

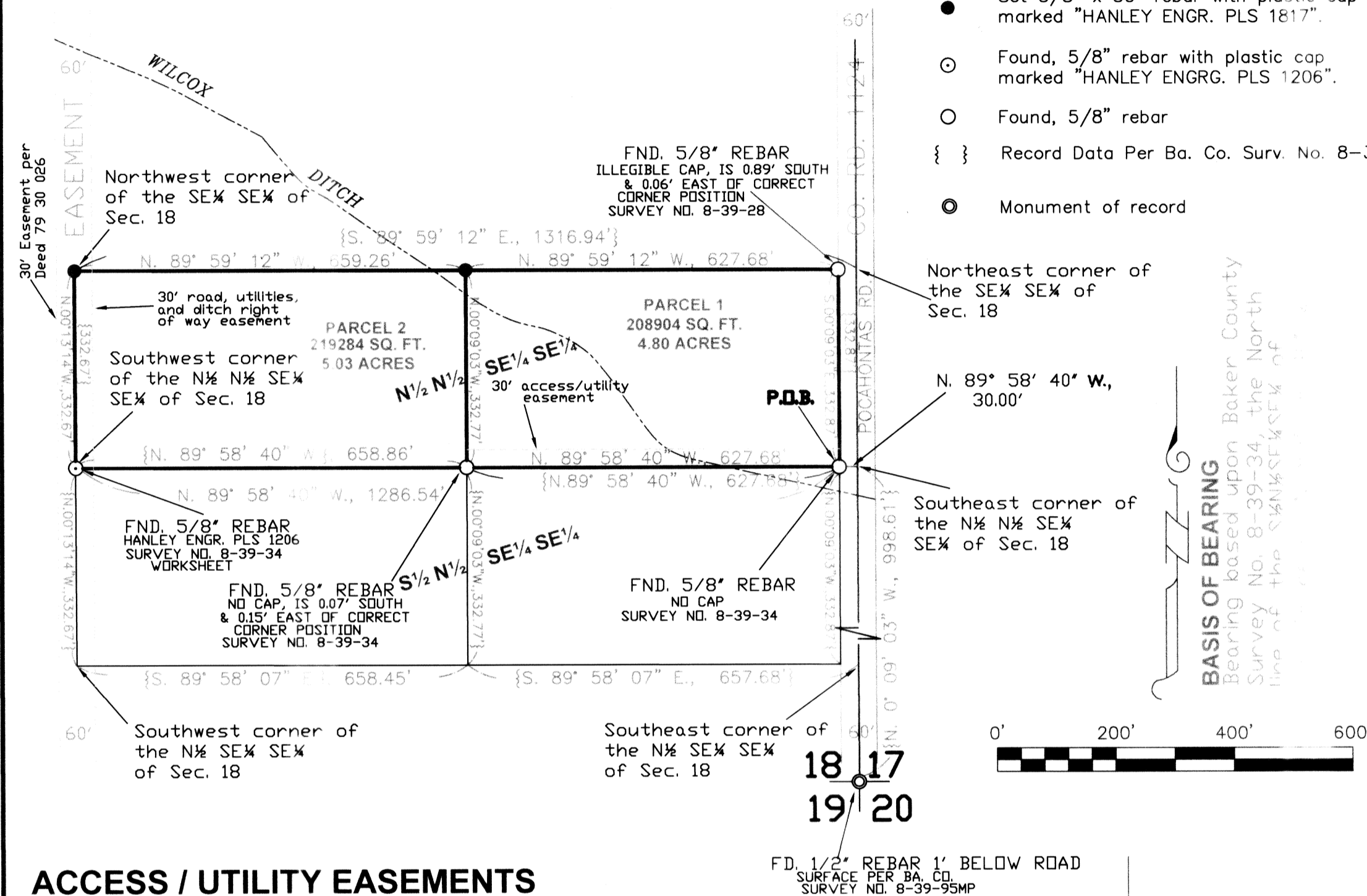
# IN THE SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> OF SECTION 18, T. 8S., R. 39 E., W.M.

