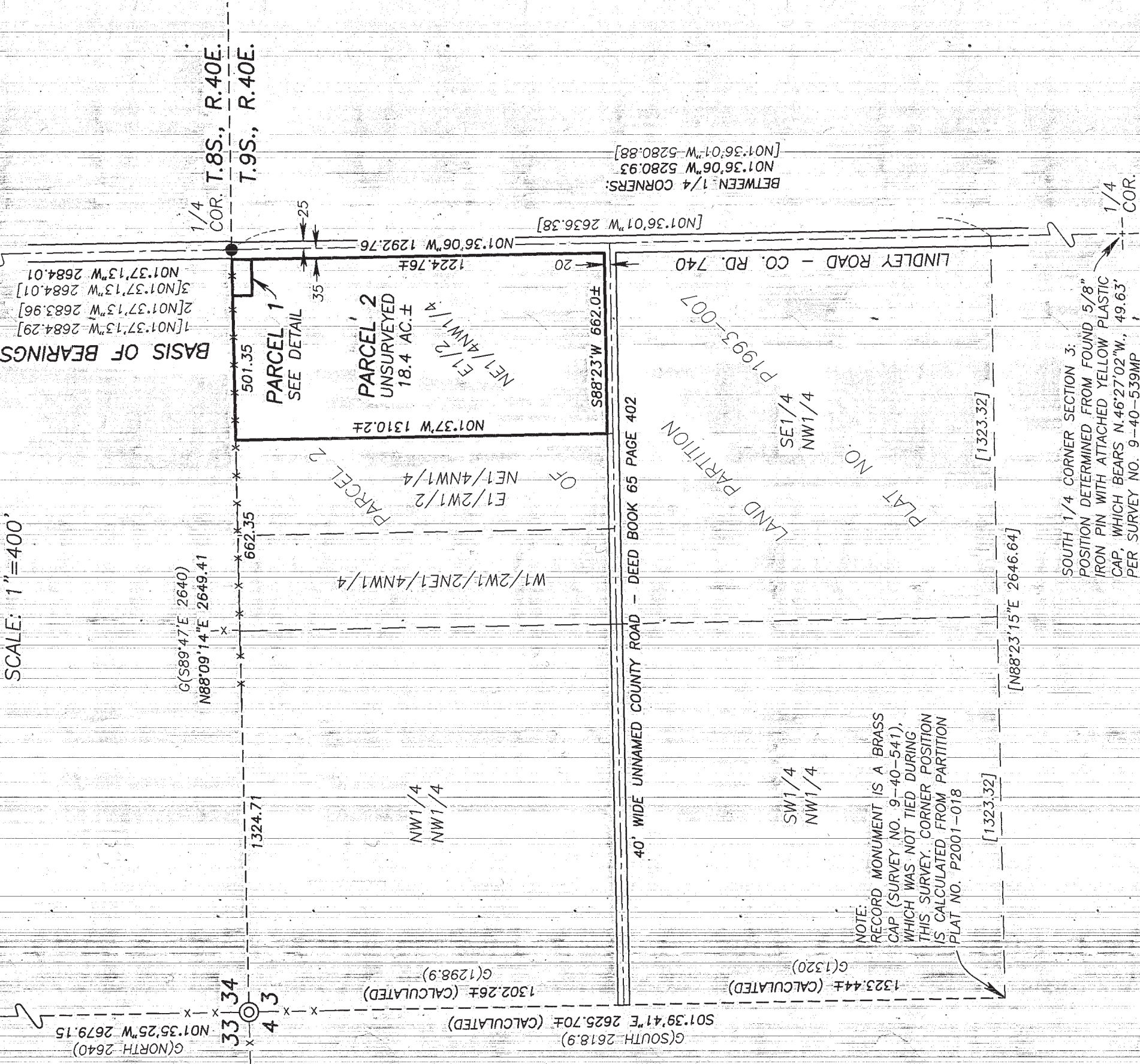


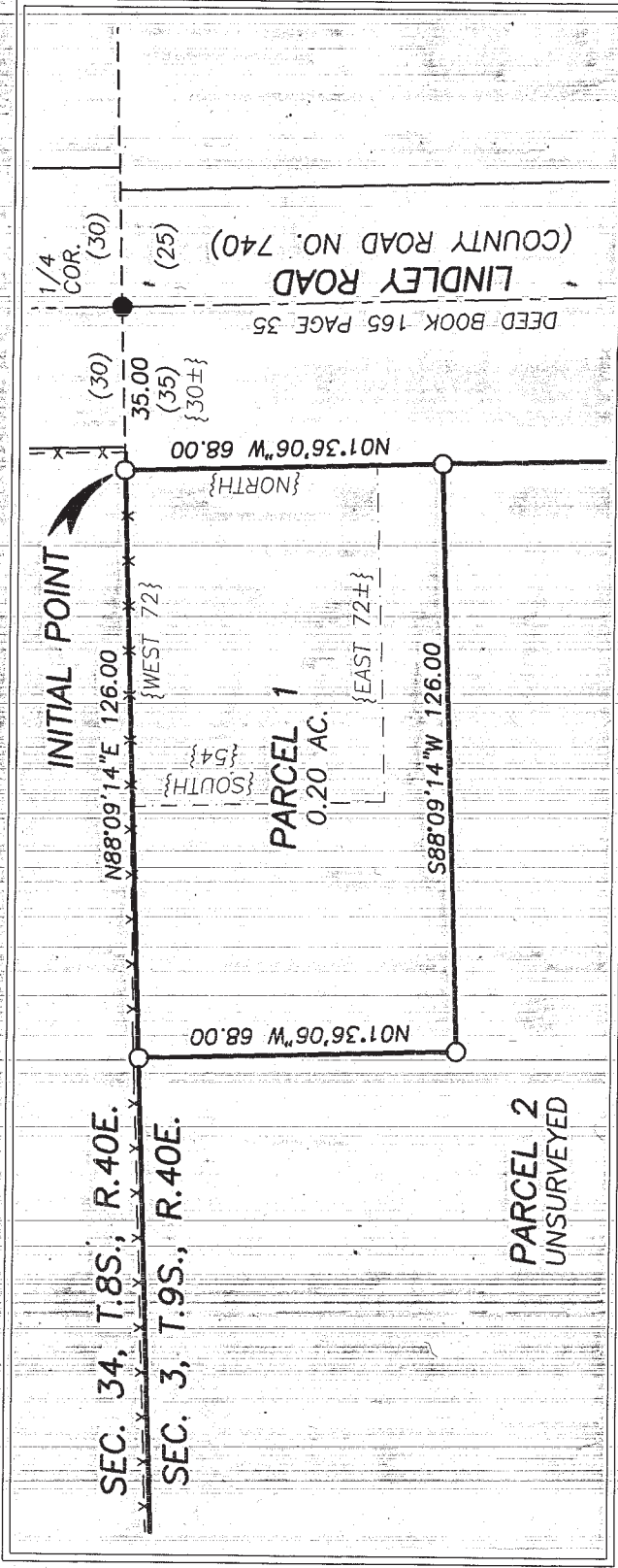
SECTION OVERVIEW

SCALE: 1"=400'



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 VANDERWIELE, BOARD PRESIDENT FOR BAKER RURAL FIRE PROTECTION DISTRICT. THE SUBJECT PROPERTY IS COMPRISED OF TWO TRACTS, BEING A PORTION OF THE E1/2NW1/4 OF SECTION 3, T.9S., R.40E. TRACT ONE IS OWNED BY J & 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 LINDLEY 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'S 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 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. 8-40-14, 8-40-15, 8-40-26, 8-40-33, 9-40-539MP AND 9-40-542. I FOUND AND ACCEPTED CONTROLLING MONUMENTS FROM SAID COUNTY SURVEYS. I ALSO SEARCHED FOR ORIGINAL G.L.O. 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 ORIGINAL MONUMENT WAS A WOODEN POST IN A MOUND OF EARTH. I SEARCHED THE AREA AND FOUND NO TRACE OF THE ORIGINAL MONUMENT. HOWEVER, THERE IS A LONG-ESTABLISHED FENCE CORNER WITH FENCES RUNNING NORTH, SOUTH AND WEST. I BELIEVE THIS TO BE A PERPETUATION OF THE ORIGINAL SECTION CORNER, WHICH IS HARMONIOUSLY RELATED TO OTHER KNOWN CORNERS IN THE AREA, AND IS ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE SECTION CORNER. I SET A MONUMENT AT THIS LOCATION. SEE THE MONUMENTATION SHEET FILED SEPARATELY FOR MORE DETAILS.

