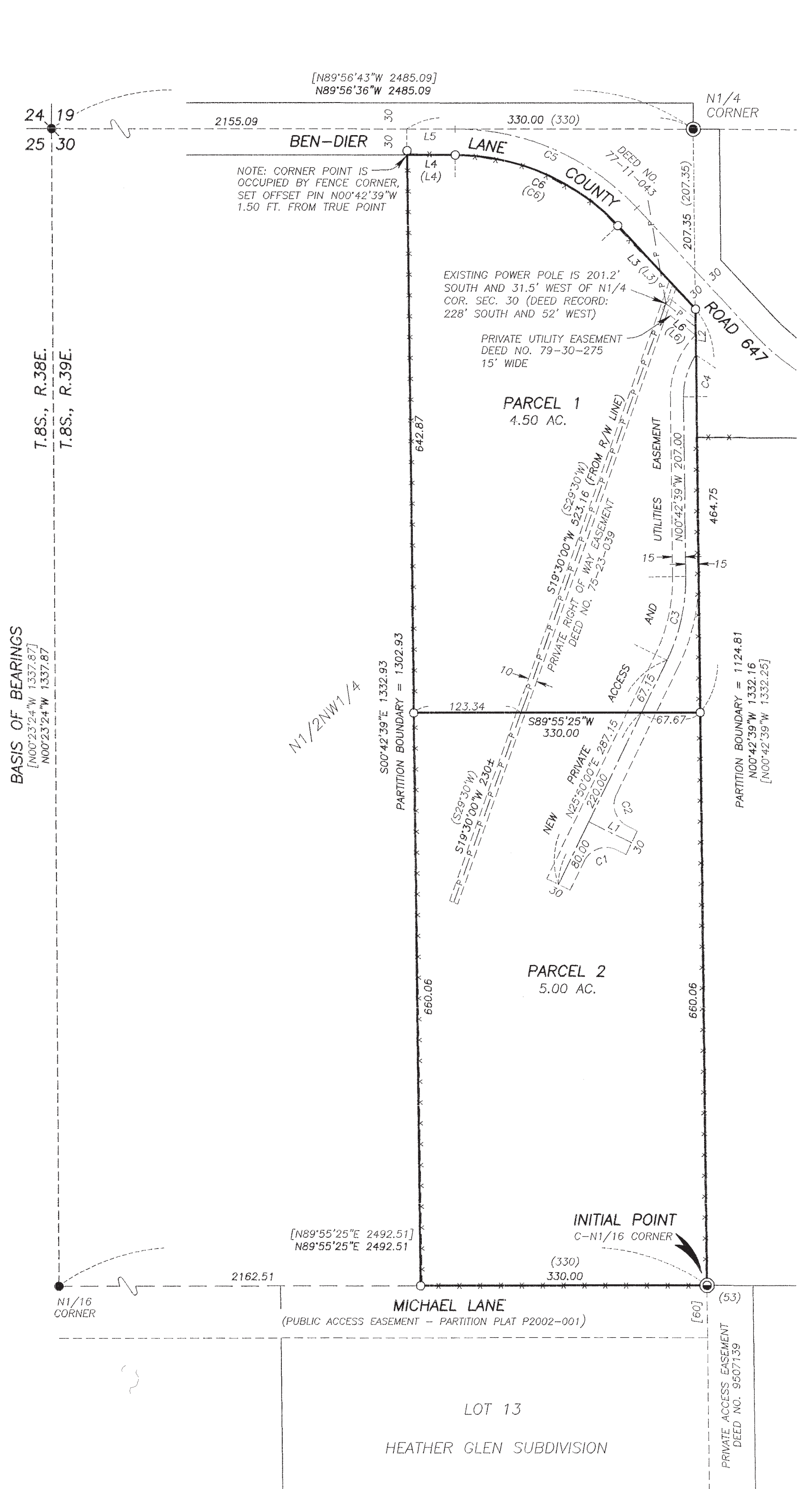


LAND PARTITION PLAT NO. P2019-001

A PARTITION OF A TRACT OF LAND SITUATED IN THE
NE1/4NW1/4 SECTION 30, T.8S., R.39E., W.M.,
BAKER COUNTY, OREGON

B19 04 0005



BASIS OF BEARINGS

PLAT OF HEATHER GLEN SUBDIVISION
THE WEST LINE OF THE NW1/4 OF SECTION 30
BEARS N00°23'24"W, AS SHOWN

LEGEND

- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP FROM SURVEY NO. 8-39-79
- FOUND 2 1/2" ALUMINUM CAP SET BY ORLS 1206 AND DATED 1978, FOUND AND ACCEPTED ON THE PLAT OF HEATHER GLEN SUBDIVISION (SD2003-002)
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" FROM THE PLAT OF HEATHER GLEN SUBDIVISION (SD2003-002)
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP (ILLEGIBLE) FOUND AND ACCEPTED ON THE PLAT OF HEATHER GLEN SUBDIVISION (SD2003-002)
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM THE PLAT OF HEATHER GLEN SUBDIVISION (SD2003-002)
- X-X FENCE LINE
- P-P OVERHEAD POWER LINE

