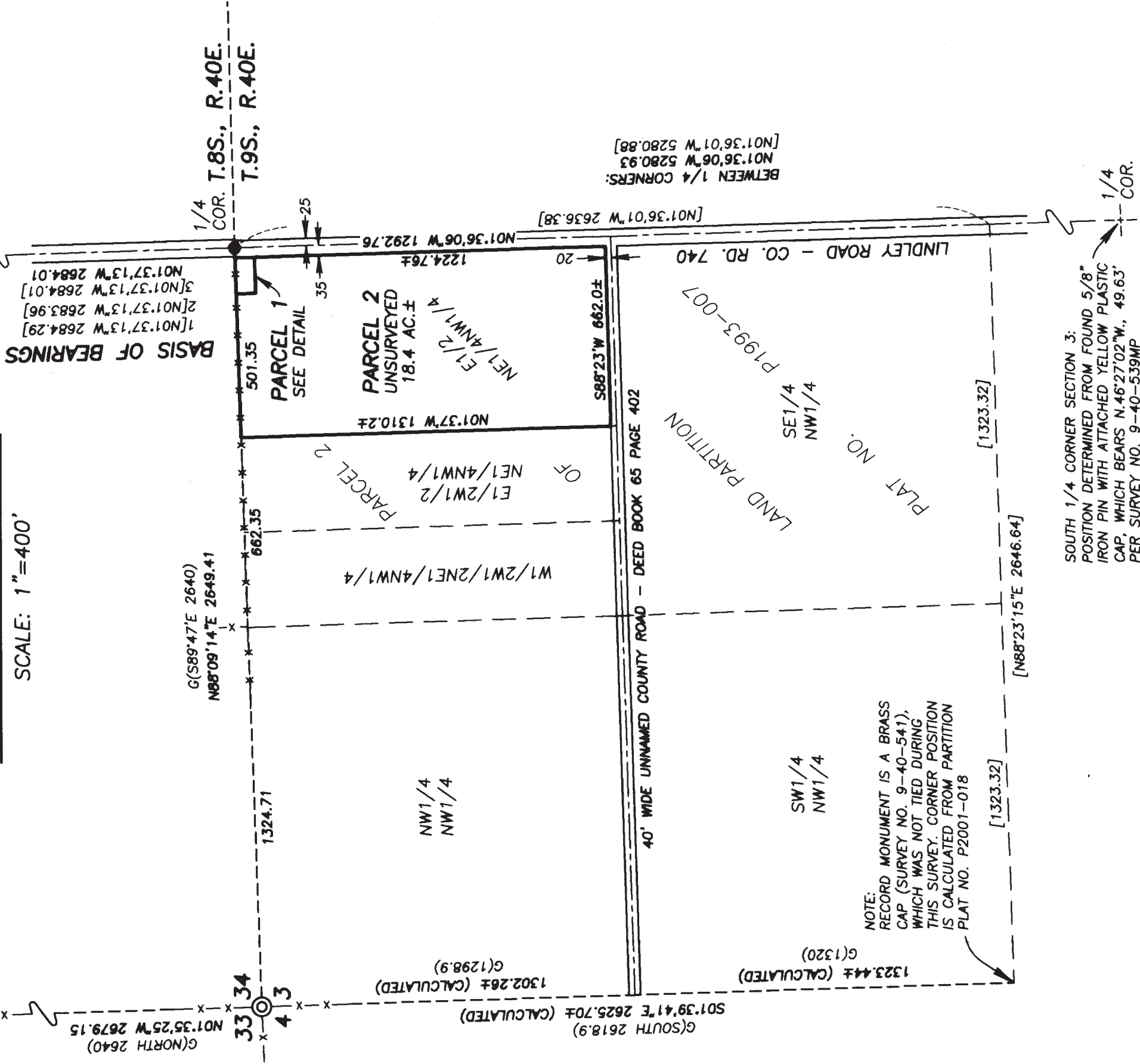


### SECTION OVERVIEW

SCALE: 1"=400'

