

# HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

## PARTITION PLAT NO. P2015-004

AN UNSURVEYED PARTITION LOCATED IN SECTION 33,  
TOWNSHIP 7 SOUTH, RANGE 44 EAST, WILLAMETTE  
MERIDIAN, BAKER COUNTY, OREGON

MARCH, 2015

### SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly partitioned into two parcels the land described in Baker County Deed No. 94 46 075, in accordance with O.R.S. Chapter 92. The boundary of the partition is described as follows:

The S<sup>1</sup>/<sub>2</sub> of the NW <sup>1</sup>/<sub>4</sub> and the E<sup>1</sup>/<sub>2</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 33, Township 7 South, Range 44 East, Willamette Meridian.

Said Parcel containing 160 acres, more or less.

### NARRATIVE

The purpose of this partition plat for Ralph E. and Alice L. Ward and the Alvin and Lois Ward Family Trust is to partition the above described land into two parcels. Baker County Deed 94 46 075 provided the property description for the subject property. Partition is to be at aliquot part lines as shown.

### DECLARATION

Know all people by these presents that Ralph E. and Alice L. Ward and Alvin C. and Lois Ann Ward, trustees of the Alvin and Lois Ward Family Trust, are the 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.

*Ralph E. Ward*  
Ralph E. Ward

*Alice L. Ward*  
Alice L. Ward

*Alvin C. Ward*  
Alvin C. Ward, trustee

*Lois Ann Ward*  
Lois Ann Ward, trustee

### ACKNOWLEDGMENT

State of OREGON } S.S.  
County of BAKER }

On April 1, 2015 before me did personally appear the within named Ralph E. Ward and Alice L. Ward who acknowledged to me that they executed the same freely and voluntarily.



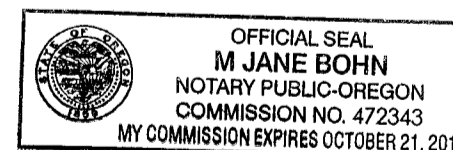
*M. Jane Bohn*  
NOTARY PUBLIC

My Commission Expires 10-21-2016

### ACKNOWLEDGMENT

State of OREGON } S.S.  
County of BAKER }

On April 1, 2015 before me did personally appear the within named Alvin C. and Lois Ann Ward, trustees of the Alvin and Lois Ward Family Trust, who acknowledged to me that they executed the same freely and voluntarily.



*M. Jane Bohn*  
NOTARY PUBLIC

My Commission Expires 10-21-2016

### APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat.

Baker County Surveyor by: *Nick G. Miller*; Date MARCH 26 2015.

Baker County Planning by: *Holly*; Date April 3, 2015.

I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: *Alice Duffinger*; Date April 4 2015.

State of } S.S.  
County of }

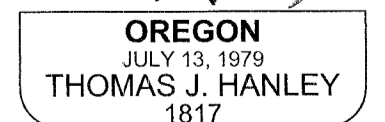
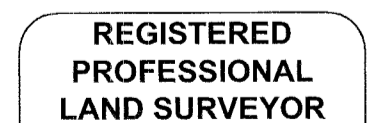
I do hereby certify that this minor partition plat was received for recording on the 7<sup>th</sup> day of April, 2015 at 2:30 o'clock A.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Cindy Carpenter Co. Clerk*  
*by Karen Phillips, Deputy*

