

# MAJOR PARTITION PLAT NO. P2016-004

LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 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; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THE SOUTHWEST 1/4 OF SECTION 20 IN TOWNSHIP 8 SOUTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON TAX LOTS 0834617 700, 1000, 1100 & 083466 3200

## SURVEYOR'S CERTIFICATE

I, JEFFREY A. MADSEN, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92. SAID LAND IS A DIVISION OF A COMBINED PARCEL VESTED IN GEORGE L. AND MARCIA M. GOVER IN TOWNSHIP 8 SOUTH, RANGE 46 EAST W.M. THAT INCLUDES THE FOLLOWING DEEDS: CORRECTION AND CONVEYANCE DEED, RECORDED NOVEMBER 14, 1991 AS DEED 91 46 092; THAT BARGAIN AND SALE DEED RECORDED IN DOCUMENT 04316, NOVEMBER 14, 1991, AS DEED 91 46 096; THAT BARGAIN AND SALE DEED TO ESTABLISH AN ADJUSTED LOT LINE RECORDED MARCH 12, 2012 AS DEED NO. B12 10 0092; THAT BARGAIN AND SALE DEED TO ESTABLISH AN ADJUSTED LOT LINE RECORDED MARCH 12, 2012 AS DEED NO. B12 10 0104, ALL IN BAKER COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**SECTION 17:** THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER EXCEPTING THEREFROM THE FOLLOWING: ALL THAT PORTION OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTHEASTERLY OF GOVER COUNTY ROAD 1028.

A PARCEL IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 67.97 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE SOUTHWESTERLY 868.35 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17, AT A POINT APPROXIMATELY 522.04 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND THE POINT OF BEGINNING; THENCE WEST 522.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A PARCEL IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 34 RODS, MORE OR LESS, TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED RECORDED JUNE 25, 1927, IN DEED BOOK 106, PAGE 176, RECORDS OF BAKER COUNTY, OREGON; THENCE WEST 80 RODS TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 34 RODS, MORE OR LESS, ALONG SAID WEST LINE, TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST 80 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.

A PARCEL IN THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 17, 4.50 CHAINS EAST OF THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, SAID TOWNSHIP AND RANGE; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, BEING THE CENTER OF THE COUNTY ROAD, 12.86 CHAINS; THENCE SOUTH, AT RIGHT ANGLES, 19.65 CHAINS TO THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER; THENCE WEST ALONG SAID SOUTH LINE 12.98 CHAINS ALONG SAID SOUTH LINE TO A POINT 18 RODS EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN DEED RECORDED FEBRUARY 28, 1967, IN DEED 67 09 015; THENCE NORTH 19.65 CHAINS ALONG THE EAST LINE OF THE TRACT DESCRIBED IN SAID DEED TO THE POINT OF BEGINNING.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

**PARCEL 1:** ALL THAT PORTION OF THE NORTH 20 RODS OF THE EAST 16 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, LYING SOUTHEASTERLY OF GOVER COUNTY ROAD 1028.

**PARCEL 2:** A PARCEL BEGINNING AT A POINT 20 RODS SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 312.65 FEET, MORE OR LESS, TO ITS INTERSECTION OF AN EXISTING FENCE; THENCE NORTHWESTERLY ALONG SAID FENCE LINE 390.94 FEET, MORE OR LESS, TO A POINT 20 RODS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ON A LINE 20 RODS SOUTH OF SAID NORTH LINE 222.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**SECTION 20:** THE EAST HALF OF THE NORTHWEST QUARTER, THE WEST HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

**PARCEL 1:** COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE WEST 20 RODS AND 4 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTHEASTERLY, 24 RODS, MORE OR LESS, DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 13 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL 2:** BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE WEST 20 RODS 4 FEET TO THE CENTER OF THE OLD COUNTY ROAD RIGHT OF WAY, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST 461.05 FEET, MORE OR LESS, TO AN EXISTING FENCE LINE; THENCE SOUTHEASTERLY ALONG SAID EXISTING FENCE LINE 1052.65 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 20, APPROXIMATELY 685.36 FEET SOUTH OF THE NORTH EAST CORNER OF SAID SECTION 20; THENCE NORTH ALONG SAID EAST LINE OF SECTION 20, 470.86 FEET, MORE OR LESS, TO A POINT 13 RODS SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTHWESTERLY 398.23 FEET (24 RODS, 10 INCHES), MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID COMBINED PARCEL CONTAINS APPROXIMATELY 516.06 ACRES.

*Jeffrey A. Madsen*  
JEFFREY A. MADSEN, PLS. NO. 600000PLS  
ANDERSON-PERRY & ASSOC., INC.  
1901 N. FIR ST.  
LA GRANDE, OR 97850

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jeffrey A. Madsen*  
OREGON  
JUNE 13, 2008  
JEFFREY A. MADSEN  
60000LS  
EXPIRES: 12/31/16  
SIGNATURE: 6/23/16

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GEORGE L. GOVER AND MARCIA M. GOVER, TRUSTEES OF THE GEORGE AND MARCIA GOVER FAMILY TRUST, DAD 6-10-15, AND GEORGE L. GOVER AND MARCIA M. GOVER AS INDIVIDUALS, THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND EASEMENTS CREATED AS SHOWN HEREON IN ACCORDANCE WITH O.R.S. CHAPTER 92.

*George L. Gover*  
GEORGE L. GOVER, TRUSTEE  
*George L. Gover*  
GEORGE L. GOVER  
*Marcia M. Gover*  
MARCIA M. GOVER, TRUSTEE  
*Marcia M. Gover*  
MARCIA M. GOVER

## ACKNOWLEDGMENTS

STATE OF OREGON 55

COUNTY OF BAKER

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF JUNE, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GEORGE L. GOVER AND MARCIA M. GOVER, TRUSTEES AND GEORGE L. GOVER AND MARCIA M. GOVER, AS INDIVIDUALS AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

*George L. Gover*  
NOTARY PUBLIC OF THE STATE OF OREGON

## APPROVALS

BAKER COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 30th DAY OF JUNE, 2016

*Tom Hanley*  
TOM HANLEY, BAKER COUNTY SURVEYOR

BAKER COUNTY PLANNING DEPARTMENT

EXAMINED AND APPROVED

THIS 30th DAY OF JUNE, 2016

*Holly Munn*  
BAKER COUNTY PLANNING DIRECTOR

BAKER COUNTY TREASURER

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2015-2016 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

APPROVED THIS 30 DAY OF JUNE, 2016

*Nice D. Duff*  
BAKER COUNTY TREASURER

## FILING STATEMENT

STATE OF OREGON (55)

COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 30th DAY OF JUNE, 2016, AT 2:55 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P2016-004 IN PLAT CABINET NO. P-10, BAKER COUNTY RECORDS. MICROFILM NUMBER B1626 0810

*Cindy Carpenter, Co. Clerk*  
BAKER COUNTY CLERK BY: *Karen Phillips, Deputy*

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

GEORGE L. & MARCIA M. GOVER

SCALE: N/A  
DATE: JUNE, 2016  
JOB NO. 986-22

**Anderson  
Perry  
& Associates, Inc.**  
engineering surveying natural resources  
LA GRANDE, OR. WALLA WALLA, WA.

SHEET

3/3