LINE TABLE

LINE	BEARING	DIST.
L1	S64°10'00"E	55.00
L2	N00°42'39"W	52.63
L3	N42°59'21"W	131.25
(L3)	N42°58'53"W	131.23
L4	N89°56'36"W	55.35
(L4)	N89°56'06"W	55.57
L5	N89°56'36"W	55.75
L6	S52°16'48"E	43.38
(L6)	S71°50'E	50±

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	28.00	90°00'00"	43.98	N70°50'00"E 39.60
C2	28.00	90°00'00"	43.98	N19°10'00"W 39.60
C3	215.00	26°32'39"	99.61	N12°33'41"E 98.72
C4	85.00	34°33'37"	51.27	N16°34'10"E 50.50
C5	286.48	46°57'15"	234.77	N66°27'58"W 228.26
C6	256.48	46°57'15"	210.19	N66°27'58"W 204.35
(C6)	256.48	46°57'13"	210.18	N66°28'25"W 204.55

B19 04 0006

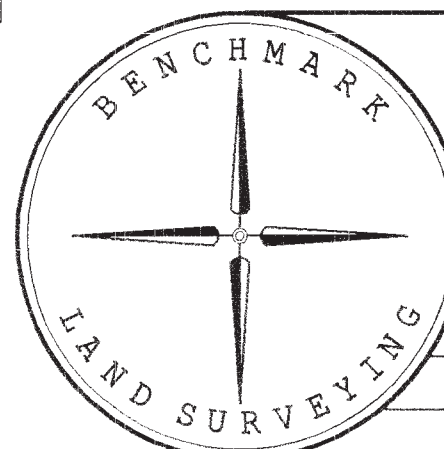
B19 04 0007

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2019



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

LAND PARTITION
A PARTITION OF A TRACT OF LAND SITUATED IN THE
NE1/4NW1/4 SECTION 30, T.8S., R.39E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	JENNIFER BLEDSOE & MATTHEW HEDGPETH		
SURVEYED BY	JLH		11/6/2018
SCALE: 1"=100'	DRAWN BY: JLH		SHEET 1 OF 2

LAND PARTITION PLAT NO. P2019-001

A PARTITION OF A TRACT OF LAND SITUATED IN THE
NE1/4NW1/4 SECTION 30, T.8S., R.39E., 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 AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS PARTITION PLAT, SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 8 S., RANGE 39 E., W.M.:

SECTION 30: THE EAST 330 FEET OF THE NE1/4NW1/4 SECTION 30;

EXCEPTING THAT PORTION THEREOF CONVEYED TO BAKER COUNTY FOR A ROAD, BY INSTRUMENT RECORDED MARCH 14, 1977 AS DEED NO. 77 11 043.

CONTAINING 9.50 ACRES.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 2 OF THIS PARTITION AS THE INITIAL POINT, SAID POINT ALSO BEING THE CENTER-NORTH 1/16 CORNER OF SECTION 30, T.8S., R.39E., W.M.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE DITCH RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 13, 1915, IN DEED BOOK 83, PAGE 364, SAID EASEMENT BEING 10 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, RECORDED OCTOBER 14, 1971 AS INSTRUMENT NO. 71 41 046. SAID EASEMENT BEING 10 FEET IN WIDTH. THE LOCATION OF THIS EASEMENT FALLS WITHIN THE DEEDED RIGHT OF WAY FOR BEN-DIER LANE, AND IS NOT PLOTTED.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, RECORDED JUNE 4, 1975 AS INSTRUMENT NO. 75 23 039. SAID EASEMENT BEING 10 FEET IN WIDTH, AS SHOWN HEREON.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO C P NATIONAL CORPORATION, A CORPORATION, RECORDED JULY 27, 1979 AS INSTRUMENT NO. 79 30 275. SAID EASEMENT BEING 15 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF JENNIFER BLEDSOE AND MATTHEW HEDGPETH. THE PURPOSE OF THIS PARTITION IS TO DIVIDE THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED NO. B17420129 INTO TWO PARCELS. THIS PARTITION WAS APPROVED BY THE BAKER COUNTY PLANNING DEPARTMENT BY ADMINISTRATIVE APPROVAL (MJP-18-001).

