

12 7  
13 18  
7.8S., R.41E.  
7.8S., R.42E.

B12 41 0409

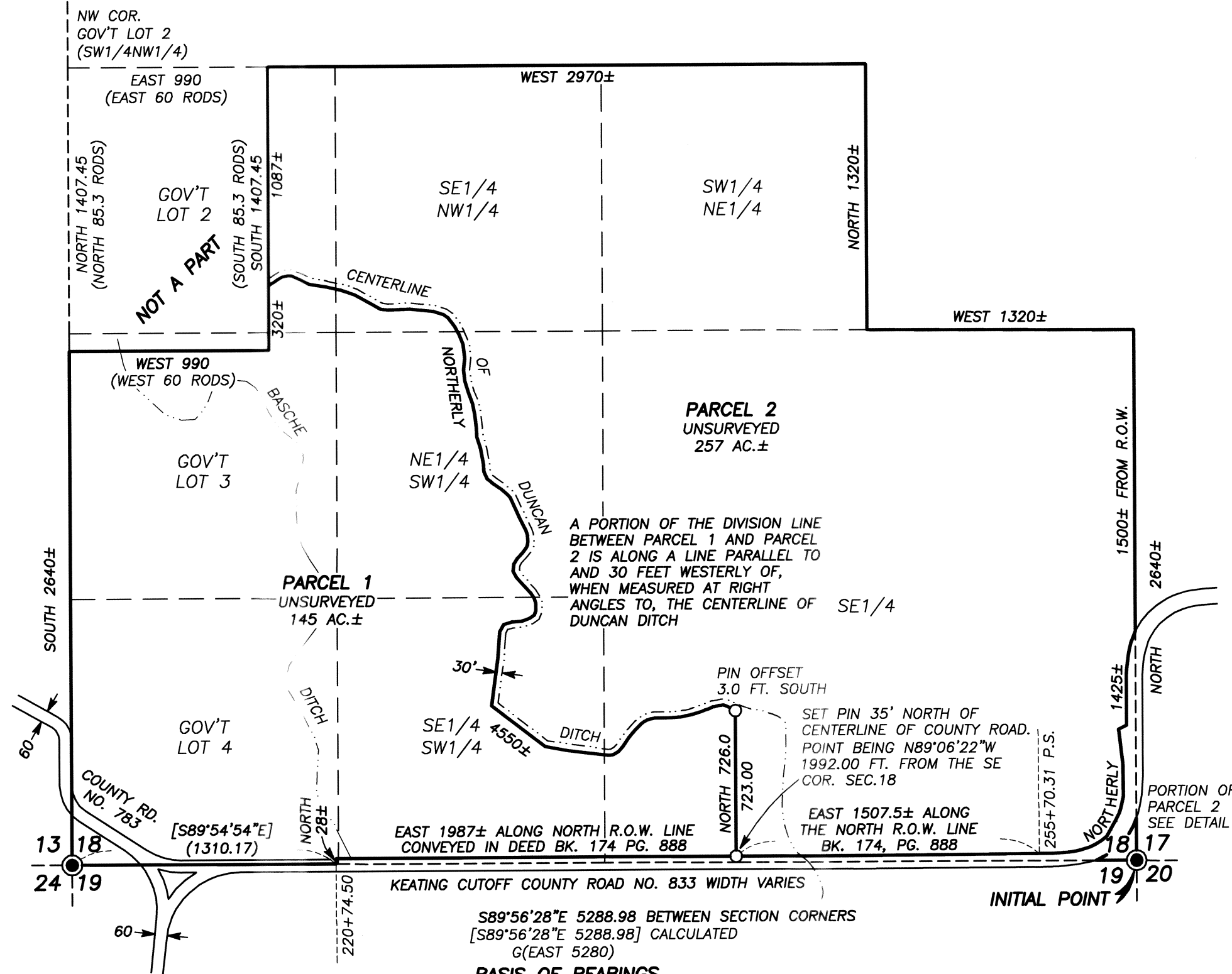
B12 41 0410

B12 41 0411

### SURVEYOR'S CERTIFICATE

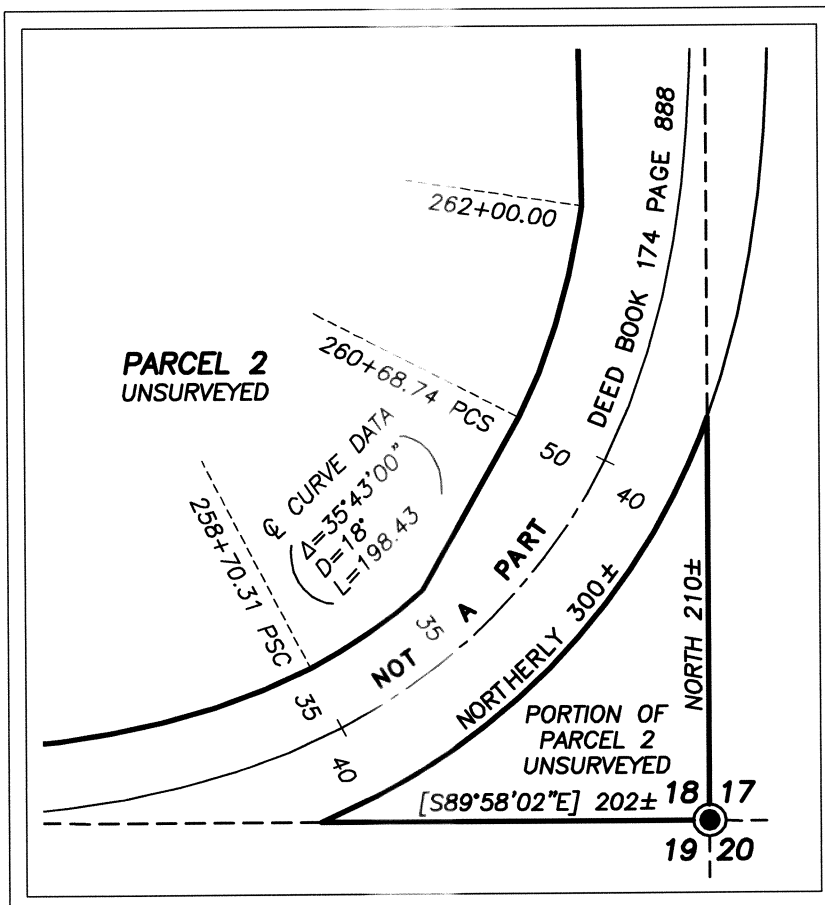
# LAND PARTITION PLAT NO. P2012-006

SITUATED IN THE NE1/4, SE1/4, SW1/4 AND THE NW1/4 SECTION 18,  
T.8S., R.42E., W.M., BAKER COUNTY, OREGON  
SURVEY COMPLETED AUGUST 17, 2012



### DETAIL

SCALE: 1"=100'



### NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF CLAIR PICKARD. THE PURPOSE WAS TO DIVIDE MR. PICKARD'S PROPERTY INTO TWO PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE POSITIONS OF THE SW AND SE CORNERS OF SECTION 18 WERE ESTABLISHED IN RECORD SURVEY NO. 8-42-3, AND THEN LATER REMONUMENTED BY THE COUNTY SURVEYOR IN 1995. I RECOVERED BOTH OF THESE MONUMENTS DURING THIS SURVEY.

I SET MONUMENTS ALONG A PORTION OF THE DIVISION LINE BETWEEN PARCELS 1 AND 2, AS DIRECTED BY MR. PICKARD. THE REMAINDER OF THE DIVISION LINE IS ALONG A LINE PARALLEL TO AND 30 FEET FROM THE CENTERLINE OF DUNCAN DITCH. I DID NOT SURVEY THIS LINE. THE APPROXIMATE LOCATION IS SHOWN HEREON.