Surveyed October and November, 2006

Subdivision of Section 18  
is from Baker County  
Survey No. 8-39-34

## 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".
- Found, 5/8" rebar
- { } Record Data Per Ba. Co. Surv. No. 8-39-34.
- ⊙ Monument of record



## ACCESS / UTILITY EASEMENTS

- A thirty (30) feet wide access/utility easement is hereby created by this plat. The easement shall consist of the South 30 feet of Parcel No. 1 as shown hereon. Said easement shall be for ingress and egress and the placement of utilities to serve Parcel No. 2. The beneficiaries of this easement shall be limited to the owners of Parcel No. 2, their heirs and successors, and their guests. The owners of Parcel No. 2, their heirs and successors shall be responsible for the maintenance of the easement.
- A thirty (30) feet wide access/utility easement is hereby created by this plat. The easement shall consist of the west 30 feet of Parcel No. 2 as shown hereon. Said easement shall be for the use of the public.

## DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and its laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch in the same manner as same presently exists upon, over and across the property as shown on this partition plat. The total width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. Reasonable access to the easement will be granted at location designated by the property owner, unless other reasonable access is available.

## REFERENCES

- BAKER COUNTY SURVEY NO. 8-39-28
- BAKER COUNTY SURVEY NO. 8-39-34
- BAKER COUNTY SURVEY NO. 8-39-95MP
- BAKER COUNTY DEED 79 30 026
- BAKER COUNTY DEED B06-36-0494

# PARTITION PLAT NO. P2007-0073

## 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 description of the partition is as follows:

The N<sup>1</sup>/<sub>2</sub>N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 18, Township 8 South, Range 39 East, W.M., County of Baker, State of Oregon, the exterior boundary of which is described as follows:

Commencing at the Southeast corner of said Section 18, thence N. 00° 09' 03" W., 998.61 feet along the East line of the SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of said Section 18; thence N. 89° 58' 40" W., 30.00 feet along the South line of the N<sup>1</sup>/<sub>2</sub>N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of said Section 18, to the point of beginning; thence N. 89° 58' 40" W., 1286.54 feet along said South line; thence N. 0° 13' 14" W., 332.67 feet along the West line of the said N<sup>1</sup>/<sub>2</sub>N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 18; thence S. 89° 59' 12" E., 1286.94 feet along the North line of the said N<sup>1</sup>/<sub>2</sub>N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 18; thence S. 0° 09' 03" E., 332.87 feet, to the point of beginning.

Subject to the rights of the public over and across Baker County Pocahontas Rd. (Ba Co. Rd. No. 1124).

This Partition consists of approximately 9.83 acres, excluding the Pocahontas Road right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1979  
THOMAS J. HANLEY  
1817

Renews June 30, 2007

## NARRATIVE

The purpose of this survey and plat for Nick and Sue Lien and for Ron and Ann Spivey is to partition the above described land into two parcels. Monumentation described in Baker County Survey No. 8-39-28, 8-39-34, and 8-39-95MP was recovered. Baker County Deed B06-36-0494 provided the property description for the subject property. Section 18 subdivision from Baker Co. Survey No. 8-39-34.

## DECLARATION

Know all people by these presents that Nick and Sue Lien and Ron and Ann Spivey are the owners of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and have 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 and access/utility easements as described hereon.

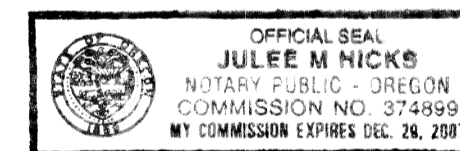
*Nick Lien*  
Nick Lien  
*Sue Lien*  
Sue Lien

*Ron Spivey*  
Ron Spivey  
*Ann Spivey*  
Ann Spivey

## ACKNOWLEDGMENT

State of OREGON }  
County of BAKER } S.S.

On 3/21, 2007 before me did personally appear the within named Nick and Sue Lien and Ron and Ann Spivey who acknowledged to me that they executed the same freely and voluntarily.



*Julie M. Nicks*  
NOTARY PUBLIC  
My Commission Expires 12/29/07

## APPROVALS

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

Baker County Surveyor by: *Henry T. Black*; Date 3/12 2007.

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

Baker County Tax Collector by: *Alisa J. Sulphur*; Date 3-21 2007.

Baker County Planning by: *Jama Swinson*; Date 3-21-07 2007.

State of Oregon }  
County of Baker } S.S.  
I do hereby certify that this partition plat was received for recording on the 21<sup>st</sup> day of MARCH, 2007 at 11:55 clock AM, and recorded in Baker County records and is hereby approved.

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