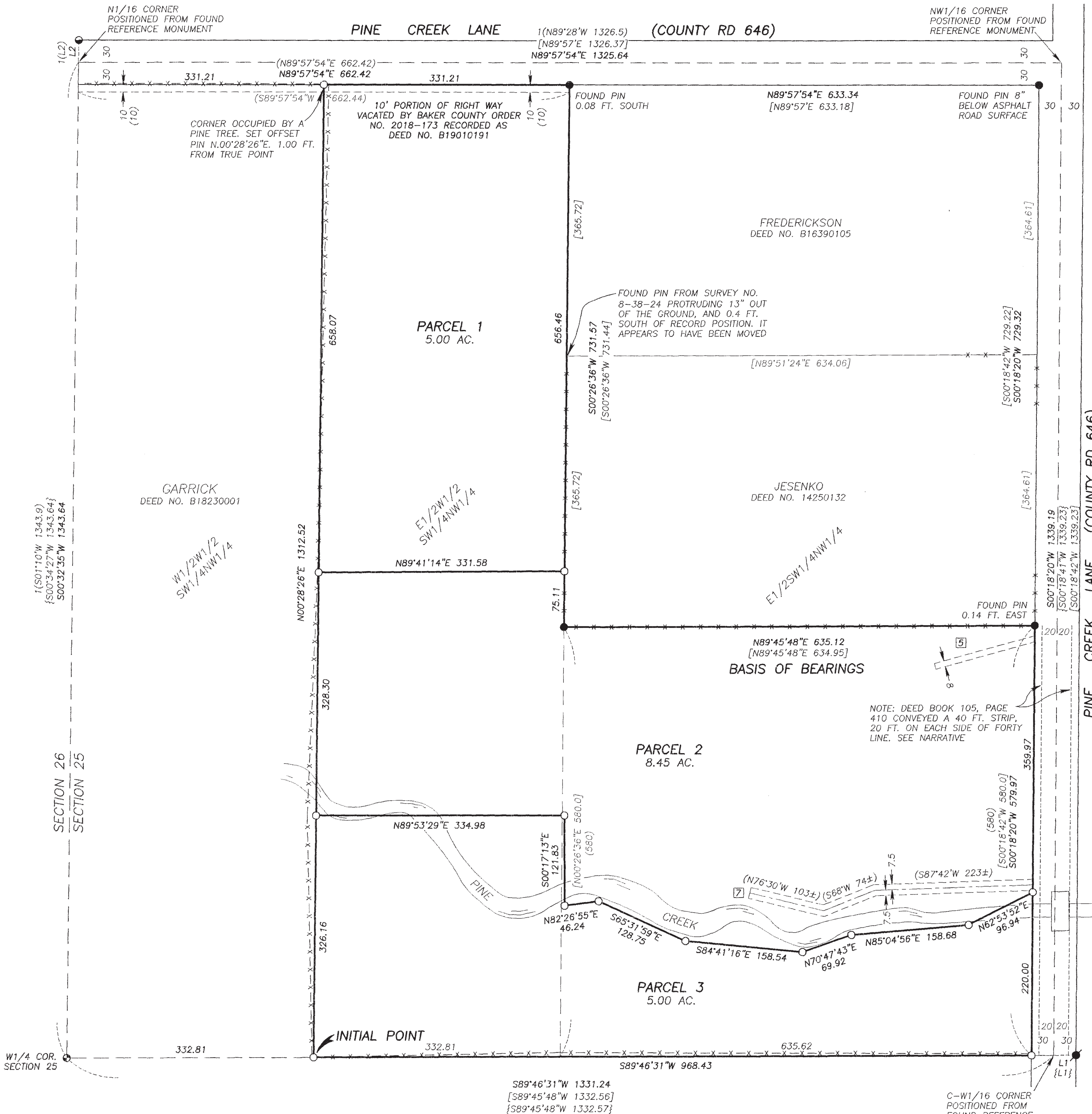


LAND PARTITION PLAT NO. P2019-002

SITUATED IN THE NW1/4 SECTION 25, T.8S., R.38E., W.M.,
BAKER COUNTY, OREGON



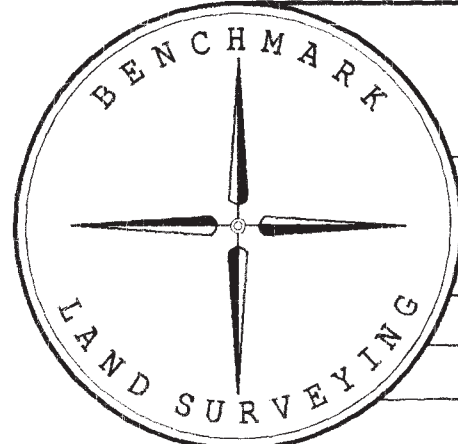
REFERENCES

RECORD MAP OF SURVEY NO.'S: 8-38-12, 8-38-13,
8-38-18, 8-38-24 AND 8-38-138P
DEED RECORD BOOK 105 PAGE 410
DEED RECORD INSTRUMENT NO.'S: 89-23-015, 14250132,
B16390105, B18230001, B18190194
AND B19010191
ELKHORN TITLE COMPANY FILE NO.'S 18-22104 AND 18-21897

NOTES:
1. SEWAGE DISPOSAL FOR PARCEL 3 SHALL BE PROVIDED BY A
DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

LINE	BEARING	DIST.
L1	S89°46'31"W	30.00
L1	S89°45'48"W	30.00
L2	S00°32'35"W	30.00
L(2)	S01°10'W	30.00

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
SITUATED IN THE NW1/4 SECTION 25, T.8S., R.38E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	RANDY AND GAYLE MORGAN	
SURVEYED BY	JLH & JBS	9/12/2018
SCALE: 1"=100'	DRAWN BY: JLH	SHEET 1 OF 2

BASIS OF BEARINGS

RECORD SURVEY NO. 8-38-24
AS SHOWN

819 04 0233

819 04 0234

819 04 0235

LAND PARTITION PLAT NO. P2019-002

