

B11 04 0149
PARTITION PLAT NO. P2011-001

B11 04 0150

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AN UNSURVEYED PARTITION LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON.

HANLEY ENGINEERING, INC.
 P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3903

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE, IN ACCORDANCE WITH O.R.S. CHAPTER 92, PARTITIONED INTO TWO PARCELS THE LAND DESCRIBED IN DEED NO. B04-19-0285, RECORDS OF BAKER COUNTY, OREGON. THE PARTITION IS DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 45 EAST, WILLAMETTE MERIDIAN.

SAID PARCEL CONTAINING 160.2 ACRES, MORE OR LESS.

NARRATIVE

HANLEY ENGINEERING, INC. WAS EMPLOYED BY CARROLL G. THOMPSON TO COMPLETE THE REQUIREMENTS OF THIS PARTITION. SUBJECT PARCEL IS DESCRIBED IN BAKER COUNTY DEED NO. B04-19-0285. BEARINGS AND DISTANCES ARE RECORD FROM BAKER COUNTY SURVEY NO. 7-45-19. PARTITION IS ALONG ALIQUOT PART LINES AS SHOWN.

STATEMENT OF WATER RIGHTS

The following water rights are appurtenant to this partition plat: C-34417 Primary C-39256 Primary

NOTE

Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system for each parcel.

EXISTING ROAD EASEMENTS TO U.S.D.A. FOREST SERVICE

LINE TABLE 1/ DEED 72 09 040
 50 FT WIDE EA. SIDE OF CENTER LINE.

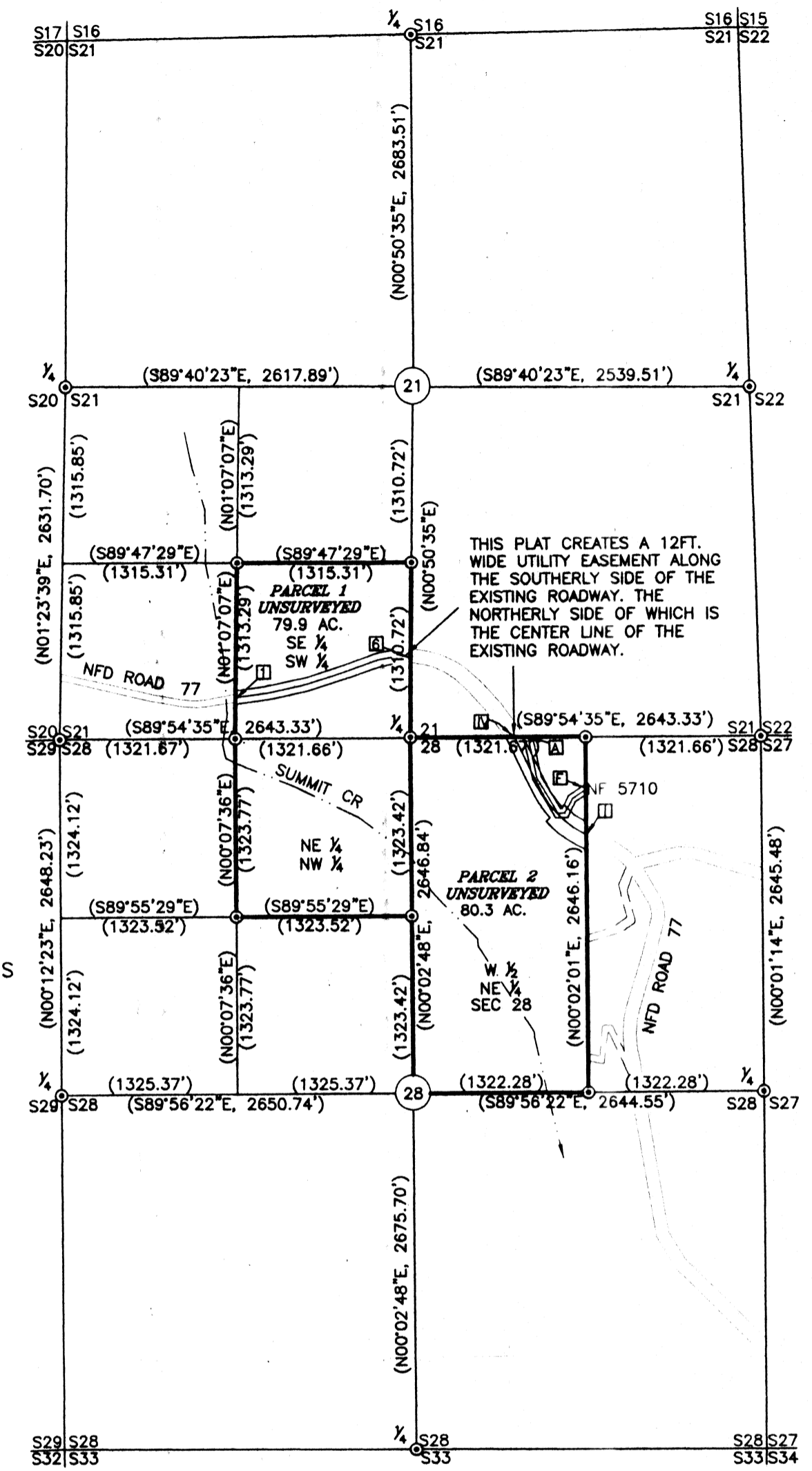
NO.	STATION	BEARING
1	226+70	S71° 49' 00" E
2	228+07	S64° 13' 00" E
3	230+04	N66° 40' 00" E
4	232+74	N61° 37' 00" E
5	237+20	S86° 23' 00" E
6	240+45	