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM SURVEY NO. 8-39-79 AND THE PLAT OF HEATHER GLEN SUBDIVISION (SD2003-002). I ACCEPT ALL THE FOUND MONUMENTS SHOWN HEREON.

THE LOCATIONS OF PRIVATE UTILITY EASEMENTS AFFECTING THE PROPERTY WERE DETERMINED BY THE EXISTING POWER POLES AND OVERHEAD LINES.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND AS APPROVED BY MS. BLEDSOE AND MR. HEDGPETH. THE NORTHWEST CORNER OF PARCEL 1 IS OCCUPIED BY A ROCK JACK FENCE CORNER, SO I SET AN OFFSET PIN N.00°42'39"W., 1.50 FEET FROM THE TRUE POINT.

REFERENCES

- RECORD MAP OF SURVEY NO. 8-39-79
DEED RECORD INSTRUMENT NO.'S 76-38-043, 77 11 043,
97-22-170, 05050013, 13330089 & B17420129
PLAT OF HEATHER GLEN SUBDIVISION
AMERITITLE STATUS OF RECORD TITLE ORDER NO. 266986AM

APPROVALS

APPROVED THIS 22nd DAY OF Jan., 2019.

Tim S. Hanley
BAKER COUNTY SURVEYOR

APPROVED THIS 24th DAY OF January, 2019.

Hal W. Burt
BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Alie S. Sorenson
BAKER COUNTY TAX-COLLECTOR

DATE: 1-25-19
ab 1-24-19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 24th DAY OF January, 2019 AT 12:05 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. P2019-001 BAKER COUNTY RECORDS.

St. Francis Kirby Co. Clerk
BAKER COUNTY CLERK
by Karen Phillips, Deputy

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JENNIFER BLEDSOE AND MATTHEW HEDGPETH, AS TENANTS IN COMMON, 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.

WE DO HEREBY CREATE A PRIVATE ACCESS AND UTILITIES EASEMENT, THE WIDTH AND LOCATION OF WHICH IS SHOWN ON THE ANNEXED PLAT, BEING SITUATED OVER, ACROSS AND UNDER PARCELS 1 AND 2 OF THIS PARTITION, TO THE BENEFIT OF PARCELS 1 AND 2 OF THIS PARTITION.

Jennifer Bledsoe
JENNIFER BLEDSOE

Matthew Hedgpeth
MATTHEW HEDGPETH

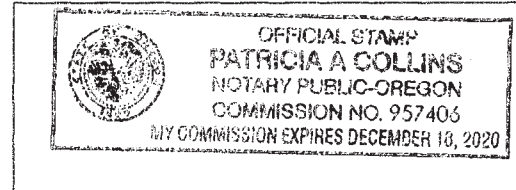
ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF UMATILLA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 18th, 2019, BY JENNIFER BLEDSOE.

Patricia A Collins
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Dec. 18, 2020

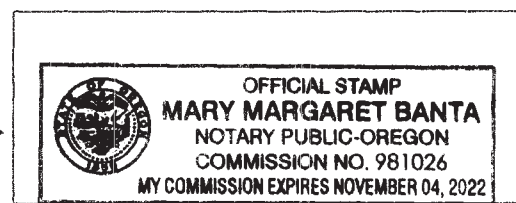


STATE OF OREGON }
COUNTY OF BAKER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 23, 2019, BY MATTHEW HEDGPETH.

Mary M Banta
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11/4/2022



NOTES:

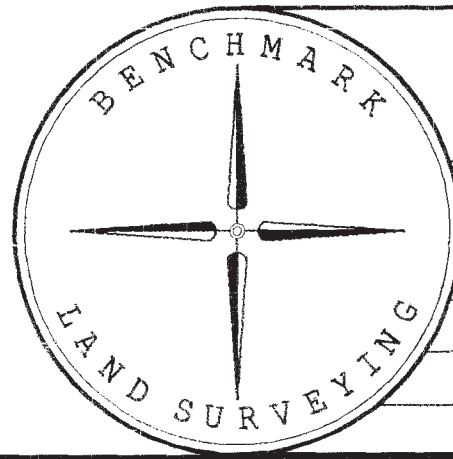
- SEWAGE DISPOSAL FOR EACH PARCEL SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

REGISTERED
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Jason L. Hatfield

OREGON
NOVEMBER 30, 2007
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