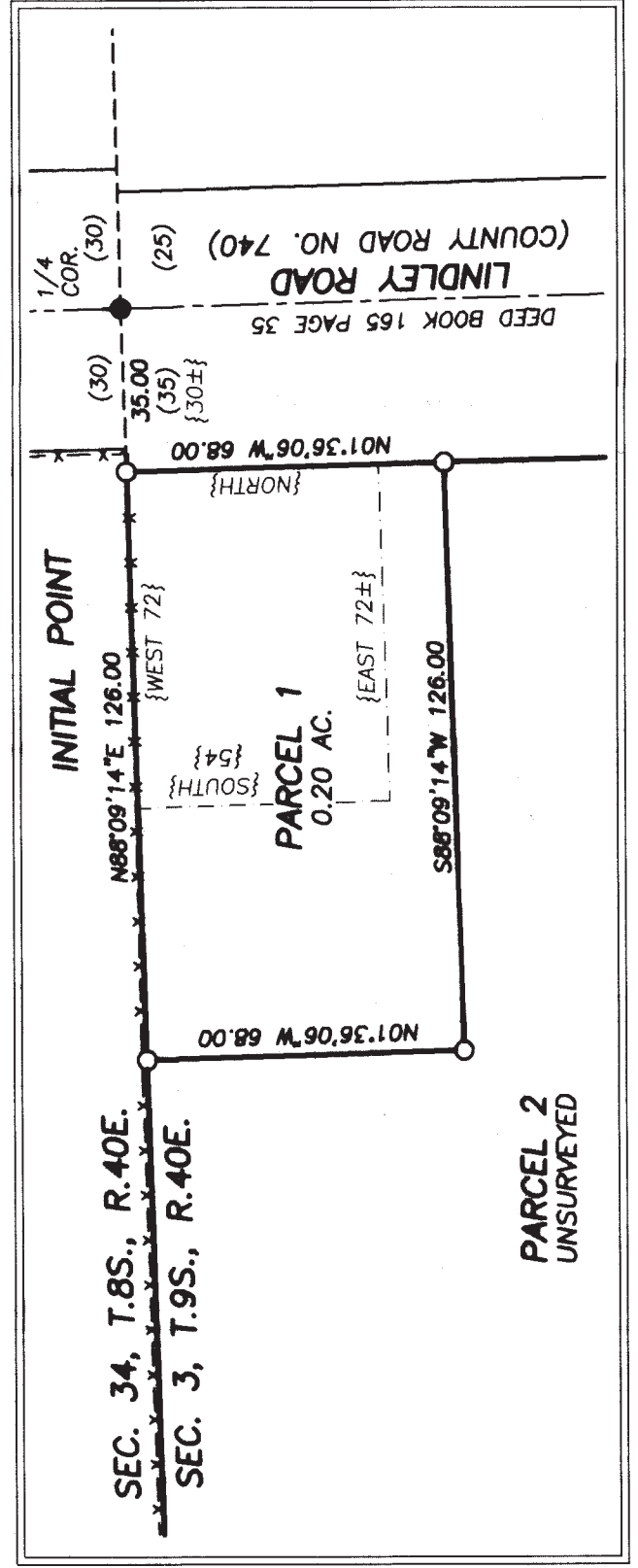


NOTE:  
RECORD MONUMENT IS A BRASS  
CAP (SURVEY NO. 9-40-541)  
WHICH WAS NOT TIED DURING  
THIS SURVEY. CORNER POSITION  
IS CALCULATED FROM PARTITION  
PLAT NO. P2001-018

SOUTH 1/4 CORNER SECTION 3:  
POSITION DETERMINED FROM FOUND 5/8"  
IRON PIN WITH ATTACHED YELLOW PLASTIC  
CAP, WHICH BEARS N46°27'02"W, 49.63'  
PER SURVEY NO. 9-40-539MP

### DETAIL

SCALE: 1"=40'



