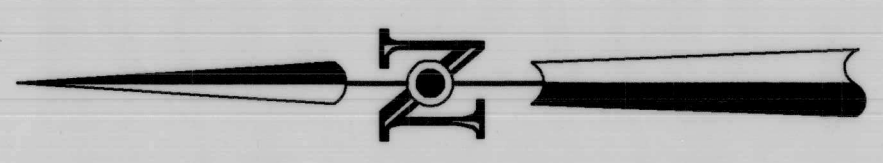


LAND PARTITION PLAT NO. P 2018-007

SITUATED IN THE NW1/4 AND THE NE1/4 SECTION 10, T.9S., R.45E., W.M.,
BAKER COUNTY, OREGON



BASIS OF BEARINGS

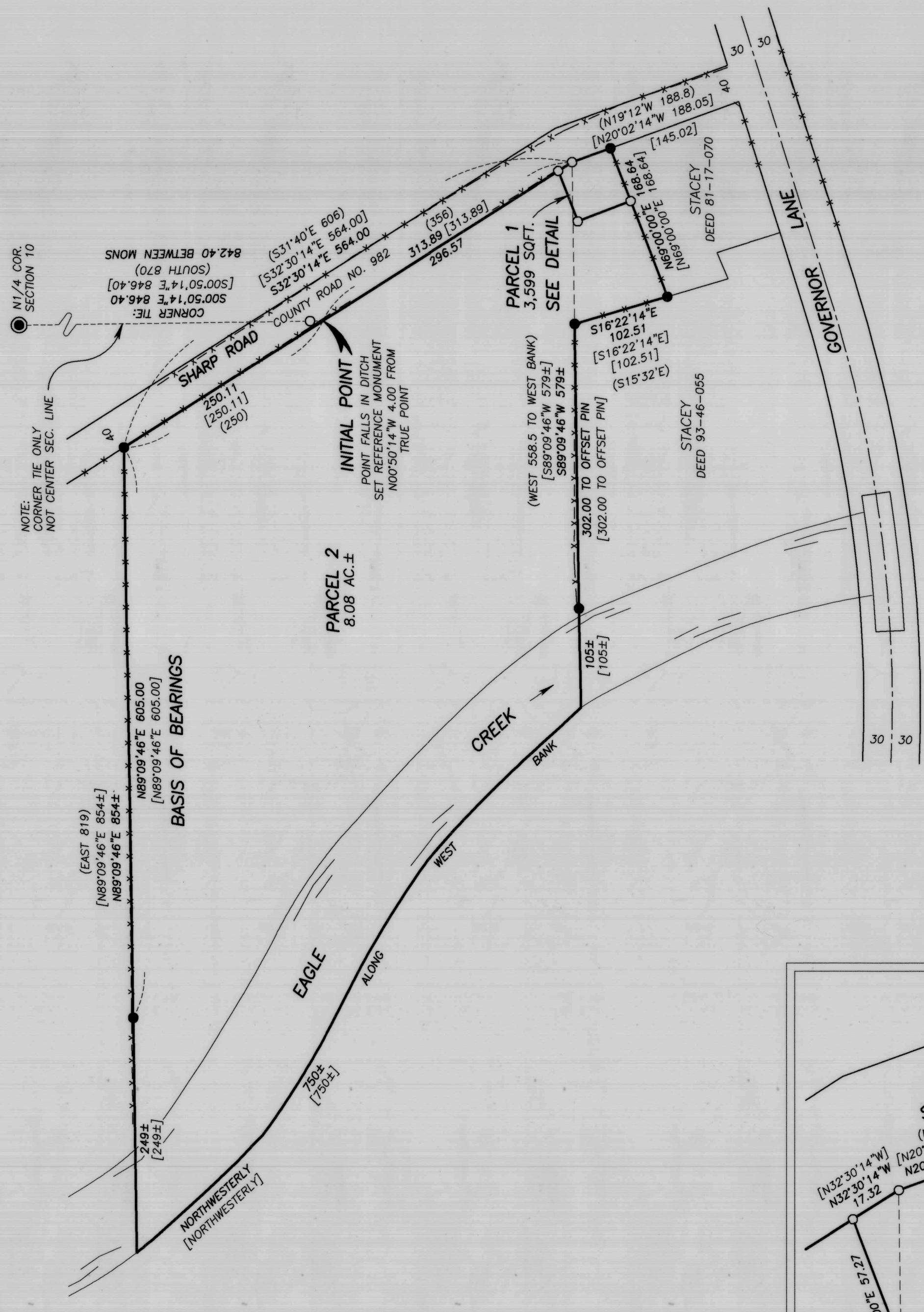
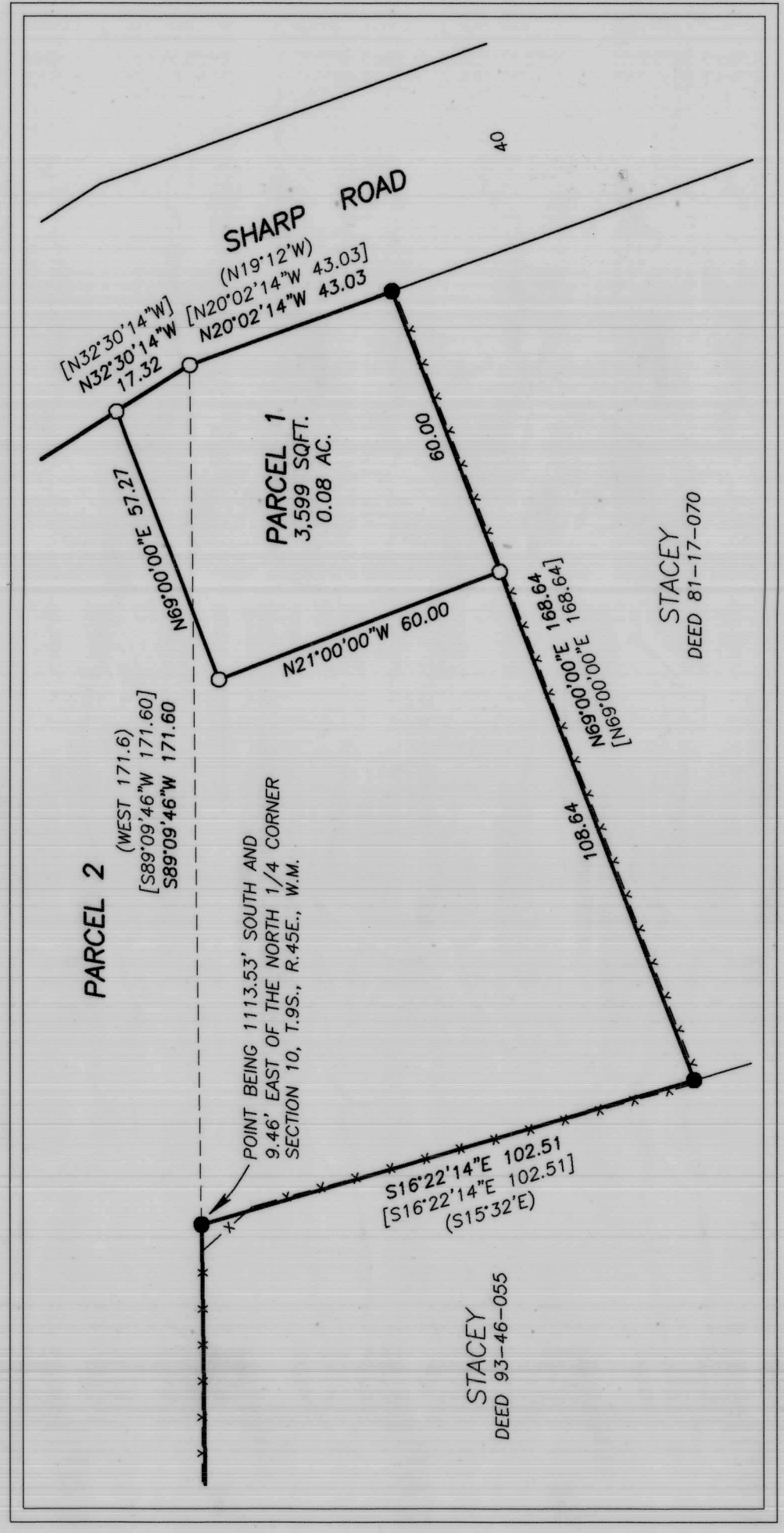
RECORD SURVEY NO. 9-45-98

