

Partition Plat No. P2022-003

A partitioning of a parcel of land situated in the SE1/4SE1/4 of Section 36, T7S, R45E, WM, Baker County, Oregon

April 11, 2022

DECLARATION

WE, JOHN AND DONNA DRAPER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY OF THE LANDS SHOWN HEREON, DO HEREBY DECLARE THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO TWO PARCELS, AND THAT THIS PARTITION PLAT WAS PREPARED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

John Draper 6-2-2022
JOHN DRAPER DATE
Donna Draper 6-2-22
DONNA DRAPER DATE

STATE OF OREGON }
COUNTY OF BAKER } SS

THIS IS TO CERTIFY THAT ON THIS 2 DAY OF June, 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN AND DONNA DRAPER, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

Hadley
NOTARY PUBLIC
January 7, 2025
MY COMMISSION EXPIRES

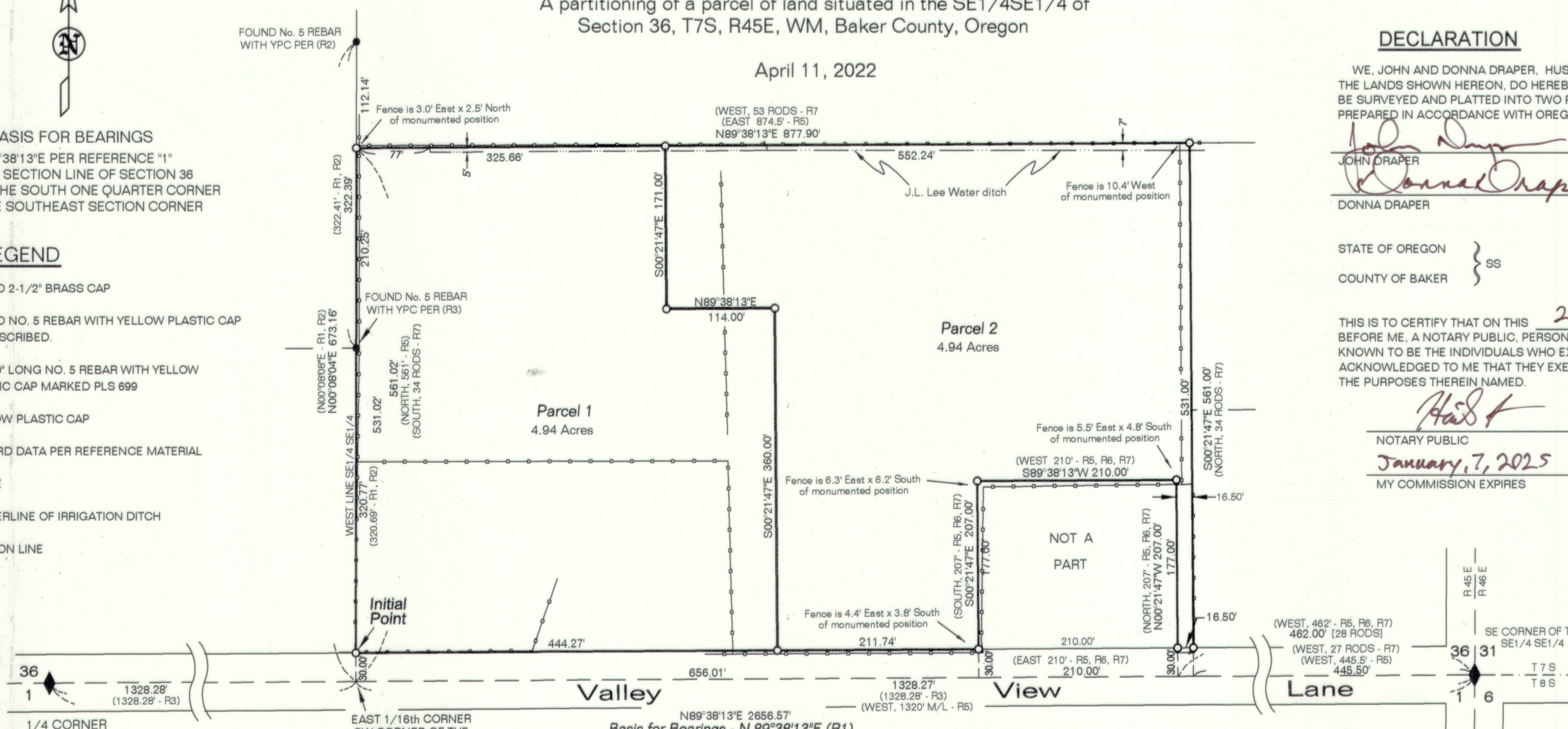


NOTE:
SEWAGE DISPOSAL FOR BOTH PARCELS SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

BASIS FOR BEARINGS
N89°38'13"E PER REFERENCE "1" SOUTH SECTION LINE OF SECTION 36 BETWEEN THE SOUTH ONE QUARTER CORNER AND THE SOUTHEAST SECTION CORNER

LEGEND

- ◆ FOUND 2-1/2" BRASS CAP
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP AS DESCRIBED.
- SET 30" LONG NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED PLS 699
- YPC YELLOW PLASTIC CAP
- (.....) RECORD DATA PER REFERENCE MATERIAL
- FENCE
- CENTERLINE OF IRRIGATION DITCH
- - - SECTION LINE



ENCUMBRANCES

- A - INTEREST IN 17/100 OF THE J. L. LEE WATER DITCH TO RICHARD T. LANGRELL BY INSTRUMENT RECORDED MAY 2, 1902, IN DEED BOOK 43, PAGE 602, BAKER COUNTY RECORDS.
- B - ANY AND ALL MATTERS, IF ANY, PERTAINING TO THE PERRY DITCH, AND TO THE PINE LAKE DITCH AND RESERVOIR COMPANY IN INSTRUMENT RECORDED NOVEMBER 30, 1910, IN DEED BOOK 73, PAGE 556, BAKER COUNTY RECORDS.