# LAND PARTITION PLAT NO. P2019-003

SITUATED IN THE NW1/4 SECTION 3, T.9S., R.40E., W.M.,  
BAKER COUNTY, OREGON

## NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF CASS VANDERWELDE, BOARD PRESIDENT FOR BAKER RURAL FIRE PROTECTION DISTRICT. THE SUBJECT PROPERTY IS COMPRISED OF TWO TRACTS, BEING A PORTION OF THE E1/2NE1/4NW1/4 OF SECTION 3, T.9S., R.40E. TRACT ONE IS OWNED BY J AND V BROWN RANCHES, LLC, AS EVIDENCED BY DEED NO. 07190339, AND TRACT TWO IS OWNED BY BAKER RURAL FIRE PROTECTION DISTRICT (THE DISTRICT), AS EVIDENCED BY DEED NO. 02230050. THIS LAND USE ACTION WAS APPROVED BY THE BAKER COUNTY PLANNING DEPARTMENT BY ADMINISTRATIVE APPROVAL (MNP-18-005).

TRACT TWO IS THE SITE OF THE DISTRICT'S LINDEY ROAD FIRE STATION. THE DISTRICT WISHES TO EXPAND THE EXISTING FACILITY, REQUIRING AN ADJUSTMENT OF THE BOUNDARIES TO ENLARGE THE TRACT. HOWEVER, IT WAS DISCOVERED THAT WHEN TRACT TWO WAS CONVEYED TO THE DISTRICT IN 2002, THE PARTITIONING PROCESS REQUIRED BY ORS CHAPTER 92 WAS NOT FOLLOWED. THEREFORE, THIS PARTITION WILL ACT TO LEGALIZE THE DISTRICT'S PARCEL WHILE ALSO RECONFIGURING THE PROPERTY LINES.

IT IS IMPORTANT TO NOTE THAT THE DEED FOR TRACT TWO (DEED NO. 02230050) DESCRIBES THE POINT OF BEGINNING AS BEING 30 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3 AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD. THIS SUGGESTS THAT THE WEST RIGHT OF WAY LINE RUNNING SOUTH FROM THE NORTH LINE OF SECTION 3 IS 30 FEET FROM THE NORTH-SOUTH CENTERLINE OF SECTION 3. HOWEVER, DEED BOOK 165, PAGE 35, WHICH CONVEYED THE RIGHT OF WAY TO BAKER COUNTY IN 1955, DESCRIBES IT AS 35 FEET. THEREFORE, THE DISTANCE CALL FROM THE QUARTER CORNER YIELDS TO THE CALL FOR THE RIGHT OF WAY LINE, WHICH IS LOCATED 35 FEET FROM THE QUARTER CORNER PER DEED BOOK 165, PAGE 35.

A SEARCH WAS MADE OF THE AVAILABLE COUNTY SURVEYOR RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM SURVEY NO.'S 8-40-14, 8-40-15, 8-40-26, 8-40-33, 9-40-539MP AND 9-40-542. FOUND AND ACCEPTED CONTROLLING MONUMENTS FROM SAID COUNTY SURVEYS, ALSO SEARCHED FOR ORIGINAL C.L.D. EVIDENCE AT THE NORTHWEST CORNER OF SECTION 3. THE CORNER WAS ORIGINALLY ESTABLISHED BY TIMOTHY W. DAVENPORT, U.S. DEPUTY SURVEYOR, UNDER CONTRACT NUMBER 102, DATED JULY 20, 1863, AS WAS COMMON IN THE BAKER VALLEY. THE FOUND MONUMENT WAS A WOODEN POST IN A MOUND OF EARTH SEARCHED THE VALLEY. THE FOUND MONUMENT OF THE ORIGINAL MONUMENT, THERE IS A LONG-ESTABLISHED FENCE CORNER WITH FENCES RUNNING NORTH-SOUTH AND WEST-EAST. THIS FENCE CORNER IS THE CORNER OF THE ORIGINAL SECTION CORNER WHICH IS HARMONIOUSLY RELATED TO OTHER MONUMENTS IN THE AREA AND IS ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE SECTION CORNER. A MONUMENT AT THIS LOCATION. SEE THE MONUMENTATION SHEET FILED SEPARATELY FOR MORE DETAILS.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND AS APPROVED BY MR. VANDERWELDE ON BEHALF OF THE DISTRICT, AND JIM BROWN OF J AND V BROWN RANCHES, LLC.