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BAKER COUNTY SURVEYOR BRASS CAP DATED 1994. SET IN SURVEY NO. 9-45-MP53
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM SURVEY NO. 9-45-98
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-45-98
- () DEED RECORD BEARING AND DISTANCE
- X-X FENCE LINE

DETAIL

SCALE: 1"=30'



NOTE: CORNER TIE ONLY NOT CENTER SEC. LINE

N1/4 COR. SECTION 10

CORNER TIE: [S00°50'14\"/>

842.40 BETWEEN MONS (SOUTH 870)

[S32°30'14\"/>

(S31°40'E 806)

313.89 [313.89]

296.57

PARCEL 1 3,599 SQFT. SEE DETAIL

(WEST 588.5 TO WEST BANK) [S89°09'46\"/>

302.00 TO OFFSET PIN [S02.00 TO OFFSET PIN]

105± [105±]

STACEY DEED 93-46-055

STACEY DEED 81-17-070

GOVERNOR LANE

30 30

30 30

30 30

30 30

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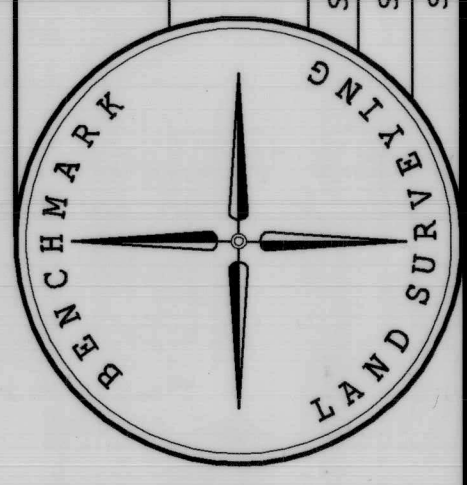
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I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT
BENCHMARK LAND SURVEYING



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON NOVEMBER 30, 2007
JASON L. HAIFIELD #69454
EXPIRES: 6/30/2019

BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5652

LAND PARTITION
SITUATED IN THE NW1/4 AND THE NE1/4 SECTION 10,
T.9S., R.45E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	THE CITY OF RICHLAND	8/16/2018	SHEET 1 OF 2
SURVEYED BY	JLH & JBS		
SCALE:	1"=100'		
DRAWN BY:	JLH		

FILED October 22 2018
BAKER COUNTY SURVEYOR
SURVEY NO. 9-45-104

LAND PARTITION PLAT NO. P 2018-007

SITUATED IN THE NW1/4 AND THE NE1/4 SECTION 10, T.9S., R.45E., W.M.,
BAKER COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCELS 1 AND 2 OF THIS PARTITION, BEING SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:
TWP. 9 S., R. 45 E., W.M.:

A TRACT OF LAND SITUATED IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 SECTION 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF SHARP ROAD, SAID POINT BEING S.00°50'14"E, 846.40 FEET (RECORD: SOUTH, 870 FEET) FROM THE NORTH 1/4 CORNER OF SAID SECTION 10, SAID POINT ALSO BEING THE INITIAL POINT OF THIS PARTITION;
THENCE S.32°30'14"E, 313.89 FEET (RECORD: S.31°40'E, 356 FEET), ALONG SAID WEST RIGHT OF WAY LINE;
THENCE S.89°09'46"W, 579 FEET, MORE OR LESS, TO THE WEST BANK OF EAGLE CREEK (RECORD: WEST, 558.5 FEET);
THENCE NORTHWESTERLY, 750 FEET, MORE OR LESS, ALONG THE WEST BANK OF EAGLE CREEK;
THENCE N.89°09'46"E, 854 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF SHARP ROAD;
THENCE S.32°30'14"E, 250.11 FEET (RECORD: S.31°40'E, 250 FEET) ALONG THE WEST RIGHT OF WAY LINE OF SHARP ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND SITUATED IN THE NW1/4NE1/4 SECTION 10 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED NO. 93 46 055, SAID POINT BEING 1113.53 FEET SOUTH AND 9.46 FEET EAST OF THE NORTH 1/4 CORNER SECTION 10, T.9S., R.45E., W.M.;
THENCE S.16°22'14"E, (RECORD: S.15°32'E), 102.51 FEET, ALONG THE EAST LINE OF SAID TRACT;
THENCE N.69°00'00"E, 168.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHARP ROAD;
THENCE N.20°02'14"W, (RECORD: N.19°12'W), 43.03 FEET, ALONG THE WEST RIGHT OF WAY LINE OF SHARP ROAD;
THENCE S.89°09'46"W, 171.60 FEET (RECORD: WEST, 171.6 FEET), TO THE POINT OF BEGINNING.
ALL, ACCORDING TO SURVEY NO. 9-45-98, FILED MAY 29, 2018 IN THE OFFICE OF THE BAKER COUNTY SURVEYOR.
THIS PARTITION CONTAINS 8.16 ACRES.

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO G. W. BENNEHOFF, BY INSTRUMENT RECORDED MAY 3, 1902, IN DEED BOOK 43, PAGE 114, RECORDS OF BAKER COUNTY, OREGON, FOR A WATER OR IRRIGATING DITCH, EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, NO WIDTH GIVEN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO G. W. BENNEHOFF, BY INSTRUMENT RECORDED OCTOBER 22, 1902, IN DEED BOOK 48, PAGE 60, RECORDS OF BAKER COUNTY, OREGON, FOR A WATERCOURSE OR IRRIGATING DITCH, EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, NO WIDTH GIVEN.
- A PRIVATE POLE LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO IDAHO POWER COMPANY, A CORPORATION, BY INSTRUMENT DATED DECEMBER 15, 1929, RECORDED FEBRUARY 8, 1930, IN DEED BOOK 113, PAGE 494, SAID EASEMENT BEING ON, OVER AND ACROSS, THE NW1/4NE1/4 OF SECTION 10, T.9S., R.45E., W.M. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE POLE LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO IDAHO POWER COMPANY, A CORPORATION, BY INSTRUMENT DATED FEBRUARY 10, 1930, RECORDED FEBRUARY 27, 1931, IN DEED BOOK 115, PAGE 210, SAID EASEMENT BEING ON, OVER AND ACROSS, THE NW1/4NE1/4 OF SECTION 10, T.9S., R.45E., W.M. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 27TH DAY OF Sept., 2018.
Jason L. Hatfield
BAKER COUNTY SURVEYOR

APPROVED THIS 1ST DAY OF October, 2018.
Jara Nichols, Planner for Holly Kerue
BAKER COUNTY PLANNING DIRECTOR

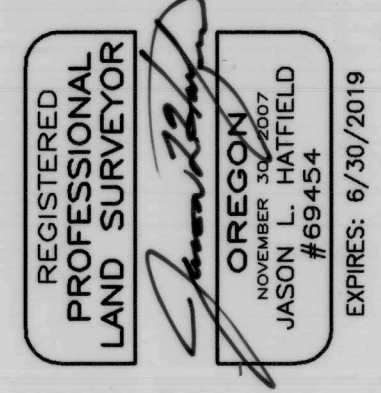
ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Alice Dunbar
BAKER COUNTY TAX COLLECTOR
DATE: 10-1-18

