

PARTITION PLAT No. 2012-005

NE1/4 of Section 32, T7S, R46E, WM
Baker County, Oregon



LEGEND

- Found Section & 1/4 Corners
- Approximate Creek Centerline
- Approximate Road Centerline
- 60' wide Road Right-of-way lines
- Partition Lines
- Section Subdivision Lines
- Set 30" long No. 5 Rebar with yellow plastic cap marked PLS 699
- Record Bearing & Distance from [N0°15'25"W 2554.29'] Baker County Survey No. 07-46-13A

BASIS FOR BEARINGS
GPS Coordinates for quarter and section corners

NARRATIVE

The purpose of this survey was to partition two two-acre parcels from a 44.71 acre ranch at the request of Walt Dillman.

To survey the two small parcels it was necessary to find the Northeast section corner and the East and West 1/4 corners of Section 32. The corners between Sections 32 and 33 were monumented by Bill Hanley in 1979 during Survey No. 7-46-13A and found by me to be in good condition. However the centerline of Slaughterhouse Road is not the section line as is common, but it follows a line 7 feet West of the East 1/4 corner to a point 10 feet West of the Northeast section corner as per a deed to Baker County in Book 173, on Page 396. Other surveys in the area have seemed to overlook this deed. I did not search for the monuments set by Survey No. 7-46-2 on the North side of the new Parcel 3 because it is an unsurveyed parcel.

The West 1/4 corner of Section 32 presently does not have any recorded documentation other than the GLO field notes. The field notes state there was a 6" Alder and a 60" Pine bearing trees. The Alder is gone, but a large stump that stands about 6' tall was found. Due to the rotting of the sap wood the stump diameter is a little smaller, but is still a large stump. Trees of this diameter were not common in this area. Some chopping marks were found, but no scribing was visible. At a fence corner about 3 feet Easterly of the stump a 3/8" galvanized bolt was found similar to the ones used by early surveyors Harry Swan and Philo Anderson in the early to mid 1900s. There is a good chance the bolt was set by one of these surveyors and I accept it as representing this quarter corner. I set a 30" long No. 5 rebar with a yellow plastic cap marked PLS 699 alongside of the bolt.

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, completed this survey on March 15, 2012, do hereby certify that I have correctly surveyed and marked with proper monuments, including an Initial Point as shown, in accordance with ORS Chapter 92 the lands as represented and that the information shown on this map is correct to the best of my knowledge.

The lands being partitioned are more fully described as the SE1/4NE1/4 and the South 198 feet of the NE1/4NE1/4 all of Section 32, T7S, R46E, WM, Baker County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

Leland Lee Myers

OREGON
JULY 9, 1965
LELAND LEE MYERS
699
Renewal Date 1/1/13

Found 5/8" galvanized bolt set at a fence corner from which a large pine tree stump bears N75°W, 4 links which has some chop marks on it but no visible scribing

East Pine Creek

Boulder Park Road
Found No. 5 Rebar with Yellow Plastic Cap marked Hanley Engr.

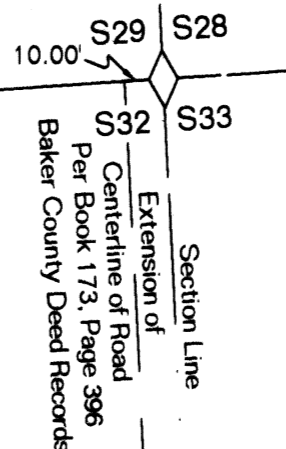
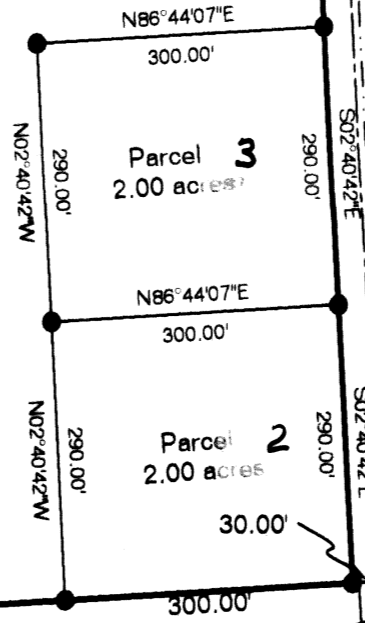
See Baker County Survey No. 7-46-2
NE1/4NE1/4

South 198 feet of the NE1/4NE1/4

Note 1: There are no known easements on the plat, but language is provided in the declaration to provide a use right in the event of a future discovery.

Note 2: Sewage disposal for Parcel 1 (parent parcel) shall be provided by a DEQ approved sanitary sewage disposal system.

Unsurveyed Parcel 1
40.71 acres by tax map
SE1/4NE1/4



Scale: 1" = 50'
Detail

DECLARATION

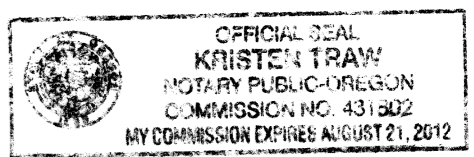
We, Walter L. Dillman and Ronda A. Dillman, husband and wife, do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. We further grant a 40' wide (20' each side) irrigation ditch easement for any ditches as may be currently constructed or reconstructed on this property for any existing water rights of record and grant access for the purpose of maintaining these delivery systems and regulating the water flow to provide uninterrupted flow of the proper quantity of water to downstream water right holders.

Walter L. Dillman Ronda A. Dillman

STATE OF OREGON }
COUNTY OF BAKER } ss

Signed and sworn to before me on Aug 16, 2012, by Walter L. Dillman and Ronda A. Dillman, husband and wife.

Kristina
My Commission Expires 8/21/12



APPROVALS

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

John G. Hanley 8-16-2012
Baker County Surveyor Date

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

Holly 9/5/12
Baker County Planning Director Date

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

Shirley 9-5-12
Baker County Treasurer Date

STATE OF OREGON }
COUNTY OF BAKER } ss

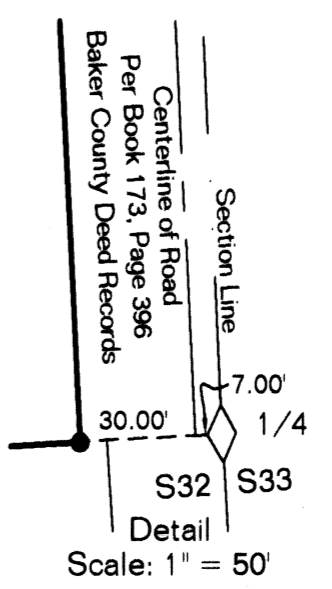
I do hereby certify that the attached partition was received for recording on the 7th day of September, 2012,

at 3:55 o'clock P.M. as Slide No. C-173

Fee 66.00 Instrument No. B12 36 0081

Samara
Baker County Clerk

Karen Phillips
Deputy



Scale: 1" = 50'
Detail

FILED _____
BAKER COUNTY SURVEYOR
SURVEY No. _____