

PARTITION PLAT NO. P2017-004
SURVEYOR'S CERTIFICATE

I, TIMOTHY P. ROUSE, A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED ON THE GROUND WITH PROPER MONUMENTATION THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92.

LOT 1:

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF BAKER, IN BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION'S 9 & 16, SAID TOWNSHIP AND RANGE, SAID POINT BEING A BAKER COUNTY SURVEYOR 2-1/2" BRASS CAP ON A 1-1/2" GALVANIZED IRON PIPE;

THENCE UPON CENTER OF SAID SECTION 9 LINE, N02°19'49"W 803.86ft.;

THENCE LEAVING SAID CENTER OF SECTION LINE N88°37'05"E 7.49ft. TO THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET (BAKER-HOMESTEAD HWY NO. 86) AND TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE UPON SAID EAST RIGHT-OF-WAY LINE, N02°06'00"W 94.93ft., TO A FENCE LINE;

THENCE UPON SAID FENCE LINE, N88°17'37"E 200.00ft.;

THENCE S01°38'32"E 96.06ft.;

THENCE S88°37'05"W 199.25ft., TO SAID TRUE POINT OF BEGINNING.

CONTAINING 19,063 SQUARE FEET (0.437 ACRES) MORE OR LESS

LOT 2:

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF BAKER, IN BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION'S 9 & 16, SAID TOWNSHIP AND RANGE, SAID POINT BEING A BAKER COUNTY SURVEYOR 2-1/2" BRASS CAP ON A 1-1/2" GALVANIZED IRON PIPE;

THENCE UPON CENTER OF SAID SECTION 9 LINE, N02°19'49"W 803.86ft.;

THENCE LEAVING SAID CENTER OF SECTION LINE N88°37'05"E 7.49ft. TO THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET (BAKER-HOMESTEAD HWY NO. 86) AND TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N88°37'05"E 199.25ft.;

THENCE N01°38'32"W 415.69ft, ALONG A FENCE LINE TO A FENCE LINE INTERSECTION;

THENCE N88°06'14"E 459.36ft., TO A FENCE LINE INTERSECTION;

THENCE S01°32'47"E 13.88ft., TO THE NORTH RIGHT-OF-WAY LINE OF " L " STREET;

THENCE S01°32'47"E 60.00ft., TO THE SOUTH RIGHT-OF-WAY LINE OF " L " STREET;

THENCE S01°32'47"E 311.57ft., ALONG A FENCE LINE TO AN ANGLE POINT;

THENCE S01°47'01"E 207.17ft. TO A FENCE LINE INTERSECTION;

THENCE S87°54'24"W 456.89ft. TO A FENCE LINE INTERSECTION;

THENCE N01°17'00"W 136.45ft. TO A FENCE LINE INTERSECTION;

THENCE S88°37'05"W 202.12ft. TO THE EAST RIGHT-OF-WAY LINE OF SAID CEDAR STREET;

THENCE N02°06'00"W, UPON SAID RIGHT-OF-WAY LINE, 42.00ft., TO THE TRUE POINT OF BEGINNING.

