

B06 33 0336

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UNSURVEYED PARTITION PLAT No. 2006-015

NW1/4 of Section 25, T8S, R40E, WM Baker County, Oregon

NARRATIVE

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The purpose of this plat is to document an unsurveyed partition of a tract of land into two parcels in the NW1/4 of Section 25, T8S, R40E, WM, Baker County, Oregon, at the request of Dana Martin.

In 1971, James Hambleton, PLS 645, divided the NW1/4 into 5 parcels by Baker County Map of Survey No. 8-40-2, but there was not a subdivision made as required by the ORSs at that time. Further I could not get a mathematical closure of the survey as shown on the map of survey and where this is an unsurveyed partition I could not determine the cause of the closure error. On this plat I have used the record bearings and distances from Survey No. 8-40-2, but all should be aware of their deficiency. All the parcels created in 1971 were monumented at that time and monuments that are found will control many of the property lines established by that survey. It appears that the monuments set along the East side of Sunnyslope Road may have been removed when a drainage ditch was dug along the road. The West property line is now along the East side of the ditch right-of-way that was acquired in 1981 which is adjacent and parallel to Sunnyslope Road. The new dividing line between the two parcels is a fairly new fence with approximate calls based on the other survey. The fence is the true line between Parcels 1 and 2.

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, do hereby certify that the information shown on this map is correct to the best of my knowledge.

The tract being partitioned is more fully described as follows: Beginning at the corner common to Sections 23, 24, 25 and 26, T8S, R40E, WM, Baker County, Oregon, thence S89°21'00"E, 50.00 feet to the East right-of-way line of the drainage ditch and the true point of beginning; thence continuing S89°21'00"E for a distance of 2622.50 feet to the quarter corner between Sections 24 and 25; thence S0°26'00"W along the center of section line for a distance of 1326.05 feet to the SE corner of the NE1/4NW1/4; thence N89°17'45"W for a distance of 917.4 feet; thence S0°00'00"W for a distance of 663.60; thence N89°10'00"W for a distance of 1692.58 feet to the East right-of-way line of said ditch; thence N0°00'00"E along the right-of-way for a distance of 1980 feet m/l to the true point of beginning; a tract of land containing 105.15 acres.

DECLARATION

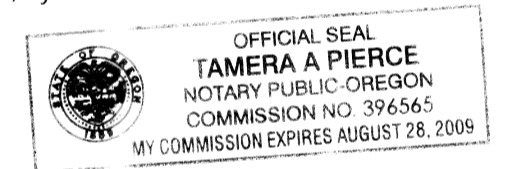
We, Dana E. Martin and Linda J. Martin, husband and wife, do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92.

Dana E. Martin Linda J. Martin

STATE OF OREGON }
COUNTY OF BAKER } ss

Signed and sworn to before me on August 16, 2006, by Dana E. Martin and Linda J. Martin, husband and wife.

Tamera A. Pierce
My Commission Expires August 28, 2009



APPROVALS

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

Thomas J. Hall 8-16-2006
Baker County Surveyor Date

I have reviewed this partition and find it complies with the regulations of Baker County, Oregon.

Anna Swanson 8-16-06
Baker County Planning Director Date

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.

Eric Durlinger 8-17-06
Baker County Treasurer Date

STATE OF OREGON }
COUNTY OF BAKER } ss

I do hereby certify that the attached partition was received for recording on the 17 day of AUGUST, 2006.

at 11:00 o'clock A M as Partition No. P2006-015.

Tamera J. Green, Co. Clerk
by Karen D. Phillips, Deputy
Baker County Clerk

FILED _____
BAKER COUNTY SURVEYOR
SURVEY No. _____

