

# T. 9 S., R. 39 E., W.M.

# PARTITION PLAT NO. P2005-010

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:

Land located in the Northwest quarter of the Southwest quarter and the Southwest quarter of the Northwest quarter of Section 4, Township 9 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows: Beginning at the West quarter corner of said Section 4; thence along the West line of the said Northwest quarter of the Southwest quarter, S. 0° 59' 35" E., 423.92 feet; thence S. 89° 08' 15" E., 1124.99 feet; thence N. 9° 53' 48" E., 467.74 feet; thence N. 88° 53' 52" W., 1212.74 feet, to intersect the West line of the said Southwest quarter of the Northwest quarter of Section 4; thence along said West line, S. 0° 06' 45" W., 43.31 feet, to the Point of Beginning.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Thomas J. Hanley*  
**OREGON**  
 JULY 13, 1979  
**THOMAS J. HANLEY**  
 1817

Renews June 30, 2007

Land Containing 12.46 acres.

## NARRATIVE

The purpose of this survey and plat for Gregory A. Sackos is to partition the above described land into two parcels. Monumentation described in Baker County Survey No. 9-39-30 was recovered as shown hereon and held as basis of bearing. Baker County Deed 91 46 037 provided the property description for the subject property. The narrative to accompany said Survey No. 9-39-30 contains detailed explanations of the survey issues pertaining to Sections 4 and 5. The main issue impacting this survey being the dual monumentation of the Southwest corner of Section 4. The subject parcel and adjacent parcels were all described using a 3/4" steel pin that bears N. 3° 08' 42" W., 86.40 feet from the brass cap monument accepted this survey. As per said Survey No. 9-39-30, the fence locations on the subject property make it obvious the intent of the original grantors and grantees. Following is a detailed explanation of the reconstruction of the exterior boundary of this partition: The South line is established to conform with the North line of the City of Baker parcel as per said Survey No. 9-39-30. This location matches the East-West fence line nearly perfect. The East line is established on an existing Northeasterly running fence line. The North line is established to conform with the South line of Parcel No. 2 of Baker County Partition Plat No. P1997-009. Said plat established the South line of Parcel No. 2 by holding found monuments that were apparently set for the corners of six City of Baker owned tracts. The North line of the subject parcel is established by extending the said South line Easterly to intersect the East line as described above and also extended Westerly to intersect the West line of said Section 4. This location matches the East-West fence very well. The West line is established to be identical with the West line of Section 4 as per said Deed No. 91 46 037. This location does not match the existing fence line by approximately 30' as shown hereon.

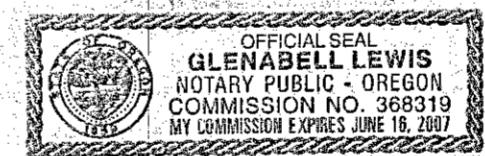
## DECLARATION

Know all people by these presents that Gregory A. Sackos is the owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and he caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easement as described hereon.

*Gregory A. Sackos*  
 Gregory A. Sackos

## ACKNOWLEDGMENT

State of Oregon }  
 County of Baker } S.S.  
 On October 4, 2005 before me did personally appear the within named Gregory A. Sackos who acknowledged to me that he executed the same freely and voluntarily.

