

- 1) AN EASEMENT TO THE CITY OF HALFWAY PER CITY OF HALFWAY CITY COUNCIL MINUTES OF APRIL 8, 2003 AND APRIL 14, 2004; TO PROVIDE A 50-FOOT WIDTH FOR FIR STREET AS PLATTED; SAID EASEMENT BEING 25- FEET WIDE ALONG THE EAST SIDES OF PARCELS 8, 9 AND 10; SUCH BEING GREATER THAN THE FULL 50-FOOT WIDTH OF FIR STREET (AS SHOWN), TOGETHER WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.
- 2) AN EASEMENT SERVING PARCEL 5 OF PARTITION NO. 2004-04, BEING THE NORTH TWENTY FEET OF PARCEL 8; FOR THE PURPOSE OF INGRESS AND EGRESS, A DITCH FOR WATER CONTROL AND DRAINAGE PURPOSES; AND THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.
- 3) AN EASEMENT SERVING PARCEL 5 OF PARTITION NO. 2004-04, BEING THE SOUTH TWENTY FEET OF PARCEL 10; FOR THE PURPOSE OF INGRESS AND EGRESS, A DITCH FOR WATER CONTROL AND DRAINAGE PURPOSES; AND THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.

THIS APPROVED PARTITION WAS UNDERTAKEN TO CREATE THREE (3) NEW PARCELS OF THE TRACT WHICH IS PARCEL 6 OF PARTITION PLAT 2004-03. THE APPROVAL OCCURRED DURING THE HALFWAY CITY COUNCIL MEETING OF OCTOBER 8, 2020.

THIS WORK WAS CONTAINED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, WHICH HAS BEEN PREVIOUSLY SURVEYED BY HANLEY DURING PARTITION PLATS 2003-18, 2004-03 AND 2004-04. THE LOCATIONS OF ALL RECOVERED MONUMENTS OF RECORD CONCUR WELL WITH THE REPORTED POSITIONS.

THE CORNERS OF SAID PARCEL 6 WERE RECOVERED, OR REMONUMENTED AS SHOWN. THE PARTITION LINES WERE ESTABLISHED AT THE DIRECTION OF THE OWNER. ADDITIONALLY, PARCEL 5 OF PARTITION 2004-04 WAS SURVEYED AND MONUMENTED DURING THIS PARTITION.

THE EAST RIGHT-OF-WAY LINE OF FIR STREET WAS HELD AT ITS NORTH AND SOUTH ENDS PER THE DISTANCES REPORTED UPON SAID THREE (3) PLATS. THE CALCULATED WEST RIGHT-OF-WAY LINE OF FIR STREET IS HERE SHOWN AT A 50-FOOT WIDTH.

THIS WORK WAS ACCOMPLISHED USING TRIMBLE R-8 G.P.S. RECEIVERS, A TRIMBLE TSC-2 DATA CONTROLLER AND A NIKON DTM-522 THEODOLITE WITH E.D.M. CAPABILITY.

PARTITION PLAT  
NO. 2020-001

PARCEL 6 OF PARTITION  
PLAT NO. 2004-003

SE1/4 SW1/4, SECTION 8  
TOWNSHIP 8 SOUTH,  
RANGE 46 EAST, W.M.

CITY OF HALFWAY,  
BAKER COUNTY, OREGON

APPROVALS

CITY OF HALFWAY

MAYOR BY: [Signature] DATE 1-13-2021

PUBLIC WORKS DIRECTOR BY: [Signature] DATE 1-13-2021

BAKER COUNTY

COUNTY SURVEYOR BY: [Signature] DATE 1-21-2021

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED

TAX COLLECTOR BY: [Signature] DATE 01/21/2021

STATE OF OREGON I DO HEREBY CERTIFY THAT THIS MINOR PARTITION  
COUNTY OF BAKER SS PLAT WAS RECEIVED FOR RECORDING ON THE  
21 DAY OF January, 2021  
AT 11:15 O'CLOCK A.M.

