

B08 33 0246

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# LAND PARTITION PLAT NO. P2008-031

B08 33 0248

SITUATED IN THE SW1/4 OF SECTION 17 AND IN THE SE1/4 OF SECTION 18 AND IN THE NE1/4 OF SECTION 19 AND IN THE NW1/4 OF SECTION 20 T12S, R37E, W.M.

BAKER COUNTY, OREGON  
May 15, 2008

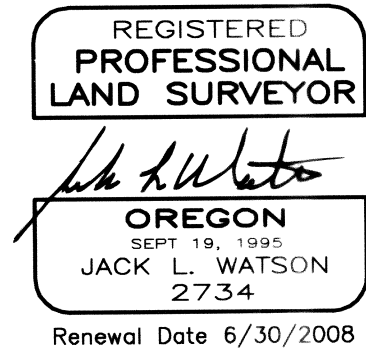
## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the parcels of this land partition in accordance with the statutes of the State of Oregon. This partition is situated in the SW1/4 of Section 17 and in the SE1/4 of Section 18 and in the NE1/4 of Section 19 and in the NW1/4 of Section 20, T12S, R37E, W.M., Baker County, Oregon.

Beginning at the Point of Beginning at the NE corner of Parcel 1 which is N49°58'11"E, 213.33 feet from the SW corner of said Section 17; Thence N88°27'00"W, 1079.07 feet to the easterly right of way line of County Road No. 575; Thence along the easterly right of way line of said County Road as follows: S10°30'00"E, 315.43 feet; 119.48 feet along the arc of a 530.00 foot radius curve right, the long chord of which bears (S4°02'30"E, 119.23 feet); S2°25'00"W, 192.59 feet; Thence N39°19'00"E, leaving said right of way, 158.49 feet; Thence S62°32'30"E, 453.72 feet; Thence N87°21'50"E, 267.71 feet; Thence N58°26'00"E, 204.47 feet; Thence N10°07'00"E, 157.31 feet; Thence N6°51'00"E, 407.60 feet to the Point of Beginning.

This partition contains 14.14 acres.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
(541)575-1813



## DECLARATION

Know all people by these presents that we, Russell D. Bratcher and Gloria Ann Bratcher, Trustees of the Bratcher Family Trust and Jerry Franklin and Marcia Franklin, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon.

*Russell D. Bratcher*  
Russell D. Bratcher  
Trustee of the Bratcher Family Trust

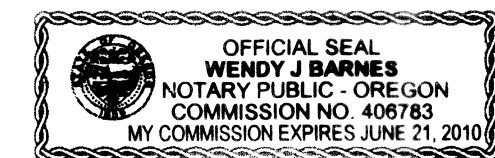
*Gloria Ann Bratcher*  
Gloria Ann Bratcher  
Trustee of the Bratcher Family Trust

## ACKNOWLEDGEMENTS

STATE OF OREGON }  
COUNTY OF Jane } SS

Know all people by these presents on this 30<sup>th</sup> day of July, 2008, before me a Notary in and for said State and County, personally appeared Russell D. Bratcher and Gloria Ann Bratcher, who being first duly sworn did say that they are the identical persons named in the forgoing declaration and that they executed the same freely and voluntarily.

