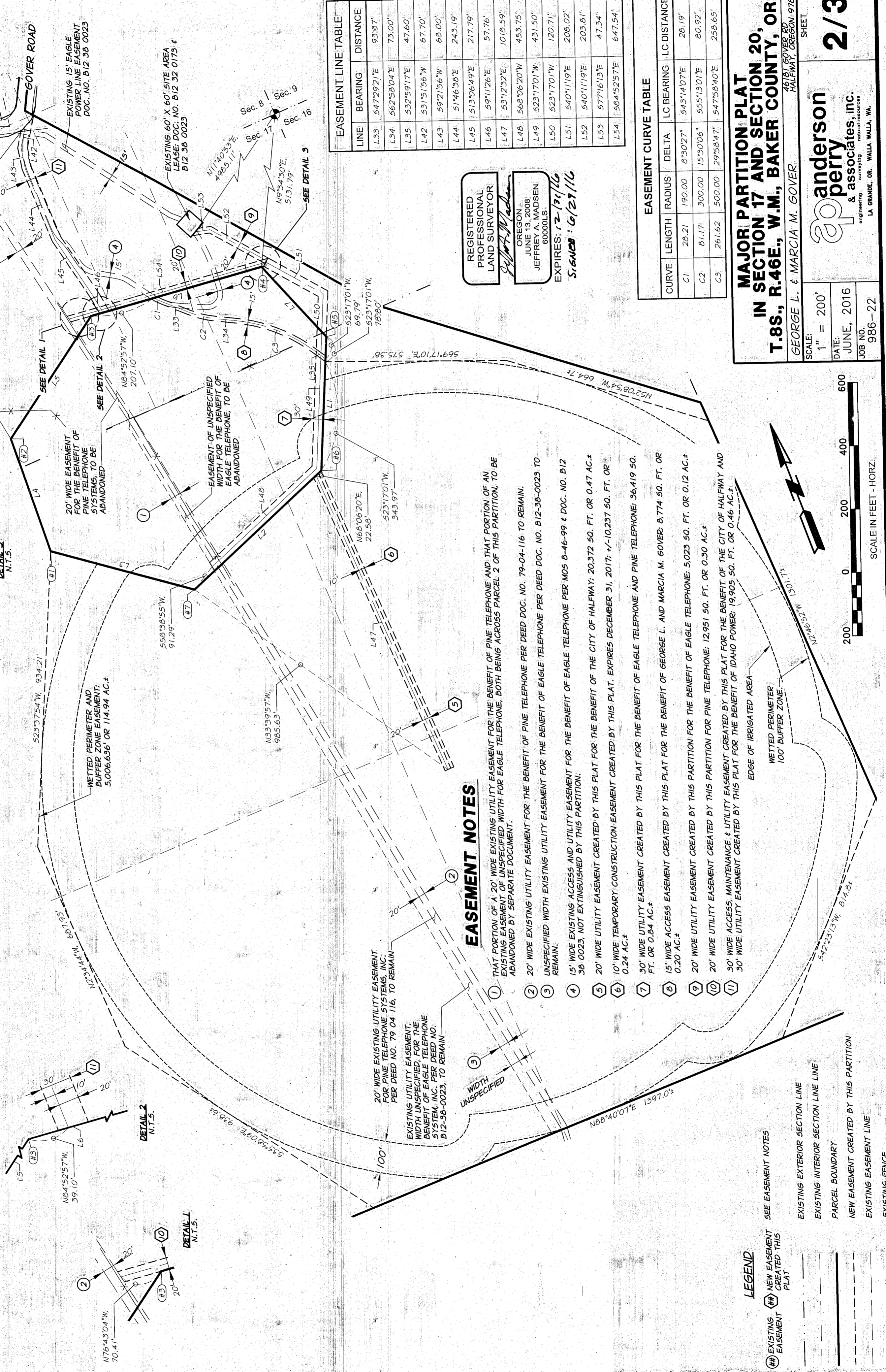


# MAJOR PARTITION PLAT NO. P2016-004

LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THE WEST 1/2 OF THE SOUTHWEST 1/4; THE NORTH 1/2 OF THE SOUTHWEST 1/4; THE SOUTH 1/2 OF THE NORTHWEST 1/4; THE SOUTHWEST 1/4 OF SECTION 17, NORTHEAST 1/4 OF THE NORTHWEST 1/4; THE SOUTHEAST 1/4 OF SECTION 20 IN TOWNSHIP 8 SOUTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON  
TAX LOTS 0854617 700, 1000, 1100 & 085466 3200



