

LAND PARTITION PLAT NO. P2019-009

SITUATED IN THE NW1/4SE1/4 SECTION 20, 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 20: THE E1/2E1/2NW1/4SE1/4.

CONTAINING 10.17 ACRES, OF WHICH 0.23 ACRES LIES WITHIN THE RIGHT OF WAY OF HUNT MOUNTAIN LANE (COUNTY ROAD NO. 700).

I DO HEREBY DESIGNATE THE SOUTHEAST 1/16 CORNER OF SECTION 20, T.8S., R.39E., W.M., AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF HUNT MOUNTAIN LANE (COUNTY ROAD NO. 700).
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, LISA A. SMITH MORRIS, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

I DO HEREBY CREATE THE FOLLOWING EASEMENT:
A PRIVATE ACCESS EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF CENTERLINE, SITUATED OVER AND ACROSS A PORTION OF PARCEL 1 TO THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN HEREON.

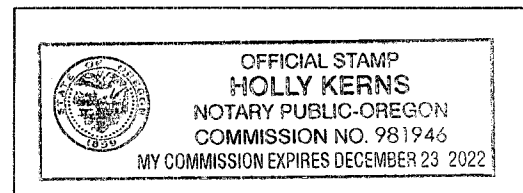
Lisa A. Smith Morris
LISA A. SMITH MORRIS

ACKNOWLEDGMENT

STATE OF OREGON } ss
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 5, 2019, BY LISA A. SMITH MORRIS

Holly Kerns
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 12-23-22



APPROVALS

APPROVED THIS 6TH DAY OF Dec., 2019.

Therese G. Huley
BAKER COUNTY SURVEYOR

APPROVED THIS 6TH DAY OF Dec., 2019.

Holly Kerns
BAKER COUNTY PLANNING DIRECTOR

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

Neil Sullivan
BAKER COUNTY TAX COLLECTOR
DATE: 12-9-19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 9TH DAY OF December, 2019 AT 8:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2019-009 BAKER COUNTY RECORDS.

Stanley Kirby
BAKER COUNTY CLERK

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF SAGE MORRIS, ON BEHALF OF LISA SMITH MORRIS, LANDOWNER. THE SUBJECT PROPERTY IS DESCRIBED AS THE E1/2E1/2NW1/4SE1/4 SECTION 20, T.8S., R.39E. THE PURPOSE OF THIS PARTITION IS TO DIVIDE THE PROPERTY INTO TWO PARCELS. THIS LAND USE ACTION WAS APPROVED BY THE BAKER COUNTY PLANNING DEPARTMENT ACCORDING TO THE NOTICE OF DECISION FOR MJP-19-032. ADDITIONALLY, A VARIANCE TO THE ROAD FRONTAGE REQUIREMENT WAS GRANTED BY THE BAKER COUNTY PLANNING COMMISSION ACCORDING TO THE FINAL DECISION AND REPORT FOR VAR-19-119.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM SURVEY NO.'S 8-39-14, 8-39-31, 8-39-37, AND THE PLATS OF BOTH SUMMERFIELD WEST SUBDIVISION (ALSO RECORDED AS SURVEY NO. 8-39-58) AND HIGH COUNTRY ESTATES (ALSO RECORDED AS SURVEY NO. 8-39-92SD). AT THE SOUTHEAST 1/16 CORNER, I FOUND THE MONUMENT FROM SUMMERFIELD WEST SUBDIVISION, WHICH WAS FOUND IN GOOD CONDITION AND ACCEPTED. I ALSO FOUND A 5/8" REBAR OF UNKNOWN ORIGIN, WHICH WAS PROTRUDING 18" ABOVE GROUND AND WIRED TO A FENCE POST 0.8 FEET SOUTH OF THE TRUE CORNER. AT THE SOUTHEAST CORNER OF SECTION 20, I FOUND AND ACCEPTED A 5/8" IRON PIN WITH A DRILL HOLE IN THE CENTER, SET IN CONCRETE. I ALSO FOUND A RAILROAD SPIKE OF UNKNOWN ORIGIN 0.7 FEET SOUTH AND 0.4 FEET EAST, WHICH I DO NOT ACCEPT. ALL OTHER MONUMENTS FOUND DURING THE COURSE OF THE SURVEY FOR THIS LAND PARTITION WERE ACCEPTED. I SEARCHED FOR BUT DID NOT FIND THE SPIKE SHOWN ON THE PLAT OF SUMMERFIELD WEST SUBDIVISION AT THE CENTER-EAST 1/16 CORNER.