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 1ST DAY OF October, 2018 AT 12:10 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. P2018-007, BAKER COUNTY RECORDS.
Andy Carpenter, Clerk
BAKER COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT
Shirley J. Randall
BENCHMARK LAND SURVEYING

REFERENCES

- RECORD MAP OF SURVEY NO. S: 9-45-2
9-45-MP53
9-45-98
- DEED RECORD BOOK 66 PAGE 56
BOOK 73 PAGE 476
BOOK 143 PG 163
BOOK 174 PG 495
- DEED RECORD INSTRUMENT NO. S: 81-17-070
91-27-004
93-46-055
810-26-0233
818-23-0259
- ELKHORN TITLE COMPANY FILE NO. 18-21935



NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF JIM HARRISON ON BEHALF OF THE CITY OF RICHLAND AND FRANK RANDALL, LANDOWNER, WITH THE PURPOSE OF DIVIDING THE SUBJECT PROPERTY INTO TWO PARCELS. PARCEL 1 IS TO BE CONVEYED TO THE CITY OF RICHLAND FOR A WATER TREATMENT FACILITY.

IN MAY 2018, I PERFORMED A BOUNDARY SURVEY OF THE PROPERTY TO RESOLVE CERTAIN BOUNDARY ISSUES AND TO MARK THE EXTERIOR CORNERS. THE SURVEY WAS RECORDED AS SURVEY NO. 9-45-98, AND IS THE BASIS FOR CONTROL FOR THIS PARTITION.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM SURVEY NO.'S 9-45-MP53 AND 9-45-98, WHICH ARE ACCEPTED. NEW MONUMENTS WERE SET AT LOCATIONS AS DIRECTED BY MR. HARRISON AND ACCORDING TO THE EVIDENCE FOUND.

THE INITIAL POINT OF THIS PARTITION FALLS IN AN IRRIGATION DITCH, WHERE SOIL CONDITIONS MADE IT IMPRACTICABLE TO SET A STABLE MONUMENT AND WHERE SAID MONUMENT WOULD BE IN JEOPARDY OF DESTRUCTION DURING SUBSEQUENT DITCH MAINTENANCE. THE COUNTY SURVEYOR HAS WAIVED THE REQUIREMENT FOR THE SETTING OF THIS MONUMENT.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, FRANK L. RANDALL AND SHIRLEY J. RANDALL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

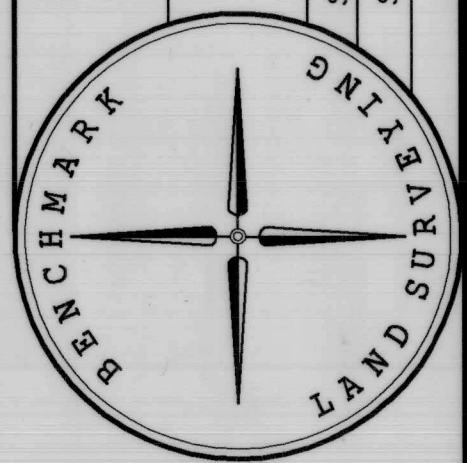
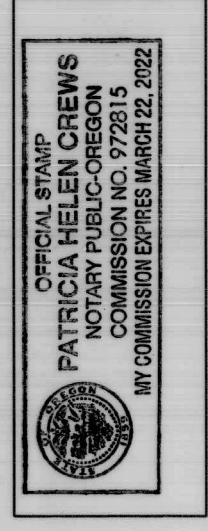
Frank L. Randall
FRANK L. RANDALL
Shirley J. Randall
SHIRLEY J. RANDALL

ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug 30, 2018,
BY FRANK L. RANDALL AND SHIRLEY J. RANDALL

Patricia Helen Crews
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Mar. 22, 2023



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION
SITUATED IN THE NW1/4 AND THE NE1/4 SECTION 10,
T.9S., R.45E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	THE CITY OF RICHLAND	8/16/2018
SURVEYED BY	JLH & JBS	SHEET 2 OF 2
DRAWN BY: JLH		