SITUATED IN THE NW1/4 SECTION 25, T.8S., R.38E., W.M.,
BAKER COUNTY, OREGON

819 04 0236

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, BEING SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 8 S., RANGE 38 E., W.M.:

SECTION 25: E1/2W1/2SW1/4NW1/4 AND THE SOUTH 580 FEET OF THE E1/2SW1/4NW1/4.

EXCEPTING THEREFROM, ROAD RIGHT OF WAY CONVEYED TO BAKER COUNTY, RECORDED MAY 1, 1926, IN DEED BOOK 105, PAGE 410, RECORDS OF BAKER COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF VACATED PINE CREEK LANE (COUNTY ROAD NO. 646) ADJOINING THE NORTH LINE OF THE TRACT FIRST DESCRIBED HEREIN, WHICH INURED THERETO PURSUANT TO VACATION THEREOF BY BAKER COUNTY ORDER NO. 2018-173, DATED DECEMBER 17, 2018, RECORDED JANUARY 7, 2019 AS INSTRUMENT NO. B19010191, DEED RECORDS OF BAKER COUNTY, OREGON.

CONTAINING 18.45 ACRES.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF PARCEL 3 OF THIS PARTITION AS THE INITIAL POINT, SAID POINT BEING N.89°46'31"E., 332.81 FEET FROM THE WEST 1/4 CORNER OF SECTION 25, T.8S., R.38E., W.M.