## BASIS OF BEARINGS

RECORD SURVEY NO. 8-40-26  
AS SHOWN

## LEGEND

● FOUND 5/8" IRON PIN WITH ATTACHED 2" ALUMINUM CAP FROM SURVEY NO. 8-40-26 AND 8-40-33 MARKED BENCHMARK LAND SURVEYING, AND WITH APPROPRIATE CENTER 1/4 CORNER DESIGNATION.

● FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "HAWLEY ENGR. PLS 1817" FROM MONUMENTATION SHEET FILED AS SURVEY NO. 9-40-542/8-40-15

◆ FOUND MAG NAIL AT BASE OF FENCE CORNER AS PER SURVEY NO. 8-40-14

⊙ SET 5/8"x30" IRON PIN WITH ATTACHED 2 1/2" ALUMINUM CAP MARKED BENCHMARK LAND SURVEYING, AND WITH APPROPRIATE SECTION CORNER DESIGNATIONS. SEE CORNER MONUMENTATION SHEET FILED SEPARATELY FOR MORE DETAILS.

○ SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"

{ } RECORD BEARING AND DISTANCE FROM DEED NO. 02230050

G ( ) GLO RECORD BEARING AND DISTANCE

( ) RECORD BEARING AND DISTANCE FROM DEED BOOK 165 PAGE 35

1 [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO.'S 8-40-6 AND 8-40-10

2 [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-40-14

3 [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-40-26

[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-539MP (PARTITION PLAT P2001-018)

X-X FENCE LINE

## REFERENCES

RECORD MAP OF SURVEY NO.'S: 8-40-6, 8-40-10, 8-40-14, 8-40-15, 8-40-26, 8-40-33, 9-40-539MP AND 9-40-542

DEED RECORD BOOK 65, PAGE 402  
BOOK 90, PAGE 59  
BOOK 165 PAGE 35  
BOOK 165 PAGE 1133

DEED RECORD INSTRUMENT NO.'S: 02230050 AND 07190339

AMERITITLE TITLE NO. 266643AM

PARTITION PLAT NO.'S P1993-007 AND P2001-018

GENERAL LAND OFFICE FIELD NOTES

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 ~ 541-923-5852

LAND PARTITION  
SITUATED IN THE NW1/4 SECTION 3, T.9S., R.40E., W.M.,  
BAKER COUNTY, OREGON

SURVEYED FOR	J & V BROWN RANCHES, LLC AND BAKER RURAL FIRE PROTECTION DISTRICT
SURVEYED BY	JLH & MRT
SCALE:	AS SHOWN
DRAWN BY:	JLH
SHEET 1 OF 2	11/28/2018



# LAND PARTITION PLAT NO. P2019-003

SITUATED IN THE NW1/4 SECTION 3, T.9S., R.40E., 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, PARCEL 1 OF THIS PARTITION, AND THAT I DID NOT SURVEY THE ENTIRE BOUNDARY OF PARCEL 2 OF THE PARTITION, BEING SITUATED IN BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWP. 9 SOUTH, RANGE 40 EAST, W.M.

TRACT ONE:

SECTION 3: E1/2NE1/4NW1/4.

EXCEPTING THEREFROM THE SOUTH 20 FEET OF THE ABOVE-DESCRIBED LAND, AS CONVEYED TO THE COUNTY OF BAKER IN THE STATE OF OREGON FOR A ROAD OF PUBLIC EASEMENT BY INSTRUMENT RECORDED SEPTEMBER 17, 1907, IN BOOK 65, PAGE 402, BAKER COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM THE EAST 35 FEET OF THE ABOVE-DESCRIBED LAND, AS CONVEYED TO BAKER COUNTY, A QUASI-MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED NOVEMBER 29, 1955, IN BOOK 165, PAGE 35, BAKER COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NE1/4NW1/4 OF SECTION 3, T.9S., R.40E., W.M., IN THE COUNTY OF BAKER AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SECTION 3, SAID TOWNSHIP AND RANGE;  
THENCE WEST, 35 FEET (RECORD: 30 FEET, MORE OR LESS), TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 AND THE TRUE POINT OF BEGINNING;

THENCE WEST, 72 FEET ALONG THE NORTH LINE OF SAID SECTION 3;  
THENCE SOUTH, 54 FEET;  
THENCE EAST, 72 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740;

THENCE NORTH, ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 TO THE TRUE POINT OF BEGINNING.