AND RECORDED IN BAKER COUNTY RECORDS  
AND IS HEREBY APPROVED

COUNTY CLERK BY: [Signature] DATE 1-21-2021  
[Signature], Deputy

REFERENCES

TITLE REPORT / DEEDS

ELKHORN TITLE COMPANY,  
SUPPLEMENTARY TITLE REPORT  
FILE NO.: 20-22683  
JULY 21, 2020

BAKER COUNTY DEEDS:

BOOK 20 31 0054  
RECORDED: JULY 30, 2020

BOOK 03 51 0338  
RECORDED: DECEMBER 24, 2003

BOOK 04 07 0087  
RECORDED: FEBRUARY 17, 2004

BOOK 04 09 0174  
RECORDED: MARCH 2, 2004

SURVEYS / PARTITIONS

CS 8-46-20

PARTITION NO. 2003-18

PARTITION NO. 2004-03

PARTITION NO. 2004-04

CITY OF HALFWAY

MINUTES OF HALFWAY CITY COUNCIL MEETING;  
REPORT AND DECISION - APRIL 8, 2003 &  
APRIL 14, 2004.

EASEMENTS

PER TITLE REPORT

EXISTING

DEED BOOK 43, PAGE 149.

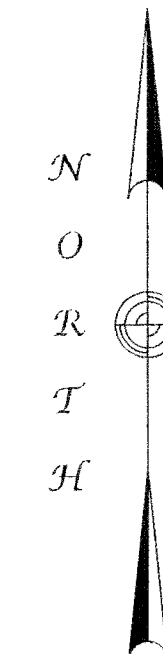
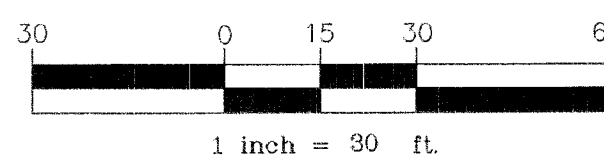
AN EASEMENT FOR DITCH PURPOSES  
(EXACT LOCATION UNKNOWN)

BOOK 03 51 0338, PER PPLAT 2003-18  
(RECORDED DECEMBER 24, 2003)

BOOK 04 07 0087, PER PPLAT 2004-03  
(RECORDED FEBRUARY 17, 2004)