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

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF COUNTY ROADS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO THE LEE-POLLY-BRAXTON DITCH AND NELSON (POLLY) DITCH.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO MILES LEE, J.M. POLLY AND T.N. BRACKSTON, BY INSTRUMENT, RECORDED JUNE 1, 1916, IN DEED BOOK 84, PAGE 575, RECORDS OF BAKER COUNTY, OREGON, FOR A DITCH. NO EASEMENT WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED JULY 14, 1950, RECORDED JULY 20, 1950, IN DEED BOOK 154, PAGE 24, RECORDS OF BAKER COUNTY, OREGON, FOR POWER LINES AND POLES. SAID EASEMENT BEING 8 FEET IN WIDTH. THIS EASEMENT IS NOT PLOTTED, AS IT LIES WITHIN THE RIGHT OF WAY OF PINE CREEK LANE.
- A PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED SEPTEMBER 1, 1965, RECORDED SEPTEMBER 1, 1965, IN DEED 65 35 027, RECORDS OF BAKER COUNTY, OREGON, FOR UTILITIES AND APPURTENANCES. SAID EASEMENT BEING 8 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON. NO EVIDENCE OF A POWER LINE IN THE DESCRIBED LOCATION WAS FOUND.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED OCTOBER 27, 1971, RECORDED NOVEMBER 11, 1971, IN DEED BOOK 71 45 059, RECORDS OF BAKER COUNTY, OREGON, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT AND MAINTAIN ELECTRIC POWER LINES AND ALL NECESSARY POLES, TOWERS AND APPURTENANCES. SAID EASEMENT BEING 10 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, BY INSTRUMENT DATED APRIL 26, 2017, RECORDED JULY 20, 2017, IN BOOK 17 29 0188, RECORDS OF BAKER COUNTY, OREGON, FOR ENTRY UPON THE LANDS OF THE UNDERSIGNED AND TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM OVER A STRIP OF LAND 15 FEET IN WIDTH, 7.5 FEET ON EACH SIDE OF THE CENTERLINE. THE RECORD LOCATION IS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 28th DAY OF Jan, 2019.

Theresa S. Hatfield
BAKER COUNTY SURVEYOR

APPROVED THIS 21st DAY OF January, 2019.

Holly Kern
BAKER COUNTY PLANNING DIRECTOR

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

Alicia Durlinger
BAKER COUNTY TAX COLLECTOR
DATE: 1-29-19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 29th DAY OF January, 2019 AT 9:23 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2019-002, BAKER COUNTY RECORDS.

Storonic Kirby
BAKER COUNTY CLERK
by *Karen Phillips, deputy*

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF RANDY MORGAN, WITH THE PURPOSE OF DIVIDING THE SUBJECT PROPERTY INTO THREE PARCELS. THE PROPERTY IS COMPRISED OF TWO TRACTS DESCRIBED IN DEED INSTRUMENT NO.'S 89-23-015 AND B18190194.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. I FOUND BAKER COUNTY SURVEY NO.'S 8-38-12, 8-38-18, 8-38-24 AND 8-38-138P, WHICH ALL PERTAIN TO THIS SURVEY. THOSE PORTIONS OF THE RIGHT OF WAY FOR PINE CREEK LANE AFFECTING THE NORTH AND EAST BOUNDARIES OF THIS PARTITION ARE DESCRIBED IN DEED BOOK 105, PAGE 410, AND ARE AN EXCEPTION TO THE TITLE TO THE SUBJECT PROPERTY. THE PORTION ALONG THE EAST LINE OF THIS PARTITION IS DESCRIBED AS BEING 40 FEET IN WIDTH, 20 FEET ON EACH SIDE OF THE FORTY LINE. RECORD SURVEYS AND CURRENT TAX ASSESSMENT MAPS SHOW THE COUNTY ROAD BEING 60 FEET WIDE, 30 FEET ON EACH SIDE OF THE FORTY LINE. FENCES ALONG THE WEST SIDE OF THE ROAD, AS WELL AS CUTS AND FILLS FOR THE ROAD PRISM ALSO INDICATE THIS TO BE THE CASE. AFTER SEARCHING COUNTY RECORDS, I FOUND NO OTHER DEEDED RIGHT OF WAY FOR THIS STRETCH OF THE ROAD. HOWEVER, TO STAY IN CONFORMITY WITH LINES OF OCCUPATION AND FOUND MONUMENTS ON THE GROUND, A 60 FOOT WIDE RIGHT OF WAY IS SHOWN HEREON. THE PORTION OF RIGHT OF WAY ALONG THE NORTH LINE OF THIS PARTITION, PER DEED BOOK 105, PAGE 410 IS DESCRIBED AS 40 FEET ON THE SOUTH SIDE OF THE FORTY LINE, CONTRARY TO IMPROVEMENTS ON THE GROUND. AS A RESULT, A PETITION WAS FILED AND AN ORDER PASSED BY THE BAKER COUNTY COMMISSIONERS TO VACATE A 10 FOOT WIDE PORTION OF RIGHT OF WAY ALONG THE NORTH LINE OF THIS PARTITION, REDUCING THE WIDTH ON THE SOUTH SIDE OF THE 40 LINE TO 30 FEET.

FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM THE AFOREMENTIONED SURVEYS. I ACCEPT THE FOUND PIN AT THE WEST 1/4 CORNER OF SECTION 25. THE NORTHWEST, NORTHEAST AND SOUTHEAST CORNERS OF THE SW1/4NW1/4 OF SECTION 25 WERE DETERMINED BY HOLDING THE FOUND REFERENCE MONUMENTS FROM SURVEY NO.'S 8-38-12, 8-38-18 AND 8-38-24, AS SHOWN HEREON. WITH THESE CONTROLLING LINES DETERMINED, THE PINS FROM SURVEY NO. 8-38-24 AT THE NORTHEAST CORNER OF PARCEL 1 AND AT THE NORTHEAST CORNER OF PARCEL 2 WERE DISCOVERED TO BE SLIGHTLY OFF OF THE RIGHT OF WAY LINES OF THE COUNTY ROAD BY THE AMOUNTS SHOWN. IN BOTH CASES, THE PINS WERE HELD FOR THE ALIGNMENT OF THE INTERSECTING PROPERTY LINES, BUT NOT ON THE RIGHT OF WAY LINES. I FOUND THE PIN FROM SURVEY NO. 8-38-24 ALONG THE EAST LINE OF PARCEL 1 OUT OF POSITION. THE PIN WAS PROTRUDING 13" OUT OF THE GROUND, AND APPEARED TO HAVE BEEN RELOCATED FROM ITS ORIGINAL POSITION. I DO NOT ACCEPT THIS PIN.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND AS APPROVED BY MR. MORGAN. THE NORTHWEST CORNER OF PARCEL 1 IS OCCUPIED BY A LARGE PINE TREE, AND SO I SET AN OFFSET PIN N.00°28'26"E., 1.00 FOOT FROM THE TRUE POINT.

LEGEND

- FOUND 5/8" IRON PIN WITH NO CAP FROM SURVEY NO. 8-38-12
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "RPE 2808" FROM SURVEY NO. 8-38-18
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "ORLS 1206" FROM SURVEY NO. 8-38-24
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLS 1817" FROM SURVEY NO. 8-38-138P
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () DEED RECORD DISTANCE
- 1() RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-38-12
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-38-24
- { } RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-38-18
- X-X FENCE LINE
- # EASEMENT NUMBER CORRESPONDING TO EASEMENT LIST

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RANDOLPH ALLAN MORGAN (AKA RANDOLPH A. MORGAN) AND GAYLE M. MORGAN, 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.

Randolph Allan Morgan
RANDOLPH ALLAN MORGAN
Gayle M. Morgan
GAYLE M. MORGAN

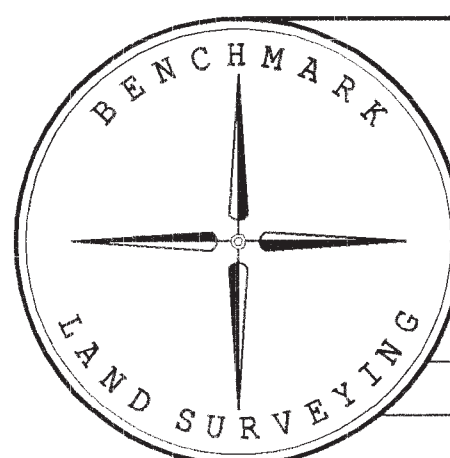
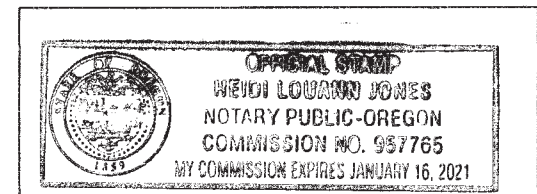
ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 28, 2019, BY RANDOLPH ALLAN MORGAN AND GAYLE M. MORGAN

Heidi Louisa Jones
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES January 16, 2021



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

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SITUATED IN THE NW1/4 SECTION 25, T.8S., R.38E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	RANDY AND GAYLE MORGAN	
SURVEYED BY	JLH & JBS	9/12/2018
SCALE: 1"=200'	DRAWN BY: JLH	SHEET 2 OF 2

819 04 0237

819 04 0238