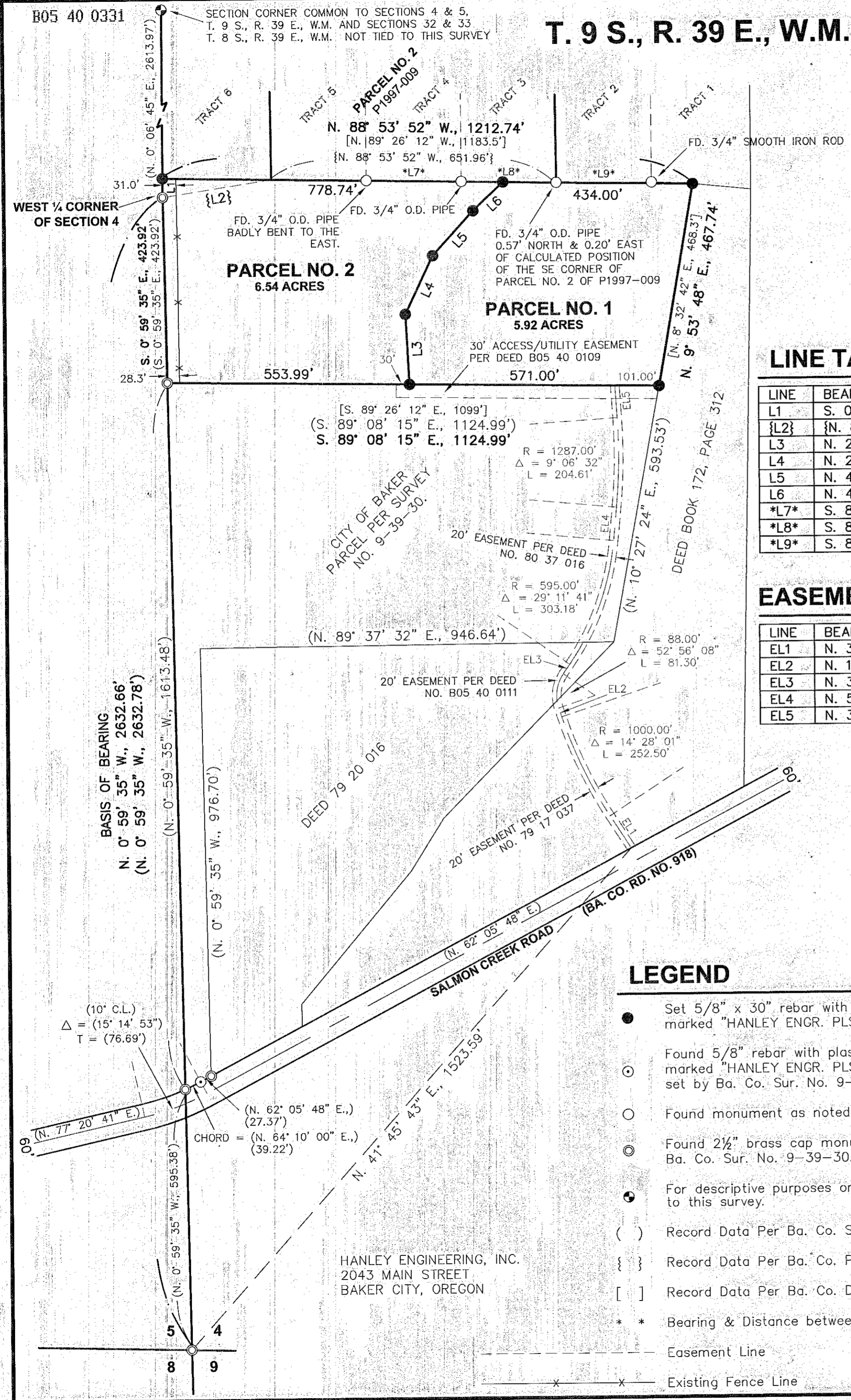


*Glenabell Lewis*  
 NOTARY PUBLIC  
 My Commission Expires June 16, 2007

## APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat.

Baker County Surveyor by: Rick G. Adams ; Date October 3 2005.  
 Deputy Union County Surveyor  
 Baker County Planning by: Kenny B. Savage ; Date October 4 2005.  
 I hereby certify that all taxes for the subject property have been paid as required.  
 Baker County Tax Collector by: Alice S. Savelle ; Date Oct. 4 2005.  
 State of Oregon }  
 County of Baker } S.S.  
 I do hereby certify that the annexed minor partition plat was received for recording on the 4th day of OCTOBER, 2005 at 10:30 o'clock A. M., and recorded in Baker County records and is hereby approved.  
 Baker County Clerk by: Jamasa J. Green, Co. Clerk by Karen Phillips, Deputy



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S. 0° 06' 45" W.	43.31'
{L2}	{N. 81° 12' E.}	{251.84'}
L3	N. 2° 53' 32" W.	160.45'
L4	N. 25° 22' 58" E.	147.69'
L5	N. 42° 26' 49" E.	138.00'
L6	N. 46° 43' 25" E.	94.85'
*L7*	S. 88° 55' 20" E.	217.23'
*L8*	S. 88° 57' 03" E.	217.08'
*L9*	S. 89° 30' 41" E.	217.91'

## EASEMENT & LINE TABLE

LINE	BEARING	DISTANCE
EL1	N. 32° 48' 37" W.	88.22'
EL2	N. 18° 20' 36" W.	21.45'
EL3	N. 34° 35' 32" E.	26.46'
EL4	N. 5° 23' 51" E.	76.27'
EL5	N. 3° 42' 38" W.	73.57'

## LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206" set by Ba. Co. Sur. No. 9-39-30.
- Found monument as noted.
- ⊙ Found 2 1/2" brass cap monument set by Ba. Co. Sur. No. 9-39-30.
- For descriptive purposes only. Not tied to this survey.
- ( ) Record Data Per Ba. Co. Sur. No. 9-39-30.
- { } Record Data Per Ba. Co. Partition Plat No. P1997-009.
- [ ] Record Data Per Ba. Co. Deed No. 86 30 059.
- \* \* Bearing & Distance between found monuments.
- - - Easement Line
- - - Existing Fence Line

HANLEY ENGINEERING, INC.  
 2043 MAIN STREET  
 BAKER CITY, OREGON