LINE	BEARING	DISTANCE
L33	S47°29'21"E	93.37'
L34	S62°58'04"E	73.00'
L35	S32°59'17"E	47.60'
L42	S31°51'56"W	67.70'
L43	S9°21'56"W	68.00'
L44	S1°46'38"E	243.19'
L45	S13°06'49"E	217.79'
L46	S9°11'26"E	57.76'
L47	S31°23'22"E	1018.59'
L48	S68°06'20"W	453.75'
L49	S23°17'01"W	431.50'
L50	S23°17'01"W	120.71'
L51	S40°11'19"E	208.02'
L52	S40°11'19"E	203.81'
L53	S77°16'13"E	47.34'
L54	S84°52'57"E	647.54'

CURVE	LENGTH	RADIUS	DELTA	LC BEARING	LC DISTANCE
C1	28.21	190.00	8°30'27"	S43°14'07"E	28.19'
C2	81.17	300.00	15°30'06"	S55°13'01"E	80.92'
C3	261.62	500.00	29°56'47"	S47°58'40"E	258.65'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jeffrey A. Nadsen*  
 OREGON  
 JUNE 13, 2008  
 JEFFREY A. NADSEN  
 80000LS  
 EXPIRES: 12-31-16  
 SIGNATURE: 6/27/16

### EASEMENT NOTES

- THAT PORTION OF A 20' WIDE EXISTING UTILITY EASEMENT FOR THE BENEFIT OF PINE TELEPHONE AND THAT PORTION OF AN EXISTING EASEMENT OF UNSPECIFIED WIDTH FOR EAGLE TELEPHONE, BOTH BEING ACROSS PARCEL 2 OF THIS PARTITION, TO BE ABANDONED BY SEPARATE DOCUMENT.
- 20' WIDE EXISTING UTILITY EASEMENT FOR THE BENEFIT OF PINE TELEPHONE PER DEED DOC. NO. 79-04-116 TO REMAIN.
- UNSPECIFIED WIDTH EXISTING UTILITY EASEMENT FOR THE BENEFIT OF EAGLE TELEPHONE PER DEED DOC. NO. B12-38-0023 TO REMAIN.
- 15' WIDE EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF EAGLE TELEPHONE PER MOS 8-46-99 & DOC. NO. B12-38-0023, NOT EXTINGUISHED BY THIS PARTITION.
- 20' WIDE UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF THE CITY OF HALFWAY; 20.372 SQ. FT. OR 0.47 AC.±
- 10' WIDE TEMPORARY CONSTRUCTION EASEMENT CREATED BY THIS PLAT, EXPIRES DECEMBER 31, 2017; 17-10,237 SQ. FT. OR 0.24 AC.±
- 30' WIDE UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF EAGLE TELEPHONE AND PINE TELEPHONE; 36,419 SQ. FT. OR 0.84 AC.±
- 15' WIDE ACCESS EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF GEORGE L. AND MARCIA M. GOVER; 8,774 SQ. FT. OR 0.20 AC.±
- 20' WIDE UTILITY EASEMENT CREATED BY THIS PARTITION FOR THE BENEFIT OF EAGLE TELEPHONE; 5,023 SQ. FT. OR 0.12 AC.±
- 20' WIDE UTILITY EASEMENT CREATED BY THIS PARTITION FOR PINE TELEPHONE; 12,951 SQ. FT. OR 0.30 AC.±
- 30' WIDE ACCESS, MAINTENANCE & UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF THE CITY OF HALFWAY AND 30' WIDE UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF IDAHO POWER; 19,905 SQ. FT. OR 0.46 AC.±

- LEGEND**
- EXISTING EASEMENT
  - NEW EASEMENT CREATED THIS PLAT
  - SEE EASEMENT NOTES
  - EXISTING EXTERIOR SECTION LINE
  - EXISTING INTERIOR SECTION LINE
  - PARCEL BOUNDARY
  - NEW EASEMENT CREATED BY THIS PARTITION
  - EXISTING EASEMENT LINE
  - EXISTING FENCE

**MAJOR PARTITION PLAT  
 IN SECTION 17 AND SECTION 20,  
 T.8S., R.46E., W.M., BAKER COUNTY, OR.**

GEORGE L. & MARCIA M. GOVER  
 46181 GOVER RD.  
 HALFWAY, OREGON 97834

**anderson  
 perry  
 & associates, inc.**  
 engineering surveying natural resources  
 LA GRANDE, OR. WALLA WALLA, WA.

SCALE: 1" = 200'  
 DATE: JUNE, 2016  
 JOB NO. 986-22

SHEET 2/3

