

# PARTITION PLAT NO. P2008-024

## A PARTITION OF A PARCEL OF LAND RECORDED IN DEED NO. B07-05-0091, RECORDS OF BAKER COUNTY, OREGON, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 39 EAST, WILLAMETTE MERIDIAN.

### SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, a registered professional land surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked upon the ground with proper monumentation in accordance with O.R.S. Chapter 92, the partition of a parcel of land described in Baker County Deed No. B07-15-0091. The boundary of the partition is herein described:

Land located in the Northwest quarter of the Southwest quarter of Section 29, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:  
Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 29, thence Northerly a distance of 15.00 feet and Easterly a distance of 25.40 feet to the Northeast corner of the intersection of Baker County Wingville Cemetery Road and Pocahontas Road Right of Ways; thence N. 00° 56' 58" W. along the East line of Pocahontas Road a distance of 882.86 feet to the True Point of Beginning; thence N. 89° 13' 11" E. a distance of 437.40 feet; thence N. 87° 10' 22" E. a distance of 437.05 feet; thence N. 82° 56' 27" E. a distance of 303.20 feet; thence S. 72° 18' 27" E. a distance of 142.00 feet to the East line of the said Northwest quarter of the Southwest quarter; thence N. 0° 52' 27" W. along said East line a distance of 336.00 feet; thence S. 89° 35' 43" W. along a line parallel to and 79.10 feet South of the North line of said Northwest quarter of the Southwest quarter a distance of 1310.72 feet, to the East line of Pocahontas Road; thence S. 0° 56' 58" E. a distance of 348.38 feet along said East line to the True Point of Beginning.

Said Parcel containing 9.97 acres.

Subject to any easements or right of ways.

### NARRATIVE

The purpose of this survey and plat for Susan Lee McDougal is to partition the above described land into two parcels. Monumentation described in Baker County Survey No(s), 8-39-7 and 8-39-65MP was recovered; Baker County Deed B07-15-0091 provided the property descriptions for the subject property. Bearings were based on Baker County Survey No. 8-39-65MP, the West line of the Northwest 1/4 of the Southwest 1/4 of Section 29, bears North 01° 08' 51" West. Survey was performed using a Pentax III-10 total station.

### DECLARATION

Know all people by these presents that Susan Lee McDougal is the owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the ditch and access/utility easements, and acknowledge the irrigation, rotation and mainline use agreement as described in Baker County Deed No. 97-25-074.

