




SUMPTER CITY LIMITS

S32 S33 T 9S
S 5 S 4 T10S

PARTITION PLAT No. P2002-004
of Parcel 1, Partition No. 1995-005
in the
W1/2NW1/4 Section 4
T10S, R37E, WM
Baker County, Oregon

LEGEND

- Found Monuments as Described 
- Set No. 5 x 30" Rebar with Yellow Plastic Cap Marked "PLS 699" 
- Found No. 5 Rebar as Noted 



BASIS FOR BEARINGS
PARTITION PLAT No. 1995-005

DECLARATION

We, Richard G. Haynes, President and Marjorie B. Haynes, Secretary, for Dick Haynes Trading LLC, do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. We hereby grant the easement as shown on this plat and described in the Narrative.

Richard G. Haynes Marjorie B. Haynes, Secretary
Richard G. Haynes, President Marjorie B. Haynes, Secretary

STATE OF OREGON }
COUNTY OF BAKER }
Signed and sworn to before me on July 17, 2002
2001, by Richard G. Haynes, President, and Marjorie B. Haynes, Secretary, of Dick Haynes Trading LLC.

Barbara Ann Stanley
My Commission Expires July 8, 2005

APPROVALS

I have reviewed this plat and find it complies with the regulations of Baker County.
Paul S. Bennett July 17, 2002
Baker County Planning Director Date

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.
Neil S. Surlinger 7/17/02
Baker County Treasurer Date

I have reviewed this replat and find it complies with ORS Chapter 92 and ORS 209.250.
Thomas J. Harley 11-16-2001
Baker County Surveyor Date

STATE OF OREGON }
COUNTY OF BAKER }
I do hereby certify that the attached partition plat was received for recording on the 17 day of JULY, 2002, at 1:45 o'clock P M and recorded as a Partition Plat No. P-002-004
Baker County Records.

Jannara J. Brown by *Karen Hillipso*, Deputy
Baker County Clerk

FILED _____
BAKER COUNTY SURVEYOR
SURVEY No. 10-37-

NARRATIVE

The purpose of this plat is to partition Parcel 1 of Partition No. 1995-005 in the W1/2NW1/4 of Section 4, T10S, R37E, WM into three parcels at the request of Richard Haynes of Dick Haynes Trading LLC.

The exteriors of the land to be partitioned by this plat is Parcel 1 of Partition No. 1995-005 as adjusted in June, 2000, and recorded as Baker County Survey No. 10-37-126. All the survey information found on the said partition plat is applicable to this survey. All the exterior monuments were set by the previous surveys and only one monument was needed to make the new parcels.

The access road is reserved as a private easement for utilities and the exclusive use of the owners and their guests of this partition and Parcel 2 of Partition No. 1995-005. The road easement is 60 feet wide, 30 feet on each side of the described centerline. There are no water rights of record.

Thence, S65°42'32"E, 499.80 feet to a point on the west one-sixteenth line, which point is N3°14'35"W, 349.09 feet of the center-west 1/16th corner;

Thence, along the sixteen line and departing from Three Bar Ranch Lands boundary N3°47'46"W, 983.44 feet to the NW 1/16th corner;

Thence, along the north 1/16th line and the boundary of the City of Sumpter Sewer Lagoon property S89°41'26"W, 330.00 feet to a 1994 PLS 699 No. 5 rebar;

Thence, along the sewer lagoon to another PLS 699 No. 5 rebar N52°30'00"W, 428.00 feet;

Thence, along the line between Parcels 1 and 2, Partition No. 1995-005 as adjusted in Property Line Adjustment dated June, 2000, S51°31'00"W, 486.06 feet to the True Point of Beginning, a parcel of containing 16.92 acres of land.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed the survey of this partition on May 16, 2001, by setting proper monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge, and in accordance with ORS Chapter 92.

The Initial Point for this partition is the N 1/16th corner on the line between Sections 4 & 5, T10S, R37E, WM, which is a 2" galvanized pipe with a 2 1/2" aluminum cap set by PLS 848 in 1983;

Thence, following a portion of the northeasterly boundary of Three Bar Ranch Lands through the SW1/4NW1/4 of Section 4, all points being No. 5 rebar, S86°19'31"E, 45.80 feet;

Thence, N89°48'48"E, 186.05 feet to the True Point of Beginning;

Thence, S60°56'23"E, 140.79 feet;

Thence, S36°57'56"E, 207.60 feet;

Thence, S36°44'46"E, 239.54 feet;

Thence, S16°19'23"E, 101.58 feet;