CONTAINING 280,351 SQUARE FEET (6.436 ACRES) MORE OR LESS

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ALAN J. & LINDA D. SCHMEITS. THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT #300, (RECORDED IN BAKER COUNTY RECORDS AS WARRANTY DEED 86 45 022), WHICH IS 6.874 ACRES MORE OR LESS INTO TWO SEPARATE AND DISTINCT LOTS. THE DEED PROPERTY LINE DESCRIPTIONS OF THIS TAX LOT AND THE LOTS ADJOINING TO THE NORTH, SOUTH AND EAST DO NOT FIT WITH THE LONG STANDING FENCE LINES AND LINES OF OCCUPATION. THE DEED PROPERTY LINE DESCRIPTIONS ALONG THE EAST SIDE OF CEDAR ST. IN THIS AREA ARE BASED ON THE NW CORNER OF THE SW 1/4, SE 1/4 (C-S-1716). THIS CORNER IS SHOWN IN COUNTY SURVEY 30-67, 9-40-12BC DATED AUGUST 1954, CEDAR ACRES SUBDIVISION DATED JULY 1955 AND UNRECORDED SURVEYS DONE 1960-66 BY HARRY SWAN, PLS 72, AND ONE ON SEPTEMBER 5TH, 1960 AND PHILO ANDERSON, PE 1257, IN 1959-60. THE ORIGIN OF THE CORNER IS UNCLEAR, SURVEY NO. 9-40-545MP MENTIONS A STATEMENT ABOUT A MARCH 21, 1954 SURVEY BY PHILO ANDERSON AND A MAY 4, 1956 SURVEY BY EMIL MELTON WHICH COULD BE THE ORIGIN. I WAS UNABLE TO LOCATE EITHER OF THESE SURVEYS DURING MY EXTENSIVE RESEARCH IN THE CITY AND COUNTY SURVEY RECORDS. LELAND MYERS, PLS 699, MENTIONS IN SURVEY NO. 9-40-639 THAT HARRY AND PHILO'S MAPS BOTH SHOW THE QUARTER CORNER COMMON TO 9 & 16 AS RE-ESTABLISHED BY PHILO IN 1960 TO BE 45.35 NORTH OF THE NW CORNER OF THE QUARTER CORNER OF BLOCK 4. FAULTS IT APPEARS THAT PHILO RE-ESTABLISHED SAID QUARTER CORNER 1320 SOUTH FROM THE CENTER OF SOUTH 1/16 CORNER OF SECTION 9. THIS POSITION IS SOUTH OVER 36 FEET DIFFERENT THAN WHAT IS SHOWN ON "THE CITY SURVEY OF 1970" SURVEY NO. 9-40-29BC & RE-MONUMENTED IN SURVEY NO. 9-40-543. THERE HAVE BEEN A LOT OF SURVEYS DONE USING THE EXISTING LOCATION OF THE QUARTER CORNER AND I WOULD NOT ADVOCATE FOR USING ANY OTHER LOCATION. TO RE-ESTABLISH PHILO'S LOCATION OF THE QUARTER SECTION LINE BETWEEN SECTION'S 9 & 16 I USED THE BEARING AND DISTANCES SHOWN ON LELAND MYERS SURVEY NO. 9-40-640. HE USED CALLS IN HARRY SWAN'S SURVEYS SHOWING THE NEW HOME DITCH RIGHT-OF-WAY AND LONG STANDING EVIDENCE OF OCCUPATION AND LONG STANDING FENCE LINES TO RE-ESTABLISH IT. TO RE-ESTABLISH THE SOUTH LINE OF THE NW 1/4, SE 1/4, I WENT NORTH 660 FEET FROM THE CALCULATED PHILO QUARTER SECTION LINE. THIS LOCATION FITS THE OLD FENCE LINE ALONG THE SOUTH LINE OF SCHMEITS LOT 2, WITHIN A FOOT. TO ESTABLISH THE NORTH LINE OF THE NW 1/4, SW 1/4, I WENT NORTH 1320 FEET OF THE CALCULATED PHILO QUARTER SECTION LINE. IT ALSO FIT THE NORTH FENCE OF SCHMEITS LOT 2 WITHIN A FOOT.

THE BASIS OF BEARING IS THE LINE BETWEEN THE BAKER COUNTY SURVEYOR 2-1/2" BRASS CAP MONUMENT BEING THE QUARTER CORNER COMMON TO SECTION'S 9 & 16 (RE-MONUMENTED) SURVEY NO. 9-40-543) AND THE "CITY OF BAKER PLS 2446" STAMPED YELLOW PLASTIC CAP ON 5/8" REBAR BEING USED AS THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9. THIS LINE BEARING IS N88°24'39"E 1297.75'. THE CEDAR STREET (BAKER-HOMESTEAD HWY. 86) AND "H" STREET RIGHT-OF-WAYS WERE ESTABLISHED 0.94 FEET FROM THE QUARTER CORNER COMMON TO SECTION'S 9 & 16 AS SHOWN ON THE PLAT OF SUNRISE PLACE SUBDIVISION SD1998-001. THE CEDAR STREET (BAKER-HOMESTEAD HWY. 86) POINT OF INTERSECTION (ANGLE POINT) AT HWY. STATION 0+35 WAS ESTABLISHED BY ALSO USING THE BEARING AND DISTANCE SHOWN ON THE PLAT OF SUNRISE PLACE SUBDIVISION. NO MONUMENTS WERE FOUND ON EITHER SIDE OF THE RIGHT-OF-WAY OR "J" STREET. "J" STREET AND PLUM STREET WERE ESTABLISHED BY SURVEYING THE FOUND 5/8" REBAR'S WITH THE CENTERLINE'S OF "L" STREET. "J" STREET AND PLUM STREET BEING ESTABLISHED BY THE STREET INTERSECTION'S. THIS SURVEY WAS COMPLETED USING A COMBINATION OF R.T.K. GPS AND RADIAL TIES USING TRIMBLE P8 MODEL 2 GPS RECEIVERS AND A TRIMBLE 5601 1" SECOND TOTAL STATION. ALL RTK GPS SESSION'S ON SECTION CORNERS AND STREET MONUMENTATION WERE A MINIMUM 15 MINUTES.