*Susan Lee McDougal*  
Susan Lee McDougal

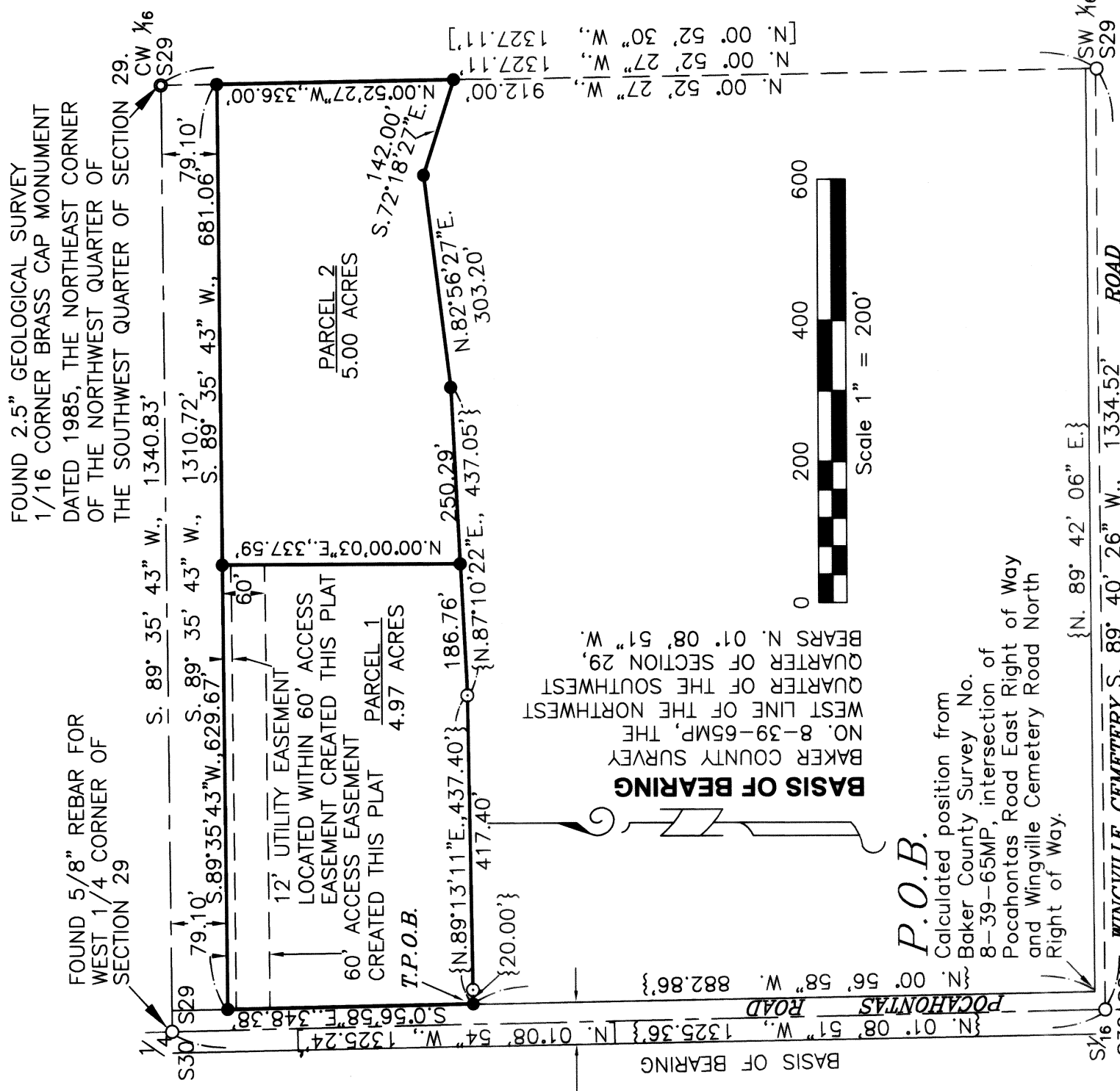
### ACKNOWLEDGMENT

On 4-30, 2008 before me did personally appear the within named Susan Lee McDougal whom acknowledged to me that she executed the same freely and voluntarily.

State of OR S.S. Mary Banta NOTARY PUBLIC  
County of Baker S.S. My Commission Expires 1/31/2011



Baker County Clerk by: Lanara Phillips, Co. Clerk  
Karen Phillips, Deputy



### REFERENCES

- BAKER COUNTY SURVEY NO. 8-39-7
- BAKER COUNTY SURVEY NO. 8-39-11
- BAKER COUNTY SURVEY NO. 8-39-43
- BAKER COUNTY SURVEY NO. 8-39-45
- BAKER COUNTY SURVEY NO. 8-39-65MP
- BAKER COUNTY SURVEY NO. 8-39-074
- BAKER COUNTY DEED NO. B07-15-0091

### 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 the annexed minor 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.

### APPROVALS

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

Baker County Surveyor by: Nick Collier; Date April 29, 2008.

Baker County Planning by: Paul Banta; Date April 30, 2008.

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

Baker County Tax Collector by: Alisa Jurgensen; Date April 30, 2008.

State of Oregon } S.S.  
County of Baker }  
I do hereby certify that the annexed major partition plat was received for recording on the 30th day of April, 2008 at 10:45 o'clock A.M., and recorded in Baker County records and is hereby approved.

### 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" as per Baker County Survey No. 8-39-65MP.
- Found, monument as noted in Baker County Survey No. 8-39-45.
- Found, brass cap monument as noted.
- x Calculated position, no monument set.
- { } Record Data Per Ba. Co. Surv. No. 8-39-65MP.
- [ ] Record Data Per Ba. Co. Surv. No. 8-39-45.

REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS J. HANLEY 1817

Renews June 30, 2009