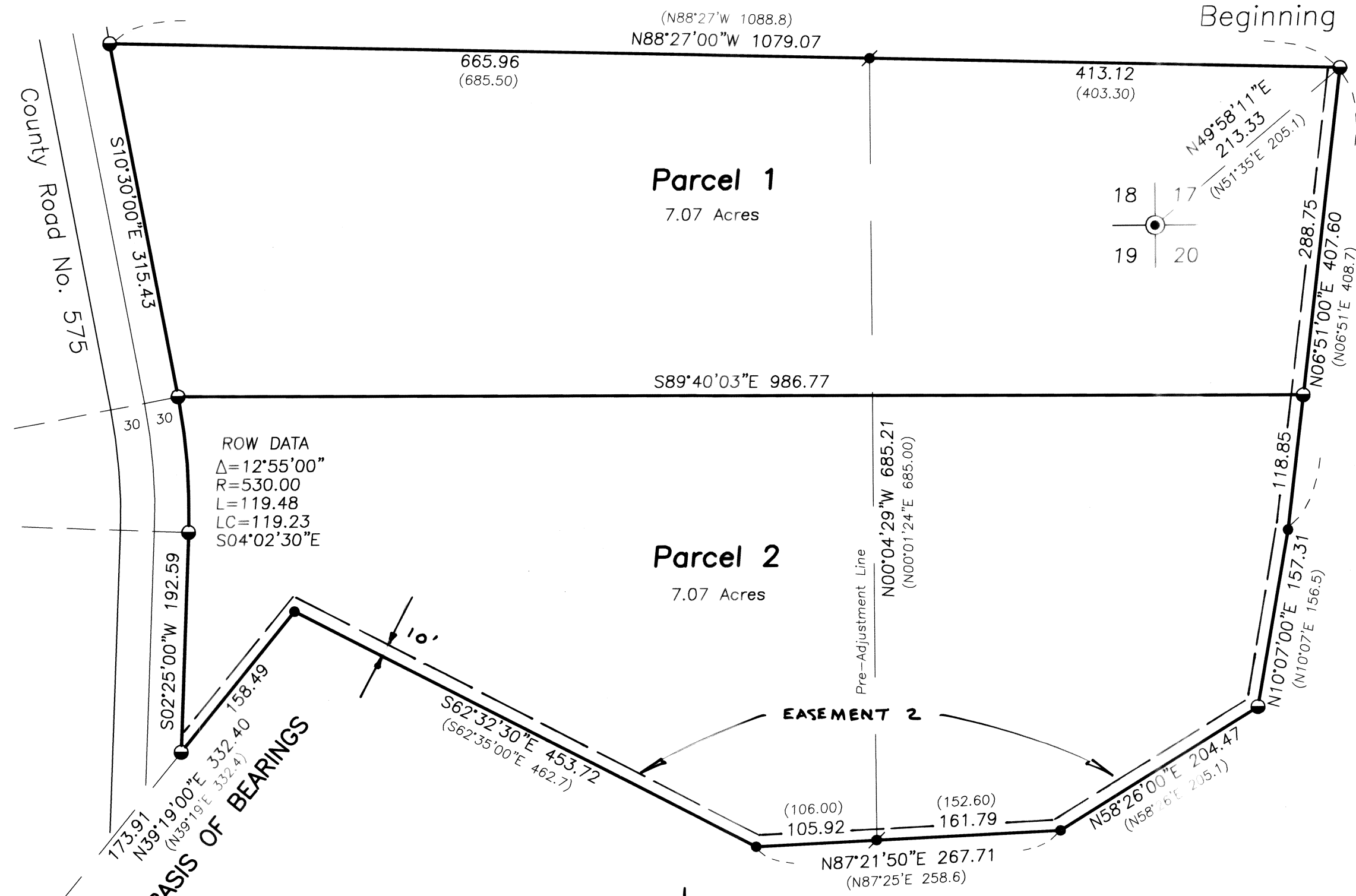
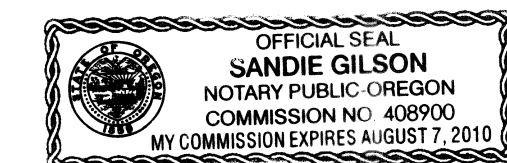
*Wendy Barnes*  
Notary Public for the State of Oregon  
My commission expires: 6/21/2010



STATE OF OREGON }  
COUNTY OF Grant } SS

Know all people by these presents on this 28 day of July, 2008, before me a Notary in and for said State and County, personally appeared Jerry Franklin and Marcia Franklin, who being first duly sworn did say that they are the identical persons named in the forgoing declaration and that they executed the same freely and voluntarily.

*S. Gibson*  
Notary Public for the State of Oregon  
My commission expires: 8/7/2010



ROW DATA  
Δ=12°55'00"  
R=530.00  
L=119.48  
LC=119.23  
S04°02'30"E

BASIS OF BEARINGS  
173.91  
N39°19'00"E 332.40  
N39°19'00"E 332.40  
S02°25'00"W 192.59

Parcel 2  
7.07 Acres

Parcel 1  
7.07 Acres

## LEGEND

- Found 2 1/2" aluminum pipe with attached 2 1/2" aluminum cap.
- Found 1" iron pin.
- Found 1/2" iron pin, see Survey No. 12-37-11.
- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC. See Survey No. 12-37-76.
- ( ) Deed record bearing and distance.
- Found monument, see record map of survey number shown in box.

Scale 1"=100'



## NARRATIVE

This survey was performed at the request of Jerry Franklin. The purpose of this survey was to partition this property into two parcels. The land is described in Instrument No. 08200168, deeds of Baker County, Oregon.

A search was made of the available records pertaining to this survey. I surveyed this property for a boundary line adjustment in August of 2007 and recorded the survey as Baker County Survey No. 12-37-76. This partition plat was prepared to comply with the Baker County Planning approval. I accept the monuments shown hereon.

## THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Public road easement, including the terms and provisions thereof, in favor of the United States of America, recorded in Instrument No. 67-14-066 and Instrument No. 67-36-033, deeds of Baker County, Oregon.
- 2) A private access easement for fishing along the ebb and flow of the reservoir in an area 10 foot in distance from the reservoir, recorded in Instrument No. 08-20-0168, deeds of Baker County, Oregon.

## APPROVALS

Approved this 12<sup>th</sup> day of Aug., 2008

*Thomas J. Humber*  
Baker County Surveyor

Approved this 12<sup>th</sup> day of August, 2008

*Holly Kerus*  
Baker County Planning Director

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

*Alice Duvfänger by Tracey Thamer*  
Baker County Assessor and Tax Collector  
Date August 13, 2008

I do hereby certify that this plat was received on the 13 day of August, 2008 at 8:30 o'clock A.M., and recorded as Land Partition Plat No. P2008-031 Baker County Records.

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

No Record Found