LINE TABLE 2/ DEED 65 29 043
 66 FT. WIDE

NO.	STATION	BEARING
A	251+85	S13° 53' E
B	255+19	S27° 18' E
C	258+40	S87° 18' E
D	259+1	N42° 15' E
E	261+07	N66° 57' E
F	262+80	

LINE TABLE 3/ DEED 68 14 038
 WIDTH IS 100 FT. LEFT & 80 FT RIGHT FROM STA. 256+84 TO STA. 260+00 AND WIDTH IS 60 FT. LEFT & 60 FT. RIGHT FROM STA. 260+00 TO STA. 266+40

NO.	STATION	BEARING
I.	255+84	N66° 30' W
II.	P.C. 257+02.25	Δ=40° 38' 00" D=8' RT. R=716.20 L=507.97
III.	P.T. 262+10.22	N25° 52' W
IV.	266+40	



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CARROLL G. THOMPSON, BENITA THOMPSON AND DONALD B. THOMPSON ARE CO-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 UTILITY EASEMENTS DESCRIBED HEREON.

ELECTRICAL SERVICE DISCLOSURE

IT IS HEREBY DISCLOSED THAT AS OF THE DATE OF THE FILING OF THIS PLAT, THERE IS NO ELECTRICAL SERVICE AVAILABLE TO THE PARCELS WITHIN THIS PARTITION. EASEMENTS ARE CREATED BY THIS PLAT FOR FUTURE ELECTRICAL SERVICE, SHOULD THE TRANSMISSION LINES BE EXTENDED TO THE LAND WITHIN OR BEYOND THIS PARTITION IN THE FUTURE.

Carroll G. Thompson, Trustee
 CARROLL G. THOMPSON
 THE CARROLL AND BENITA THOMPSON 2003 LIVING TRUST

Benita Thompson, Trustee
 BENITA THOMPSON

Donald B. Thompson
 DONALD B. THOMPSON

ACKNOWLEDGMENT

ON January 24, 2011 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED CARROLL G. THOMPSON AND BENITA THOMPSON WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF Oregon }
 COUNTY OF Baker } s.s.

Deborah A Hammond
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 5-17-2

DEBORAH A HAMMOND
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 426882
 MY COMMISSION EXPIRES MAY 17, 2012

REFERENCES

- BAKER COUNTY PLANNING DECISION NO. MnP-08-14
- BAKER COUNTY SURVEY NO. 7-45-19
- BAKER COUNTY DEED NO. 65-29-043
- BAKER COUNTY DEED NO. 68-14-038
- BAKER COUNTY DEED NO. 72-09-040
- BAKER COUNTY DEED NO. B04-19-0285
- BAKER COUNTY DEED NO. B07-02-0203

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 it's laterals, feeders and sub-ditches, head gates 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 map. 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas J. Hanley
OREGON
 JULY 13, 1979
THOMAS J. HANLEY
 1817
 RENEWS JUNE 30, 2011

ACKNOWLEDGMENT

ON January 20, 2011 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED DONALD B. THOMPSON WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF Oregon }
 COUNTY OF Umatilla } s.s.

Paula Smootz
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9-11-2012

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS MINOR PARTITION PLAT.

BAKER COUNTY SURVEYOR BY: *Rick Min* DATE 1/17/11
 DEPUTY BAKER COUNTY SURVEYOR

BAKER COUNTY PLANNING BY: *[Signature]* DATE 1/24/11

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

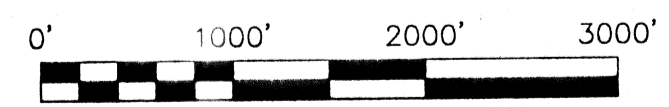
BAKER COUNTY TAX COLLECTOR BY: *Alice Durlinger* DATE 1/25/11

STATE OF Oregon }
 COUNTY OF Baker } s.s. I DO HEREBY CERTIFY THAT THIS MINOR PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 25 DAY OF Jan., 2011, AT 9:00 O'CLOCK A.M. AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: *Jamara J. Green, Co. Clerk*
by Karen Phillips, Deputy

LEGEND

- ⊙ - MONUMENT OF RECORD AS PER BAKER COUNTY SURVEY No 7-45-19.
- () - RECORD AS PER SURVEY NO. 7-45-19 BY JAMES H. HAMBLETON, FILED SEPTEMBER 26, 1978.



SCALE: 1" = 1000'