TRACT TWO:  
A PARCEL OF LAND LOCATED IN THE NE1/4NW1/4 OF SECTION 3, T.9S., R.40E., W.M., IN THE COUNTY OF BAKER AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SECTION 3, SAID TOWNSHIP AND RANGE;  
THENCE WEST, 35 FEET (RECORD: 30 FEET, MORE OR LESS), TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 AND THE TRUE POINT OF BEGINNING;

THENCE WEST, 72 FEET ALONG THE NORTH LINE OF SAID SECTION 3;  
THENCE SOUTH, 54 FEET;  
THENCE EAST, 72 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740;

THENCE NORTH, ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 TO THE TRUE POINT OF BEGINNING.

THIS PARTITION CONTAINS 18.6 ACRES, MORE OR LESS.  
I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING S.88°09'14"W., 35.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, T.9S., R.40E., W.M.

## EASEMENTS

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 9, 1906, IN DEED BOOK 62, PAGE 404, SAID EASEMENT BEING 8 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## APPROVALS

APPROVED THIS 26<sup>TH</sup> DAY OF Jan, 2019.

*JL Hatfield*  
BAKER COUNTY SURVEYOR

APPROVED THIS 4<sup>TH</sup> DAY OF February, 2019.

*Alfred J. Dumas*  
BAKER COUNTY PLANNING DIRECTOR

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

*Alice Dumas* by *Robert Thamelet*  
BAKER COUNTY TAX COLLECTOR  
DATE: 02-04-19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 5<sup>TH</sup> DAY OF February, 2019, AT 8:30 O'CLOCK A.M. AND RECORDED AS LAND PARTITION PLAT NO. P2019-003, BAKER COUNTY RECORDS.

*Steganie Kirby*  
BAKER COUNTY CLERK  
by *Karen Phillips, Deputy*

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT J AND V BROWN RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND BAKER RURAL FIRE PROTECTION DISTRICT, A MUNICIPAL CORPORATION, DO HEREBY DECLARE THAT SAID COMPANY AND SAID MUNICIPAL CORPORATION ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

*James P. Brown*  
JAMES P. BROWN, MEMBER  
J AND V BROWN RANCHES, LLC.

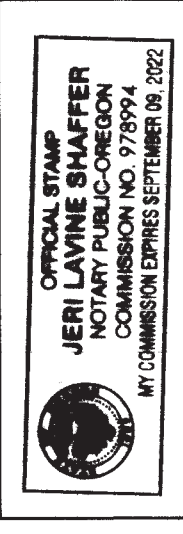
*Cass C. Vanderwele*  
CASS C. VANDERWELE, BOARD PRESIDENT  
BAKER RURAL FIRE PROTECTION DISTRICT

## ACKNOWLEDGMENTS

STATE OF OREGON } SS  
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-4, 2019, BY  
JAMES P. BROWN AND VICKI J. BROWN

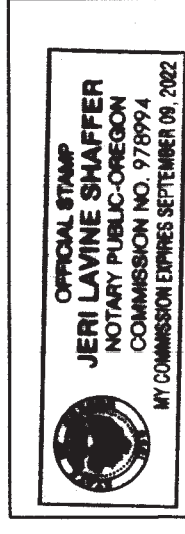
*Jeri Lavine Shaffer*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 9-9-20



STATE OF OREGON } SS  
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-4, 2019, BY  
CASS C. VANDERWELE

*Jeri Lavine Shaffer*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 9-9-20



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jason L. Hatfield*  
OREGON  
NOTARY PUBLIC  
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 3, T.9S., R.40E., W.M.,  
BAKER COUNTY, OREGON

SURVEYED FOR	J & V BROWN RANCHES, LLC AND BAKER RURAL FIRE PROTECTION DISTRICT
SURVEYED BY	JLH & MRT
SCALE:	AS SHOWN
DRAWN BY:	JLH
	11/28/2018
	SHEET 2 OF 2