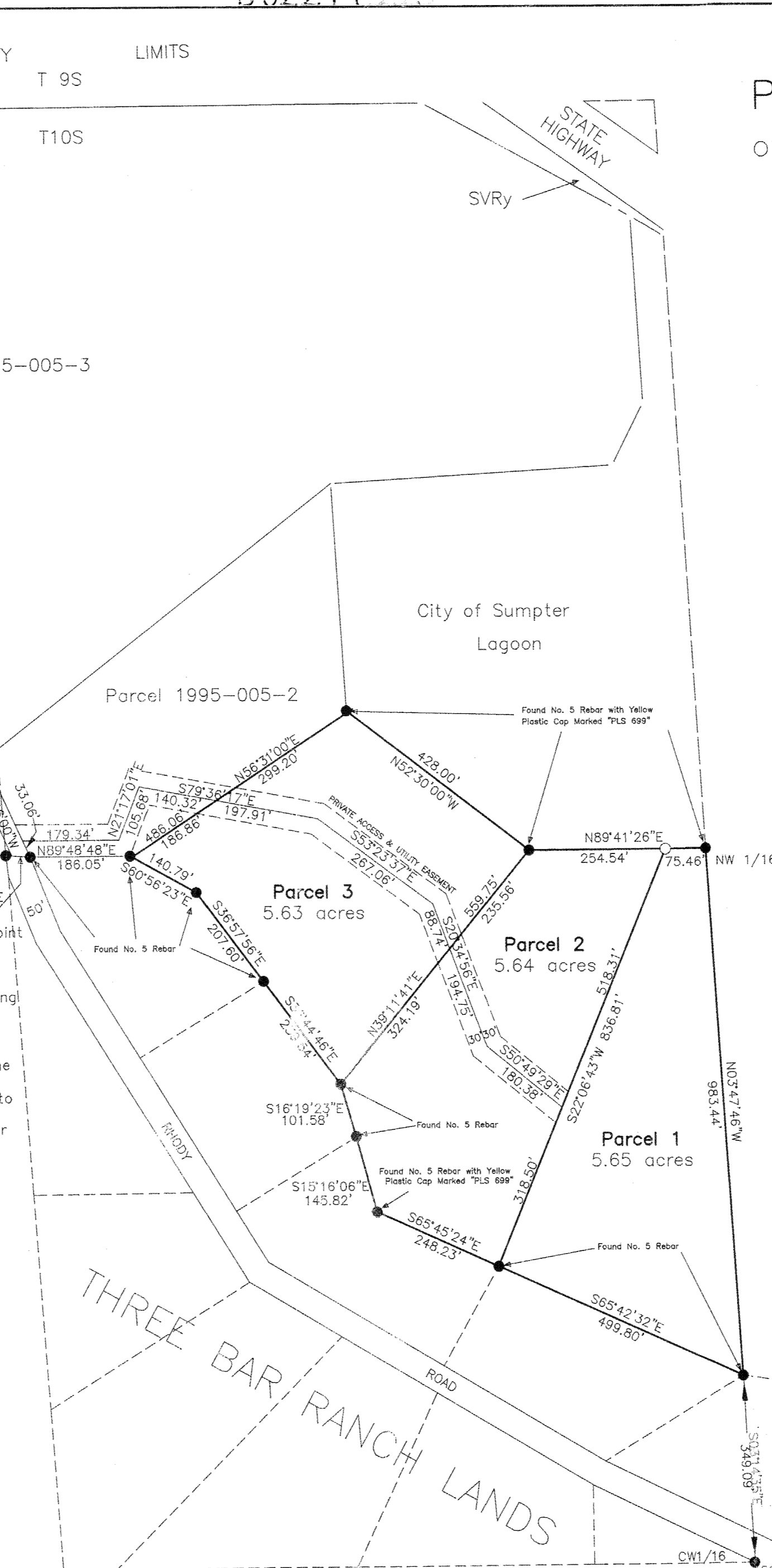
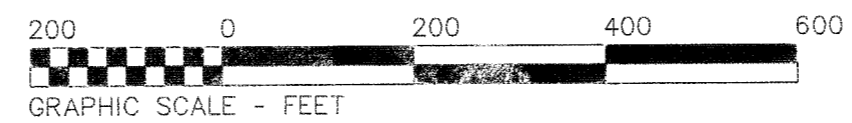
Thence, S15°16'06"E, 145.82 feet;

Thence, S65°45'24"E, 248.23 feet;

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 1965 LELAND LEE MYERS 699

Renewal Date 1/1/03



Found 1980 PLS 1051
2" Galv Pipe with
2 1/2" Brass Cap
See CS 9-37-46

Found 1983 PLS 848
2" Alum Pipe with
2 1/2" Alum Cap
See CS 10-37-31

Found No. 5 Rebar with Yellow Plastic Cap Marked "PLS 699"

Found No. 5 Rebar

Found No. 5 Rebar with Yellow Plastic Cap Marked "PLS 699"

Found No. 5 Rebar

Found No. 5 Rebar with Yellow Plastic Cap Marked "PLS 699"

2" Galv Pipe With 2 1/2" Brass Cap PLS 1639, 1982