

# T. 10 S., R. 38 E., W.M.

# PARTITION PLAT NO. P2006-001

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly plotted three parcels of land on this major partition plat in accordance with O.R.S. Chapter 92. Monuments were either set or found at all parcel corners by Baker County Partition Plat No. P2004-020.

Land located in the Northeast quarter of the Southwest quarter and in the Northwest quarter of the Southeast quarter of Section 7, Township 10 South, Range 38 East, Willamette Meridian, Baker County, Oregon, more particularly described as Parcel No. 2 of Baker County Partition Plat No. P2004-020, the exterior boundary of which is described as follows:

Beginning at the Northwest corner of said Parcel No. 2; thence along the North line of the South half of said Section 7, N. 89° 56' 58" E., 1490.71 feet, to intersect the Westerly Right of Way of Larch Creek Road (Baker County Road No. 654), said intersection being the Northeast corner of said Parcel No. 2; thence along said Westerly Right of Way, S. 29° 31' 30" E., 11.66 feet; thence 279.84 feet along an 1879.86 foot radius curve to the right, the chord of which bears S. 25° 15' 38" E., 279.58 feet; thence S. 20° 59' 45" E., 136.16 feet, to intersect the East line of the said Northwest quarter of the Southeast quarter; thence along said East line, S. 0° 34' 50" W., 29.73 feet, to the Southeast corner of said Parcel No. 2; thence 420 feet South of and parallel to the East-West center line of said Section 7, S. 89° 56' 58" W., 1668.03 feet, to the Southwest corner of said Parcel No. 2; thence along the West line of said Parcel No. 2, N. 0° 30' 58" E., 420.02 feet, to the Point of Beginning.

Land Containing 15.35 acres.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Thomas J. Hanley*  
**OREGON**  
JULY 13, 1979  
**THOMAS J. HANLEY**  
1817

Renews June 30, 2007

## NARRATIVE

The purpose of this survey and plat for Thomas E. Cunningham and Vicki L. Cunningham is to partition the above described land into three parcels. Monuments were either set or found at all parcel corners by Baker County Partition Plat No. P2004-020 as shown hereon.

## DECLARATION

Know all people by these presents that Thomas E. Cunningham and Vicki L. Cunningham are the owners of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92, and do hereby grant the access/utility easement as described hereon.

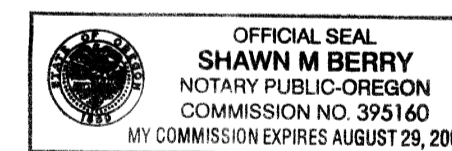
*Thomas E. Cunningham*  
Thomas E. Cunningham

*Vicki L. Cunningham*  
Vicki L. Cunningham

## ACKNOWLEDGMENT

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

On Feb 7, 2006 before me did personally appear the within named Thomas E. Cunningham and Vicki L. Cunningham who acknowledged to me that they executed the same freely and voluntarily.



*Shawn M Berry*  
NOTARY PUBLIC  
My Commission Expires Aug 29, 2009

## APPROVALS

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

Baker County Surveyor by: *Rich G. Holman*; Date February 3, 2006.

Baker County Planning by: *Shawn M Berry*; Date Feb, 7 2006.

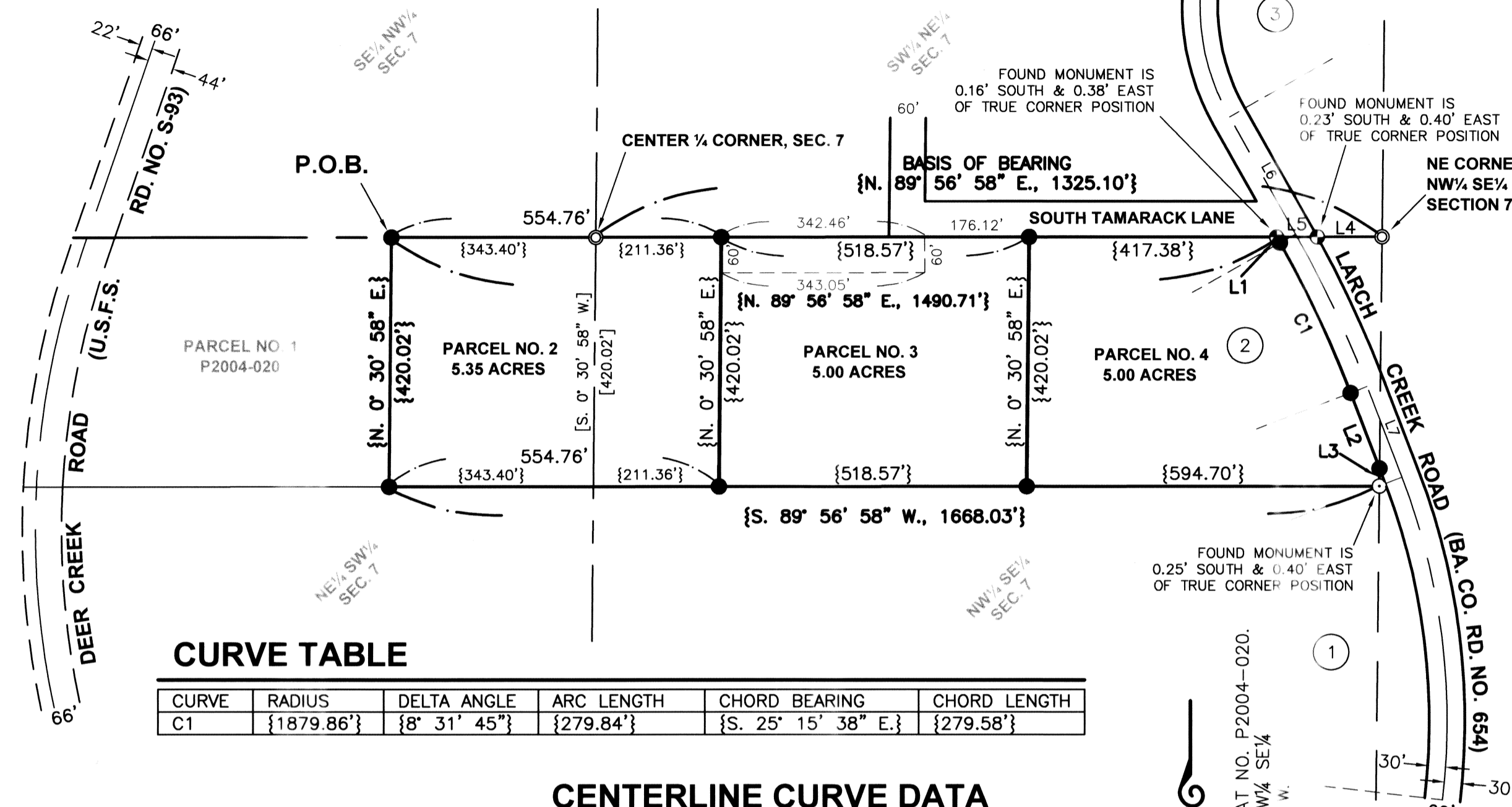
I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: *Alisa J. Duffins*; Date Feb. 8 2006.