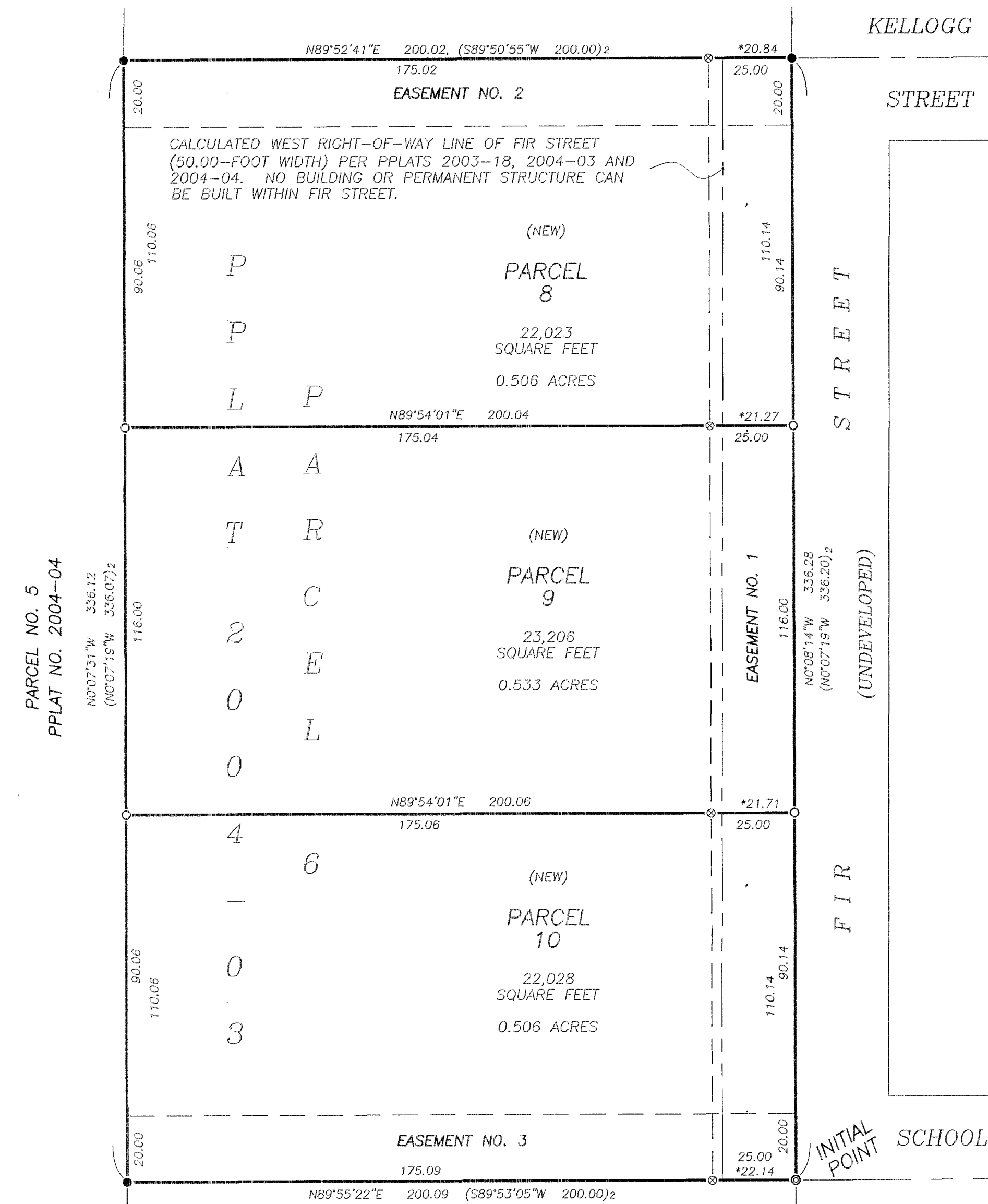
BOOK 04 09 0174, PER PPLAT 2004-04  
(RECORDED MARCH 2, 2004)

AN EASEMENT FOR DITCH PURPOSES.  
SEE NOTE, DITCH EASEMENT ON  
SHEET 1



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
JULY 14, 1998  
**RODNEY J. LEWIS**  
2872  
EXPIRES 12-31-2022

PARTITION PLAT FOR: EDWARD BONN		
LOCATED WITHIN SE1/4 OF SW1/4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 46 EAST, W.M. CITY OF HALFWAY, BAKER COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 INCH = 30 FT.	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: 15 OCT 20 Ending: 17 NOV 20
DRAWN BY R J L	CHECKED K L P	PROJECT No. H201-01 / 3043EB



PARCEL NO. 5  
PPLAT NO. 2004-04  
N0707131°W 336.12  
(N070719°W 336.07)2

<p>INITIAL POINT, SOUTHEAST CORNER OF PARCEL 6, PPLAT 2004-03. SET, A 5/8 X 30 INCH IRON ROD WITH LIGHT BLUE PLASTIC CAP MKD: "WALLOWA ASSOC."</p> <p>FOUND, 5/8 INCH IRON ROD PER PPLAT 2004-03</p> <p>SET, A 5/8 X 30 INCH IRON ROD WITH LIGHT BLUE PLASTIC CAP MKD: "WALLOWA ASSOC."</p> <p>CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET</p>	<p>PPLAT PARTITION PLAT</p> <p>(XXX.XX) 2 DIMENSION PER PPLATS 2003-18, 2004-03 AND/OR 2004-04; ALL THREE (3) BY HANLEY</p> <p>*XX.XX CALCULATED DISTANCE FROM PROP. COR. TO THE WEST LINE OF 50-FT. WIDE FIR STREET.</p> <p>PROPERTY AND PARTITION LINES</p> <p>EASEMENT LINES CREATED THIS PARTITION</p>
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