REFERENCES

- R1 - CS 7-45-158MP PARTITION PLAT No. 2003-014, BY PLS 51277, FILED NOVEMBER 18, 2003.
- R2 - CS 7-45-157 SURVEY FOR LORENCE AND MOWER, BY PLS 51277, FILED OCTOBER 21, 2003.
- R3 - CS 7-45-149 SURVEY FOR LORENCE AND MOWER, BY PLS 1362, FILED JANUARY 17, 1996.
- R4 - CS 7-45-45 FIZZ - EAGLE CADASTRAL SURVEY, BY PLS 934, FILED AUGUST 11, 1980.
- R5 - WARRANTY DEED RECORDED JUNE 30, 2020, IN INSTRUMENT No. 20 26 0278, BAKER COUNTY RECORDS.
- R6 - SPECIAL WARRANTY DEED RECORDED DECEMBER 1, 1986, IN INSTRUMENT No. 86 48 006, BAKER COUNTY RECORDS.
- R7 - WARRANTY DEED RECORDED DECEMBER 13, 1972, IN INSTRUMENT No. 72 46 065, BAKER COUNTY RECORDS.

SUCCESSOR SURVEYOR'S CERTIFICATE OF SURVEY

I, THOMAS J. HANLEY, PLS #1817, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE FIELD WORK REPRESENTED ON THE ACCOMPANYING PLAT WAS PERFORMED UNDER THE DIRECTION OF LELAND LEE MYERS, OREGON PROFESSIONAL LAND SURVEYOR NO. 699, DECEASED, IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON. I FURTHER CERTIFY THAT I ACCEPT THE FIELD WORK DONE UNDER MR. MYERS'S DIRECTION AND THAT I HAVE THOROUGHLY REVIEWED THE ACCOMPANYING PLAT, AND ACCEPT FULL PROFESSIONAL RESPONSIBILITY FOR THIS PROJECT WORK.

Thomas J. Hanley 5-31-2022
THOMAS J. HANLEY DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

DECEASED

OREGON
JULY 9, 1965
LELAND LEE MYERS
699

Renewal Date 1/1/23

REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J HANLEY
1817

Renews June 30, 2023

WATER RIGHTS STATEMENT

10.5 ACRES OF WATER RIGHTS EXISTS ON THIS PROPERTY PER CERTIFICATE OF WATER RIGHT NO. 10488.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 30, 2020, IN INSTRUMENT No. 20 26 0278, BAKER COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, AND TO CREATE TWO NEW PARCELS, AT THE REQUEST OF DONNA DRAPER.

MONUMENTS WERE FOUND AND HELD AT THE SOUTHEAST CORNER AND THE SOUTH ONE QUARTER CORNER OF SAID SECTION 36. MONUMENTS WERE ALSO FOUND AND HELD ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, AS SHOWN. THE ORIGINAL DEED CALLS ARE CARDINAL AND EVEN RODS. THE SOUTHEAST CORNER OF SAID PARCEL WAS HELD AT DEED DISTANCE AND THE EAST LINE THEREOF WAS HELD PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 36.

MONUMENTS WERE SET AT THE EXTERIOR BOUNDARY CORNERS AND TO DEFINE THE NEW PARCELS, AS SHOWN HEREON.

NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

THE LAND BEING PARTITIONED IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH BEARS S89°38'13"W, 1328.27 FEET AND N00°08'04"E, 30.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 36; THENCE N89°38'13"E, 531.02 FEET; THENCE N89°38'13"E, 877.90 FEET; THENCE S00°21'47"E, 531.00 FEET; THENCE S89°38'13"W, 16.50 FEET; THENCE N00°21'47"W, 177.00 FEET; THENCE S89°38'13"W, 210.00 FEET; THENCE S00°21'47"E, 177.00 FEET; THENCE S89°38'13"W, 656.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY OF VALLEY VIEW LANE.

CONTAINING 9.88 ACRES, MORE OR LESS.

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS PARTITION.

Hadley 6/15/22
BAKER COUNTY SURVEYOR - BY UNION COUNTY SURVEYOR DATE
Holly Dennis 6/17/22
BAKER COUNTY PLANNING DIRECTOR DATE

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

Alice Daugherty by Amy Smith 6-17-22
BAKER COUNTY TAX COLLECTOR DATE

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION WAS RECEIVED FOR RECORDING ON THE 17 DAY OF June, 2022, AT 2:30 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P2022-003, BAKER COUNTY RECORDS.

Stanley Kirby
BAKER COUNTY CLERK

DEPUTY

M Surveying
y PO Box 99
e 203 SE Ibox Street
r Sumpter, OR 97877
s 541-894-2264

FILED _____
BAKER COUNTY SURVEYOR
SURVEY No. _____