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

I do hereby certify that the annexed major partition plat was received for recording on the 8<sup>th</sup> day of Feb, 2006 at 9:00 o'clock A.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Tamara J. Green Co. Clerk by Karen Phillips, Deputy*



### CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	{1879.86'}	{8° 31' 45"}	{279.84'}	{S. 25° 15' 38" E.}	{279.58'}

### LINE TABLE

LINE	BEARING	DISTANCE
L1	{S. 29° 31' 30" E.}	{11.66'}
L2	{S. 20° 59' 45" E.}	{136.16'}
L3	{S. 0° 34' 50" W.}	{29.73'}
L4	{S. 89° 56' 58" W.}	{109.02'}
L5	{S. 89° 56' 58" W.}	{68.77'}
L6	{S. 29° 31' 30" E.}	{226.51'}
L7	{S. 20° 59' 45" E.}	{163.86'}

### CENTERLINE CURVE DATA

- ① [5° C.L.]  
R = 1145.92'  
Δ = [27° 40' 00"]  
L = 553.33'  
Lc = N. 7° 09' 45" W.  
547.97'
- ② (3° C.L.)  
R = (1909.86')  
Δ = (8° 31' 45")  
L = (284.31')  
Lc = N. 25° 15' 37" W.  
284.04'
- ③ (15° C.R.)  
R = (381.97')  
Δ = (51° 26' 10")  
L = (342.91')  
Lc = N. 3° 48' 24" W.  
331.51'

SCALE: 1" = 200'

## ACCESS / UTILITY EASEMENT

A sixty (60) foot wide access/utility easement is hereby created by this plat. The easement shall consist of a strip of land sixty (60) feet in width the exterior boundary of which is more particularly described as follows: Commencing at the Northwest corner of the Northwest quarter of the Southeast quarter of Section 7, Township 10 South, Range 38 East, Willamette Meridian, Baker County, Oregon; thence along the North line of the said Northwest quarter of the Southeast quarter, N. 89° 56' 58" E., 211.36 feet, to the Northwest corner of Parcel No. 3 of this partition plat and the True Point of Beginning; thence continuing along said North line, N. 89° 56' 58" E., 342.46 feet; thence S. 0° 03' 02" E., 60.00 feet; thence 60 feet South of and parallel to the said North line of the Northwest quarter of the Southeast quarter, S. 89° 56' 58" W., 343.05, to intersect the West line of said Parcel No. 3; thence along said West line, N. 0° 30' 58" E., 60.00 feet, to the True Point of Beginning. Said easement shall be for ingress and egress and the placement of utilities to serve Parcel No. 2 of this partition plat. The beneficiaries of this easement shall be limited to the owner/owners of said Parcel No. 2, their heirs, successors, assigns, and guests.

## LEGEND

- 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817", set by Ba. Co. Part. Plat No. P2004-020.
- 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206" set by Ba. Co. Sur. No. 10-38-20.
- ⊙ 2 1/2" aluminum cap monument set by Ba. Co. Sur. No. 10-38-10.
- ⊕ 5/8" rebar with plastic cap marked "HANLEY ENGR." set by Deer View Park Subdivision Plat.
- ( ) Record Data Per Deer View Park Subdivision Plat.
- [ ] Record Data Per Ba. Co. Surv. No. 10-38-20.
- { } Record Data Per Ba. Co. Part. Plat No. P2004-020.

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