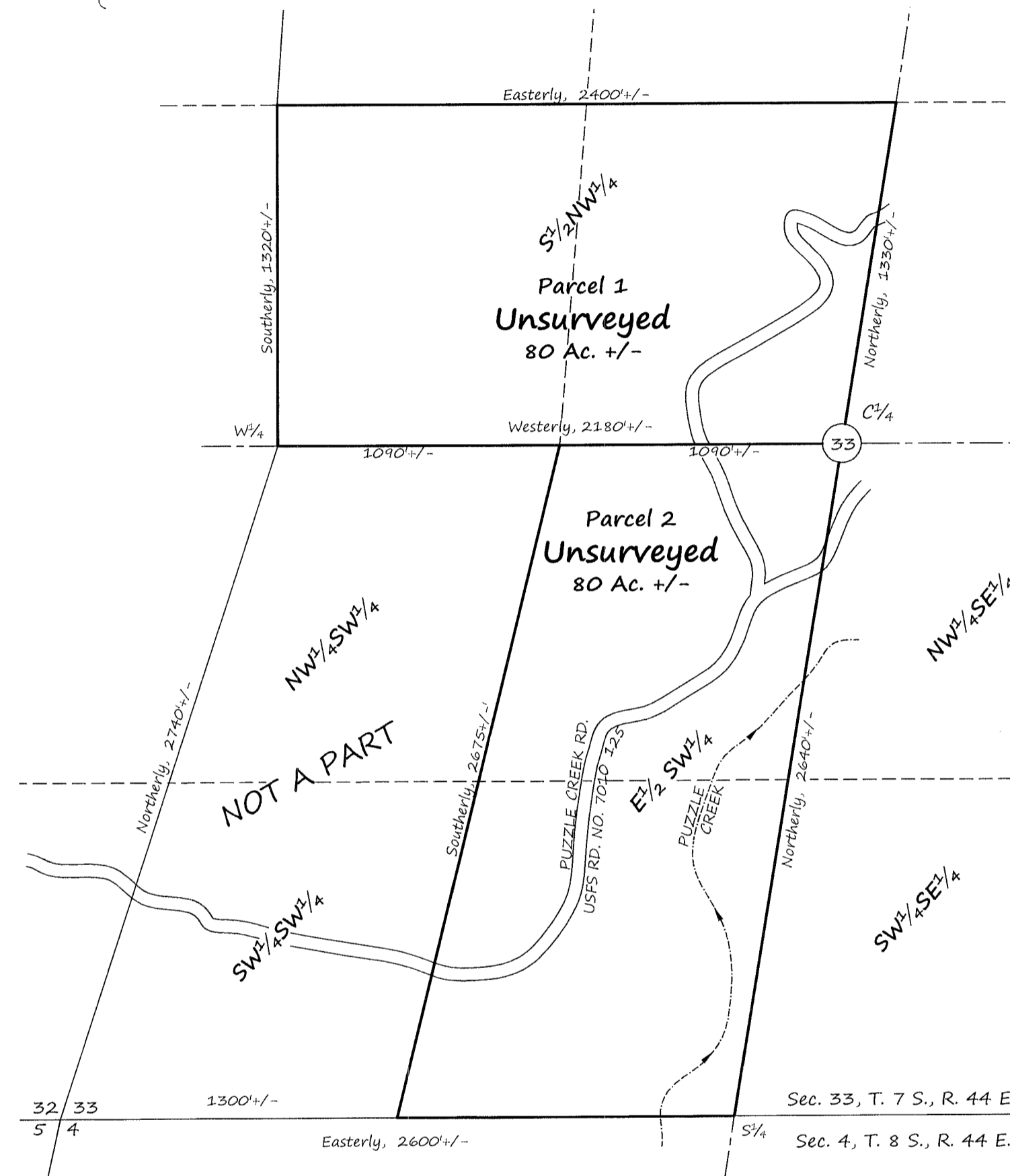
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### EASEMENTS/ EXCEPTIONS

1. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) Water rights, claims or title to water, whether or not the matters excepted under (A), (B) or (C) are shown by the public records.
2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the mean high water mark of the creek crossing said property.
3. Easement granted to Oregon Electric Power Company, including the terms and provisions thereof, recorded February 26, 1910, in Deed Bk. 72 Pg. 41. Exact location not given. Not located or tied in field.



Renews June 30, 2015



#### NOTE:

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

#### REFERENCES

Baker Co. Deed	Bk. 72 Pg. 41
Baker Co. Deed	Bk. 164 Pg. 456
Baker Co. Deed No.	94 46 075
Baker Co. Deed No.	97 23 080
Baker Co. Staff Report	MNP-15-002
Elkhorn Title Report No.	15-20824