095 AND DESCRIBED AS BEGINNING AT ENGINEER'S STATION 17+00 ON THE RELOCATED CENTERLINE OF SAID RELOCATED SUMPTER VALLEY HIGHWAY, SAID POINT BEING 2025 FEET SOUTH AND 1564 FEET WEST OF THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: ON A 2864.79 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 438 FEET (THE LONG CHORD OF WHICH BEARS S67°30'W, 437.57 FEET); ON A SPIRAL CURVE TO THE RIGHT A DISTANCE OF 150' (THE LONG CHORD OF WHICH BEARS S74°50'W, 149.96 FEET); ON A 1637.02 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 650.24 FEET (THE LONG CHORD OF WHICH BEARS S87°45'W, 645.97 FEET); THENCE LEAVING SAID CENTERLINE ON A COURSE OF N51°10'E A DISTANCE OF 301.95 FEET; THENCE S85°40'E A DISTANCE OF 178.81 FEET; THENCE N47°40'E A DISTANCE OF 685.66 FEET; THENCE S34°20'E A DISTANCE OF 489.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM:

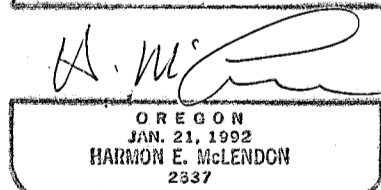
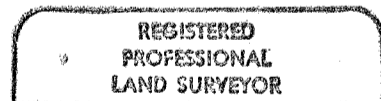
ALL MINERALS ON OR UNDERLYING THE SURFACE OF SAID LAND, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID MINERALS RESERVED IN DEEDS RECORDED OCTOBER 2, 1981 IN BAKER COUNTY DEED RECORDS, AS DOCUMENT NUMBER 81 39 081 AND FEBRUARY 22, 1980 IN SAID DEED RECORDS, AS DOCUMENT NUMBER 80 08 098.

ALSO SUBJECT TO:

EASEMENTS FOR ROADS, DITCHES, CATTLE GUARDS AND UTILITIES AS MAY NOW EXIST OR APPEAR OF RECORD ON OR ACROSS SAID PROPERTY.

DITCH EASEMENT GRANTED TO THE GARRETT DITCH AS DESCRIBED IN BAKER COUNTY DEED RECORDS, RECORDED SEPTEMBER 19, 1895, IN BOOK 27, PAGE 406

DATE: 11/13/00



Renews 12/31/00

## APPROVALS

APPROVED THIS 2<sup>nd</sup> DAY OF November, 2000. APPROVED THIS 14<sup>th</sup> DAY OF Nov., 2000.

*Thomas J. Hurlay*  
BAKER COUNTY PLANNING COMMISSION

*Thomas J. Hurlay*  
BAKER COUNTY SURVEYOR

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 1999-2000 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

*Alia Durlinger* 11/7/00  
BAKER COUNTY ASSESSOR/TAX COLLECTOR

## SURVEYOR'S NARRATIVE

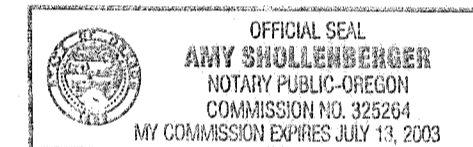
THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF GERALD DIAS FOR THE PURPOSE OF PARTITIONING THIS LAND AS SHOWN HEREON. IN ACCORDANCE WITH ORS 92 REQUIREMENTS GOVERNING PARCEL SIZE NO FIELD BOUNDARY RETRACEMENT WAS PERFORMED. FOUND MONUMENTS AS SHOWN WERE RETRACED TO OBTAIN A BASIS OF BEARING. THIS SURVEYOR RELIED UPON THE PRELIMINARY TITLE REPORT PREPARED BY ELKHORN TITLE COMPANY #00011431, DATED SEPTEMBER 21, 1999 FOR OWNERSHIP AND EASEMENT INFORMATION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BAKER COUNTY PLANNING DEPARTMENT STAFF REPORT DATED NOVEMBER 24, 1999.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT GERALD J. DIAS AND JANICE G. DIAS, OWNERS OF THE LAND REPRESENTED ON THIS MINOR LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT THEY HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. AND DO HEREBY RECOGNIZE EASEMENTS AS DESCRIBED HEREON.

*Gerald J. Dias* *Janice G. Dias*  
GERALD J. DIAS JANICE G. DIAS

## ACKNOWLEDGMENT



STATE OF OREGON  
COUNTY OF Baker SS

KNOW ALL PEOPLE BY THE PRESENTS, ON THIS 10<sup>th</sup> DAY OF November, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED GERALD J. DIAS AND JANICE G. DIAS AND ACKNOWLEDGED THE FORGOING TO BE THEIR VOLUNTARY ACT AND DEED.

*Amy Shollenberger*  
NOTARY PUBLIC OF THE STATE OF OREGON  
MY COMMISSION EXPIRES: July 13, 2000

## FILING STATEMENT

STATE OF OREGON  
COUNTY OF BAKER SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 28<sup>th</sup> DAY OF November, 2000, AT 8:35 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P2000-008, BAKER COUNTY RECORDS.

*Julia Woods*  
BAKER COUNTY CLERK

*Thomas J. Hurlay*  
BY:

<b>MINOR LAND PARTITION</b>		
<b>IN SEC. 36 T10S, R39E AND SECS. 1 AND 2 T11S, R39E, W.M., BAKER COUNTY, OREGON</b>		
GERALD J. DIAS		20799 SUMPTER STAGE HWY. BAKER CITY, OREGON 97814
SCALE: 1" = 1000'		<b>2/2</b>
DATE: OCT. 2000		
JOB NO. 2724-10		
ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.		