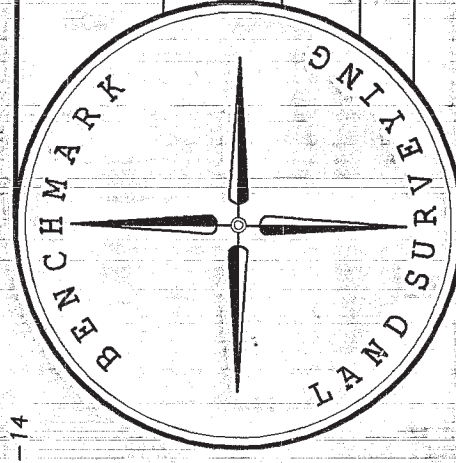
NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND AS APPROVED BY MR. VANDERWIELE ON BEHALF OF THE DISTRICT, AND JIM BROWN OF J AND V BROWN RANCHES, LLC.

REFERENCES

- RECORD MAP OF SURVEY NO. 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. 8: 02230050 AND 07190339
- AMERITITLE TITLE NO. 266643AM
- PARTITION PLAT NO. 8: P1993-007 AND P2001-018
- GENERAL LAND OFFICE FIELD NOTES

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

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



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5652

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 1 OF 2

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 5.88'09"14 W., 35.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, T.9S., R.40E., W.M.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- 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.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 28 DAY OF Jan, 2019.

Jason L. Hatfield
BAKER COUNTY SURVEYOR

APPROVED THIS 4th DAY OF February, 2019.

John P. Brown
BAKER COUNTY PLANNING DIRECTOR

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

Alice Duerfelmier by Raei Thaneet
BAKER COUNTY TAX COLLECTOR
DATE: 02/04/19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 5th 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 Raei Thaneet

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jason L. Hatfield
BENCHMARK LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2019

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.

Vicki J. Brown member
VICKI J. BROWN, MEMBER
J AND V BROWN RANCHES, LLC.

Cass C. Vanderwiele
CASS C. VANDERWIELE, 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 9-9-22

OFFICIAL STAMP
JERI LAVINE SHAFFER
NOTARY PUBLIC-OREGON
COMMISSION NO. 978994
MY COMMISSION EXPIRES SEPTEMBER 09, 2022

STATE OF OREGON } SS
COUNTY OF BAKER }

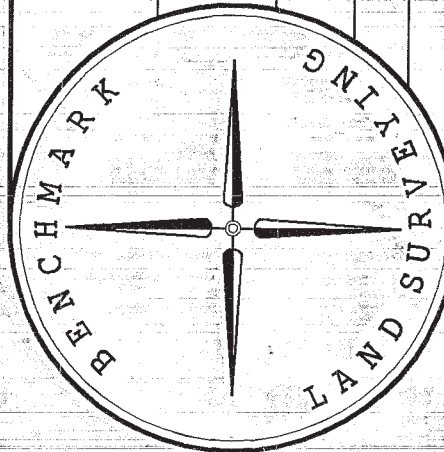
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-4, 2019, BY
CASS C. VANDERWIELE

Jeri Lavine Shaffer
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 9-9-22

OFFICIAL STAMP
JERI LAVINE SHAFFER
NOTARY PUBLIC-OREGON
COMMISSION NO. 978994
MY COMMISSION EXPIRES SEPTEMBER 09, 2022

NOTES:

- SEWAGE DISPOSAL FOR EACH PARCEL SHALL BE PROVIDED BY A DEO APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1253 ~ 541-523-5652

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 2 OF 2

FILED February 5, 2019
BAKER COUNTY SURVEYOR
SURVEY NO. 8-40-42
9-40-778