

PARTITION PLAT NO. 2015 - 002

PARTITIONING OF THE W1/2SW1/4 OF SECTION 28 AND THE E1/2SE1/4 OF SECTION 29, T6S, R44E, WM, BAKER COUNTY, OREGON



BASIS FOR BEARINGS
BAKER COUNTY SURVEY NO. 6-44-0086

REFERENCES

- R1 - EAST EAGLE PERUN CADASTRAL SURVEY BAKER COUNTY SURVEY NO. 6-44-0086, BY PLS 2367, FILED NOVEMBER 26, 2008.
- R2 - EAST EAGLE CADASTRAL SURVEY BAKER COUNTY SURVEY NO. 6-44-0013, BY PLS 1639, FILED APRIL 28, 1986.
- R3 - SURVEY OF PARCEL FOR BISON BAKER COUNTY SURVEY NO. 6-44-0069, BY PLS 1099, FILED FEBRUARY 4, 1988.
- R4 - STATUTORY BARGAIN AND SALE DEED RECORDED NOVEMBER 28, 2006 IN DOCUMENT NO. B06-48-0064, BAKER COUNTY DEED RECORDS.
- R5 - RIGHT-OF-WAY EASEMENT DEED DATED FEBRUARY 9, 1966 IN DOCUMENT NO. 66-06-040, BAKER COUNTY DEED RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN B06 48 0063, BAKER COUNTY RECORDS, BEING SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 44 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, AND TO PARTITION SAID PARCEL INTO THREE PARCELS, AT THE REQUEST OF CHARY MIRES, LINDA TRIPLETT AND JAMES STAGGS WEBER.

A RIGHT-OF-WAY EASEMENT DEED WAS RECORDED IN 1966 FOR THE EXISTING FOREST ROAD, SAID DEED CALLED FOR A VARIABLE WIDTH. A 60' WIDE EASEMENT IS BEING CREATED HERE FOR THE ROAD, THE TELEPHONE UTILITY AND ANY OTHER UTILITIES THAT MAY BE NEEDED IN THE FUTURE. THE CREATED ACCESS EASEMENT REFLECTS THE RIGHTS OF THE PARTIES IN CONJUNCTION WITH SAID 1966 DEED. MONUMENTS WERE FOUND AND HELD, AS SHOWN HEREON. MONUMENTS WERE SET TO MARK THE BOUNDARIES OF THE PARTITIONED PARCELS, AS SHOWN.

NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

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 DECEMBER 1, 2014, AND DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON. THE BRASS CAPPED PIPE FOUND AT THE EAST QUARTER CORNER OF SECTION 29 WAS ACCEPTED AS THE INITIAL POINT, AS SHOWN, AND DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS IN ACCORDANCE WITH ORS CHAPTER 92, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

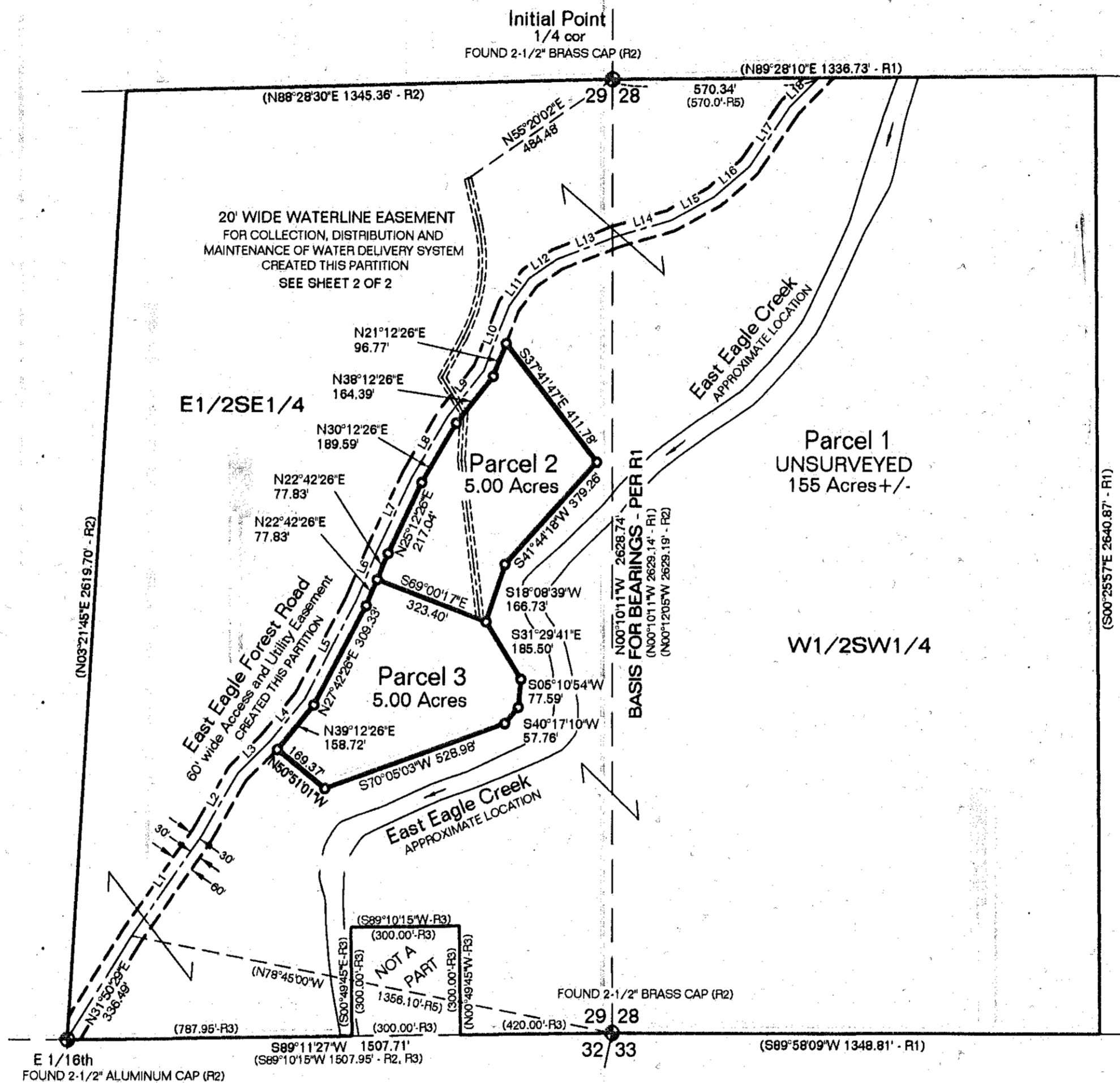
THE LANDS BEING PARTITIONED ARE MORE FULLY DESCRIBED AS FOLLOWS:

THE W1/2SW1/4 SECTION 28 AND THE E1/2SE1/4 SECTION 29, TOWNSHIP 6 SOUTH, RANGE 44 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL, TO WIT:

BEGINNING AT A POINT 720 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 29, THENCE NORTH 300 FEET, THENCE EAST 300 FEET, THENCE SOUTH 300 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING.

CONTAINING 185 ACRES, MORE OR LESS.

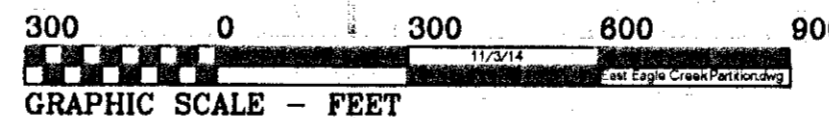


East Eagle Forest Road Centerline

Course	Bearing	Distance
L1	N34°42'26"E	360.00'
L2	N29°42'26"E	360' - R5)
L3	N45°42'26"E	177.00'
L4	N39°12'26"E	177' - R5)
L5	N45°42'26"E	121.00'
L6	N39°12'26"E	121' - R5)
L7	N27°42'26"E	154.00'
L8	N27°42'26"E	154' - R5)
L9	N27°42'26"E	305.00'
L10	N28°00'E	305' - R5)
L11	N27°42'26"E	155.00'
L12	N27°42'26"E	155' - R5)
L13	N25°12'26"E	219.00'
L14	N25°12'26"E	219' - R5)
L15	N30°12'26"E	193.00'
L16	N30°12'26"E	193' - R5)
L17	N38°12'26"E	162.00'
L18	N38°12'26"E	162' - R5)
L19	N21°12'26"E	193.00'
L20	N21°12'26"E	193' - R5)
L21	N21°30'E	94.00'
L22	N21°30'E	94' - R5)
L23	N55°42'26"E	93.00'
L24	N55°42'26"E	93' - R5)
L25	N68°42'26"E	175.00'
L26	N68°42'26"E	175' - R5)
L27	N73°42'26"E	158.00'
L28	N73°42'26"E	158' - R5)
L29	N74°00'E	136.00'
L30	N74°00'E	136' - R5)
L31	N49°12'26"E	129.00'
L32	N49°12'26"E	129' - R5)
L33	N34°12'26"E	199.00'
L34	N34°12'26"E	199' - R5)
L35	N44°12'26"E	112.00'
L36	N44°12'26"E	112' - R5)

LEGEND

- ◆ FOUND MONUMENT AS DESCRIBED
- SET 30" LONG NO. 5 REBAR WITH YELLOW PLS 699 PLASTIC CAP
- (....) RECORD DISTANCE & BEARINGS PER REFERENCES



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland Lee Myers

OREGON
JULY 9, 1965
LELAND LEE MYERS
699
Renewal Date 1/1/17

SEWAGE DISPOSAL NOTE:
SEWAGE DISPOSAL FOR PARCELS 1, 2 AND 3 SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM FOR ANY FUTURE DEVELOPMENT.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 3rd DAY OF March, 2015, AT 1:30 O'CLOCK P.M. AS SLIDE NO. 6-198, FEE 61 INSTRUMENT NO. B1509-0179.

Cindy Carpenter
BAKER COUNTY CLERK

Karen Phillips, Deputy
DEPUTY

SHEET 1 OF 2

FILED
BAKER COUNTY SURVEYOR
SURVEY No. 6-44