SURVEY REFERENCES

- PHILO H. ANDERSON SURVEY FEB 12-14, 1927
- HARRY T. SWAN SURVEYS 1960 THRU 1966
- CEDAR ACRES ADDITION CITY FILE A-30-31 JULY 1955
- BAKER CO. SURVEY NO. 9-40-8
- BAKER CO. SURVEY NO. 9-40-12BC
- BAKER CO. SURVEY NO. 9-40-21
- BAKER CO. SURVEY NO. 9-40-32
- BAKER CO. SURVEY NO. 9-40-28BC
- BAKER CO. SURVEY NO. 9-40-38
- BAKER CO. SURVEY NO. 9-40-25BC
- BAKER CO. SURVEY NO. 9-40-362MP
- BAKER CO. SURVEY NO. 9-40-68
- BAKER CO. SURVEY NO. 9-40-322
- BAKER CO. SURVEY NO. 9-40-121BC
- BAKER CO. SURVEY NO. 9-40-394
- BAKER CO. SURVEY NO. 9-40-545MP
- BAKER CO. SURVEY NO. 9-40-639
- BAKER CO. SURVEY NO. 9-40-640
- BAKER CO. SURVEY NO. 9-40-687
- HARRY SWAN BAKER COUNTY SURVEY CS. 30-67
- EAGLE VIEW ESTATES SUBDIVISION PH 1 SD 1996-002
- EAGLE VIEW ESTATES SUBDIVISION PH 2 SD 1999-001
- ELKHORN VISTA SUBDIVISION SD 2000-004
- SUNRISE PLACE SUBDIVISION SD 1998-001
- SUNRISE PLACE REPLAT NO. 2006-003 (9-40-626SD)
- PARTITION PLAT P2002-003

ACCESS & UTILITIES NOTE:

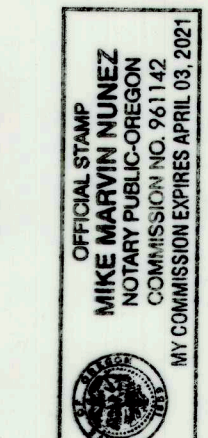
A 42 FOOT WIDE ACCESS IS RESERVED TO CEDAR STREET FOR INGRESS, EGRESS AND ROAD RIGHT-OF-WAY FOR LOT 1 & 2. THIS 42 FOOT WIDE STRIP SHALL ALSO BE USED FOR THE ACCESS, CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES FROM CEDAR STREET TO LOTS 1 & 2. IN ADDITION TO THE UTILITIES ALONG THE EAST SIDE OF LOT 2 ADJACENT TO " L " STREET AND ALONG THE SOUTH SIDE OF LOT 2 ADJACENT TO " J " STREET.

LEGAL DESCRIPTION NOTE:

THE LEGAL DESCRIPTIONS CONTAINED HEREIN ARE THE CORRECT LEGAL DESCRIPTIONS TO CORRECT ALL LEGAL DESCRIPTIONS CONTAINED IN THE REFERENCE DEEDS HEREIN.

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER } S.S.
WANTILLA



NOTARY PUBLIC }
MY COMMISSION EXPIRES } 4-3-21
Mike Marvyn Nunez

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS MINOR PARTITION PLAT. BY SIGNING BELOW, NEITHER THE CITY PLANNER NOR THE CITY SURVEYOR SIGNATURES SHOULD BE CONSIDERED TO BE A DETERMINATION OR JUDGEMENT BY THE CITY OF BAKER CITY AS TO THE LOCATION OF THE LEGAL PROPERTY LINES OF THE PARCEL PARTITIONED NOR THE ADJACENT PROPERTIES.

BAKER CITY SURVEYOR BY: Thomas D. Fish DATE MAY 23, 2017

BAKER CITY PLANNING BY: Holly Deery DATE May 23, 2017

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

BAKER COUNTY TAX COLLECTOR BY: Alice Duesfinger by Tracy Thomsen DATE May 23, 2017

STATE OF OREGON }
COUNTY OF BAKER } S.S.

BAKER COUNTY CLERK BY: Cindy Casper, Co. Clerk
by Karen Phillips, Deputy

I DO HEREBY CERTIFY THAT THIS REPLAT WAS RECEIVED FOR RECORDING ON THE 23 DAY OF May, 2017 AT 3:45 O'CLOCK P.M., AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

FILED
by Karen Phillips, Deputy

BAKER COUNTY SURVEYOR
SURVEY NO. _____

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALAN J. AND LINDA D. SCHMEITS DO HEREBY DECLARE THEY ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

Alan J. Schmeits
ALAN J. SCHMEITS

Linda D. Schmeits
LINDA D. SCHMEITS

SHEET 2 OF 2

SURVEY FOR
ALAN J. & LINDA D. SCHMEITS
ROUSE SURVEYING, INC.
4900 N.E. 229TH ST.
RIDGEFIELD, WA 98642
PH: 360-607-1204
E-MAIL: ROUSESURVEY@CENTURYLINK.NET

05/22/2017

REGISTERED PROFESSIONAL LAND SURVEYOR
Timothy P. Rouse
OREGON
JANUARY 21, 1997
TIMOTHY P. ROUSE
2799
Renewal Date 12/31/2018