THE LOCATIONS OF DITCHES, ROADS AND UNSURVEYED LINES SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON EXECUTION OF A SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason L. Hatfield*

OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454  
EXPIRES: 6/30/2013

### REFERENCES

RECORD MAP OF SURVEY NO. 8-46-3  
DEED RECORD INSTRUMENT NO. B12 23 0035  
DEED RECORD BOOK 174 PAGE 888  
ELKHORN TITLE COMPANY FILE NO.'S 19786 & 19913  
OREGON HIGHWAY DEPT. DRAWING 88-30-17  
SEWAGE DISPOSAL FOR ANY FUTURE DEVELOPMENT SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

### BASIS OF BEARINGS

RECORD SURVEY NO. 8-42-3  
BETWEEN FOUND MONUMENTS AT THE SW AND SE CORNERS OF SECTION 18, T.8S., R.42E. AS SHOWN

### LEGEND

- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BAKER COUNTY SURVEYOR BRASS CAP DATED 1995
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- ( ) DEED RECORD BEARING AND DISTANCE
- G ( ) GLO RECORD BEARING AND DISTANCE
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-42-3

### APPROVALS

APPROVED THIS 24<sup>TH</sup> DAY OF Sept., 2012  
*Thomas S. Hurlay*  
BAKER COUNTY SURVEYOR

APPROVED THIS 4<sup>TH</sup> DAY OF October, 2012  
*Wm. E. Bennett*  
BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*Alex Newlin*  
BAKER COUNTY TAX COLLECTOR  
DATE: 10/17/12

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 17 DAY OF October, 2012 AT 3:59 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P2012-006, BAKER COUNTY RECORDS.

*Damara J. Green, Co Clerk*  
BAKER COUNTY CLERK  
*Karen Phillips, Deputy*



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
2101 MAIN STREET, STE 223 BAKER CITY, OREGON  
541-575-1251 • 800-699-0516

LAND PARTITION  
SITUATED IN THE NE1/4, SE1/4, SW1/4 AND THE NW1/4 SECTION 18, T.8S., R.42E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR	CLAIR PICKARD	
SURVEYED BY	JLH	8/17/2012
SCALE: 1"=600'	DRAWN BY: JLH	

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, A PORTION OF THE DIVISION LINE BETWEEN PARCELS 1 AND 2, AND THAT I DID NOT SURVEY THE REMAINING BOUNDARIES OF PARCELS 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 8 S., R. 42 E., W.M.

SECTION 18: GOVERNMENT LOTS 2, 3 AND 4, SE1/4NW1/4, SW1/4NE1/4, E1/2SW1/4 AND THE SE1/4. EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NW CORNER OF THE SW1/4NW1/4 OF SAID SECTION 18:  
THENCE EAST 60 RODS;  
THENCE SOUTH 85.3 RODS;  
THENCE WEST 60 RODS;  
THENCE NORTH 85.3 RODS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO BAKER COUNTY FOR ROAD BY DEED RECORDED JUNE 23, 1964, IN DEED BOOK 174, PAGE 888.

THIS PARTITION CONTAINS 402 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF SECTION 18, T.8S., R.42E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

### SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE UTILITY EASEMENT GRANTED TO EASTERN OREGON DEVELOPMENT COMPANY BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 26, 1928, IN DEED BOOK 111, PAGE 245, OVER THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, T.8S., R.42E., W.M. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- PRIVATE EASEMENT FOR PIPELINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY THE SPENCER FAMILY, LLC, AN OREGON LIMITED LIABILITY COMPANY, TO ROBERT LOWRY AND VIRGINIA LOWRY, CO-TRUSTEES OF THE LOWRY FAMILY TRUST U/A/D 12/03/01, RECORDED APRIL 2, 2008, IN BOOK 08 14 0292, OVER THE SOUTHEAST QUARTER OF SECTION 18, T.8S., R.42E., W.M. SAID EASEMENT BEING 15 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

### STATEMENT OF WATER RIGHTS

THERE ARE WATER RIGHTS APPURTENANT TO THIS PARTITION AS LISTED UNDER CERTIFICATES C-45355, C-74040 AND C-77325

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CLAIR H. PICKARD AND PATRICIA A. PICKARD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

WE DO HEREBY GRANT TO THOSE WITH A LEGAL WATER RIGHT FOR IRRIGATION BEYOND THE BOUNDARY OF SAID PARCELS FED BY ANY EXISTING IMPROVED DITCH, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR IT AND IT'S 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. 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.

*Clair H. Pickard*  
CLAIR H. PICKARD

*Patricia A. Pickard*  
PATRICIA A. PICKARD

### ACKNOWLEDGMENT

STATE OF OREGON } SS  
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 28, 2012, BY CLAIR H. PICKARD AND PATRICIA A. PICKARD, HUSBAND AND WIFE.

*Karla J. Price*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 11-20-15

