

808 25 0018

808 25 0019

PARTITION PLAT No. P2008-026

In the NE1/4 of Section 3, T6S, R48E, WM
Baker County, Oregon

NARRATIVE

808 25 0020

The purpose of this plat is to create two unsurveyed 80 acre parcels in the NE1/4 of Section 3, T6S, R48E, WM, Baker County, Oregon, at the request of Stephen Dennis.
Whereas this partition is unsurveyed I did not visit the site and did not conduct any search for any GLO corners. In researching the Baker County Surveyor records I did not find any surveys or corner records for this section in his files. The road right-of-way to the USA was recorded in Baker County Deed Book 167, Page 1192, but it does not include a description for the roadway. The Power Line Easement as described in Deed Book 168, Page 942 was surveyed but not recorded has an angle point within the property being partitioned. I was able to use a Google Earth aerial photograph that clearly showed the angle point to locate the approximate property lines and thereby determine the approximate location of the public use roads as digitized from the said aerial photograph.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, do hereby certify that I have correctly platted the unsurveyed partition in accordance with ORS Chapter 92 and the plat is only for the purpose of describing the two parcels of land that are aliquote parts of Section 3 and an approximate relationship to the easements as found on the existing property deeds.
The land being partitioned is the NE1/4 of Section 3, T6S, R48E, WM, Baker County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR
Leland Lee Myers
OREGON
JULY 9, 1965
LELAND LEE MYERS
699
Renewal Date 1/1/09

DECLARATION

I, Stephen P. Dennis, do hereby declare that I have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92.

Stephen P. Dennis

STATE OF OREGON }
COUNTY OF BAKER } ss

Signed and sworn to before me on June 3, 2008, by Stephen P. Dennis.

Mary Banta
My Commission Expires 1/31/2011

OFFICIAL SEAL
MARY BANTA
NOTARY PUBLIC-OREGON
COMMISSION NO. 413893
MY COMMISSION EXPIRES JANUARY 31, 2011

APPROVALS

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

Thos J. Staley 6-3-2008
Baker County Surveyor Date

I have reviewed this partition and find it complies with the regulations of Baker County, Oregon.

John Kent 6/5/08
Baker County Planning Director Date

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.

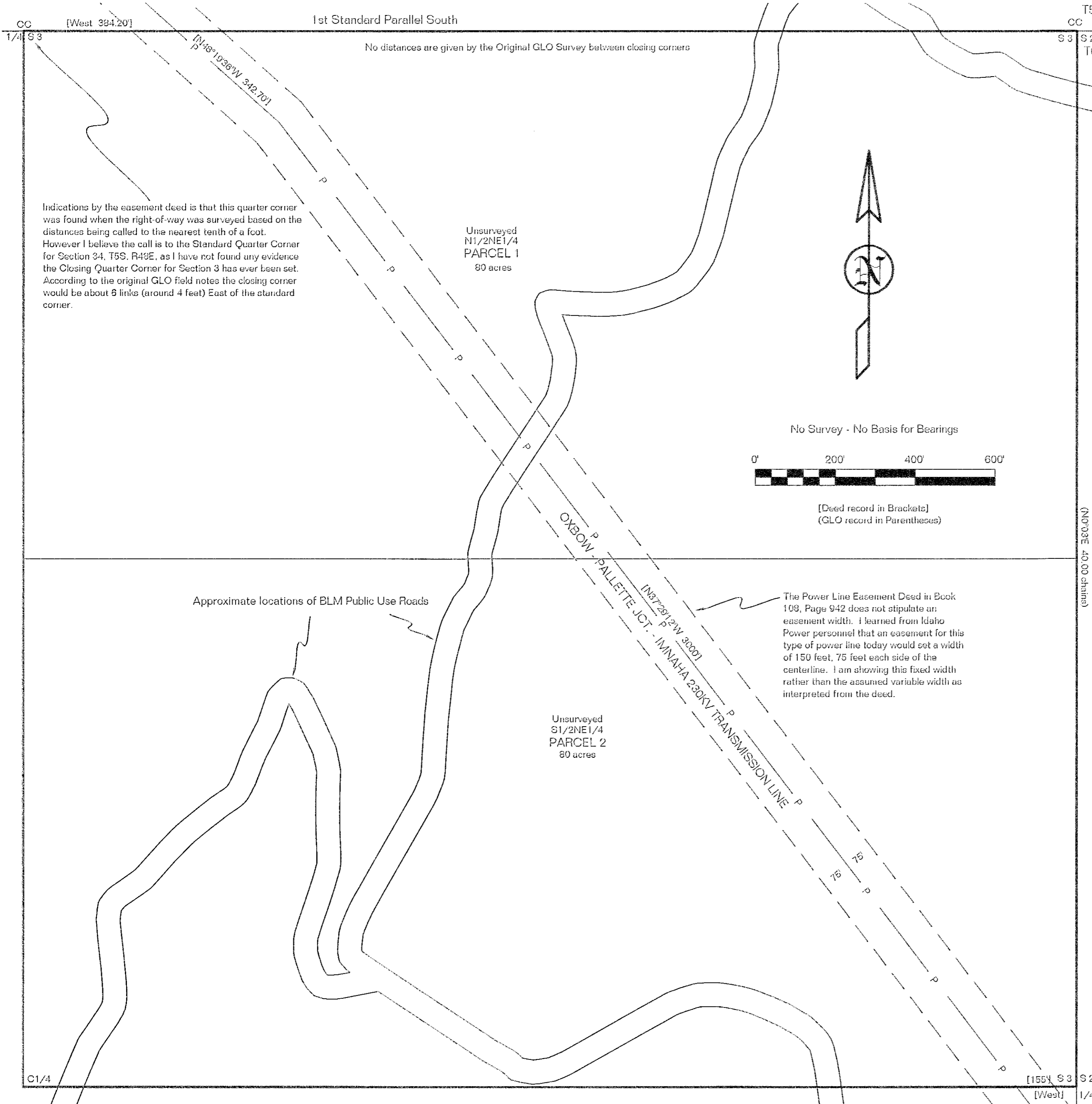
Alan Diefenberger 6-12-08
Baker County Treasurer Date

STATE OF OREGON }
COUNTY OF BAKER } ss

I do hereby certify that the attached partition was received for recording on the 12th day of June, 2008, at 2:15 o'clock P.M. as Slide No. C122.

Jessamine J. Green, Co Clerk
Baker County Clerk
Karen Phillips, Deputy

FILED June 13, 2008
BAKER COUNTY SURVEYOR
SURVEY No. 6-48-16MP



Indications by the easement deed is that this quarter corner was found when the right-of-way was surveyed based on the distances being called to the nearest tenth of a foot. However I believe the call is to the Standard Quarter Corner for Section 34, T6S, R48E, as I have not found any evidence the Closing Quarter Corner for Section 3 has ever been set. According to the original GLO field notes the closing corner would be about 6 links (around 4 feet) East of the standard corner.

No distances are given by the Original GLO Survey between closing corners

Unsurveyed N1/2NE1/4 PARCEL 1 80 acres

Unsurveyed S1/2NE1/4 PARCEL 2 80 acres

The Power Line Easement Deed in Book 108, Page 942 does not stipulate an easement width. I learned from Idaho Power personnel that an easement for this type of power line today would set a width of 150 feet, 75 feet each side of the centerline. I am showing this fixed width rather than the assumed variable width as interpreted from the deed.

Approximate locations of BLM Public Use Roads

I, Leland Lee Myers, hereby certify that this is an exact duplicate plot of the partition as submitted to the Baker County Clerk for recording.