I PERFORMED SURVEY NO. 8-39-105 IN DECEMBER OF 2008. DURING THE COURSE OF THAT SURVEY, I SEARCHED FOR BUT DID NOT FIND THE RECORD MONUMENT AT THE CENTER-SOUTH 1/16 CORNER. I DID HOWEVER RECOVER MONUMENTS FROM PARTITION NO.'S P1995-015 AND P1997-018 ALONG THE SOUTH LINE OF THE NE1/4SW1/4 OF SECTION 20, AND PROJECTED THE BEARING ALONG THE LINE OF FOUND MONUMENTS EAST TO DETERMINE THE POSITION OF THE 1/16 CORNER, WHICH FELL AT A FENCE CORNER. TO STAY IN HARMONY WITH PARTITION PLAT NO.'S P1995-015 AND P1997-018 AND SURVEY NO. 8-39-105, AND IN THE INTEREST OF CORNER STABILITY, I DID NOT POSITION THE CENTER-SOUTH 1/16 CORNER MIDWAY BETWEEN 1/4 CORNERS. INSTEAD, I HELD THE RECORD DISTANCE FROM SURVEY NO. 8-39-105 ALONG THE WEST LINE OF THE NW1/4SE1/4, MEASURING FROM THE FOUND MONUMENT AT THE CENTER 1/4 CORNER TO DETERMINE SAID 1/16 CORNER.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO BAKER COUNTY PLANNING APPROVAL AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON. SEE THE CORNER MONUMENTATION SHEET FILED SEPARATELY FOR DETAILS REGARDING THE ESTABLISHMENT OF THE CENTER-EAST 1/16 CORNER.

REFERENCES

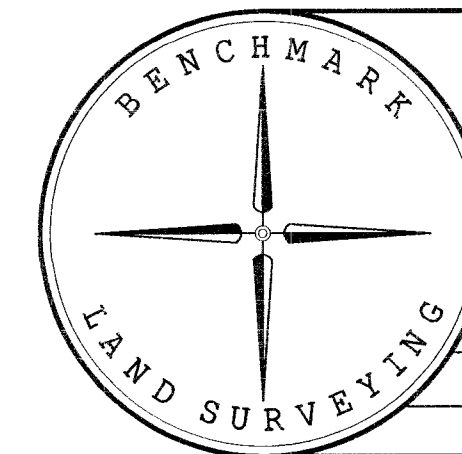
- RECORD MAP OF SURVEY NO.'S 8-39-14, 8-39-31, 8-39-37, AND 8-39-105
- THE PLAT OF SUMMERFIELD WEST SUBDIVISION (SURVEY NO. 8-39-58)
- THE PLAT OF HIGH COUNTRY ESTATES (SURVEY NO. 8-39-92SD)
- PARTITION PLAT NO.'S P1995-015 AND P1997-018
- DEED RECORD INSTRUMENT NO. 98 14 083
- PRELIMINARY TITLE REPORT ORDER NO. 325945AM

NOTES:

- SEWAGE DISPOSAL FOR PARCEL 2 SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.



Jason L. Hatfield
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#689454
EXPIRES: 6/30/2021



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 NW1/4SE1/4
SECTION 20, T.8S., R.39E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	LISA SMITH MORRIS	
SURVEYED BY	JLH	9/23/2019
SCALE: AS SHOWN	DRAWN BY: JLH	SHEET 2 OF 2