

LAND PARTITION PLAT NO. P2017-003

SITUATED IN THE SE1/4 SECTION 33 AND THE SW1/4 SECTION 34, T.7S., R.46E., W.M., AND IN THE NW1/4 SECTION 3 AND THE NE1/4 SECTION 4, T.8S., R.46E., W.M., BAKER COUNTY, OREGON
SURVEY COMPLETED SEPTEMBER 30, 2016

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF JIM YOUNG WITH THE PURPOSE OF PARTITIONING THAT PROPERTY DESCRIBED IN DEED NO. B16-49-0225 INTO THREE PARCELS. THIS REQUIRED A DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 3 TO DETERMINE THE LINES AND CORNERS OF GOVERNMENT LOT 3 AND GOVERNMENT LOT 4.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE EXTERIOR LINES AND SUBDIVISIONAL LINES OF TOWNSHIP 8 S., RANGE 46 E. WERE ORIGINALLY SURVEYED BY NICHOLAS O. WALDEN, U.S. DEPUTY SURVEYOR UNDER CONTRACT NO. 198 DATED JULY 15, 1873. IN SEARCHING THE THE BAKER COUNTY SURVEYOR'S RECORDS, I FOUND SURVEY NO.'S 8-46-41 AND 8-46-45, WHICH WERE BOTH PERFORMED BY JIM HANLEY, PLS.

FIELD MEASUREMENTS WERE MADE TO LOCATE ORIGINAL GENERAL LAND OFFICE CORNER EVIDENCE AT CONTROLLING SECTION AND 1/4 SECTION CORNERS. A THOROUGH FIELD SEARCH WAS MADE AT THE EXPECTED CORNER LOCATIONS. EVIDENCE WAS EVALUATED AND CORNERS DETERMINED AS FOLLOWS:

WEST 1/4 CORNER SECTION 3:
WE FOUND THE ORIGINAL MARKED STONE AS FOUND AND ACCEPTED BY MR. HANLEY ON SURVEY NO.'S 8-46-41 AND 8-46-45. THE STONE MEASURED 15"x8"x8", AND WAS CLEARLY MARKED 1/4. WE FOUND THE STONE WELL SET AT THE BASE OF AN OLD FENCE CORNER, WITH ONLY THE TOP 3 INCHES EXPOSED. THIS AREA IS VERY WET AND MARSHY, AND SO I CHOSE NOT TO REMONUMENT THE CORNER, BUT LEFT THE STONE IN PLACE.

NORTH 1/4 CORNER SECTION 4:
THE CORNER OF FENCES RUNNING NORTH, WEST AND SOUTH IS ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL CORNER POSITION. THIS HAS BEEN ACCEPTED AS THE 1/4 CORNER POSITION ON SURVEY NO.'S 8-46-41 AND 8-46-45.

EAST 1/4 CORNER SECTION 3:
WE FOUND THE ORIGINAL G.L.O. MONUMENT, WHICH IS A STONE MEASURING 18"x10"x8" MARKED 1/4. THE STONE WAS FOUND ABOUT 10 FEET SOUTHERLY OF THE REMAINS OF AN OLD FENCE CORNER. I ACCEPT THE POSITION OF THE FOUND STONE FOR THE 1/4 CORNER.

NORTHEAST CORNER SECTION 3:
WE SEARCHED FOR, BUT FOUND NO TRACE OF THE ORIGINAL MONUMENT CALLED FOR IN THE G.L.O. NOTES. I DETERMINED THE CORNER TO BE AT THE INTERSECTION OF LONG-ESTABLISHED FENCES RUNNING NORTH AND EAST AS THE BEST AVAILABLE EVIDENCE. THIS POSITION FITS HARMONIOUSLY TO OTHER KNOWN CORNERS IN THE AREA.

NORTHWEST CORNER SECTION 3:
WE SEARCHED FOR, BUT FOUND NO TRACE OF THE ORIGINAL MONUMENT CALLED FOR IN THE G.L.O. NOTES. THERE IS A LONG-ESTABLISHED FENCE RUNNING NORTH AND SOUTH, ALONG WHICH ALL OF THE ROCKS CLEARED FROM THE ADJACENT FIELDS HAVE BEEN PLACED. I BELIEVE THIS FENCE TO BE THE BEST AVAILABLE EVIDENCE OF THE NORTH-SOUTH SECTION LINES. I UTILIZED THE FENCE FOR EASTING CONTROL, AND DETERMINED THE NORTHINGS ON LINE BETWEEN THE NORTH 1/4 CORNER OF SECTION 4 AND THE NORTHEAST CORNER OF SECTION 3.

NORTH 1/4 CORNER SECTION 3:
WE SEARCHED FOR, BUT FOUND NO TRACE OF THE ORIGINAL MONUMENT CALLED FOR IN THE G.L.O. NOTES. THIS CORNER FALLS IN THE CENTER OF OLIVER ROAD. HOWEVER, THE ROAD ITSELF IS NOTHING MORE THAN A JEEP TRAIL AT THIS LOCATION, AND THERE IS NO CONSISTENCY IN THE WIDTH OF RIGHT OF WAY FENCES. THEREFORE, I DECLARE THIS CORNER LOST AND REESTABLISH ITS POSITION BY SINGLE PROPORTIONATE MEASURE BETWEEN THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 3.

SOUTH 1/4 CORNER SECTION 3:
THE CORNER WAS DETERMINED AT THE INTERSECTION OF A FENCE LINE RUNNING WEST WITH THE CENTERLINE OF OLIVER ROAD (MEASURED MIDWAY BETWEEN RIGHT OF WAY FENCES).

SECTION 3 WAS THEN SUBDIVIDED WITH REFERENCE TO THE 2009 B.L.M. MANUAL, AND NEW MONUMENTS WERE SET AS SHOWN HEREON. TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY, I HELD THE DEED RECORD DISTANCE OF 48.5 RODS (800.25 FEET), MEASURING ALONG THE NORTH LINE OF SECTION 3 FROM THE NORTH QUARTER CORNER. DURING THE COURSE OF MY SURVEY, I FOUND THAT WHEN COMPARED TO DEED LINES, THE FENCES AND IMPROVEMENTS FOR NEIGHBORING PROPERTIES ARE TOO FAR WEST BY AS MUCH AS 11 FEET, AND TOO FAR SOUTH BY AS MUCH AS 9 FEET. THIS INDICATES THAT THE PHYSICAL LOCATION OF THE N1/16 CORNER OF SECTION 3 THAT WAS USED FOR THE POINT OF BEGINNING IN THE LEGAL DESCRIPTIONS IS IN ERROR. SINCE THERE IS NO RECORD OF SECTION 3 EVER BEING SUBDIVIDED, IT IS HIGHLY UNLIKELY THAT THE TRUE 1/16 CORNER POSITION WOULD HAVE BEEN KNOWN AT THE TIME THE DESCRIPTIONS WERE WRITTEN. NONETHELESS, WE SEARCHED THE VICINITY OF THE N1/16 CORNER FOR ANY UNRECORDED MONUMENTATION, BUT FOUND NOTHING.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND THE PROCEDURES OUTLINED HEREIN. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILED INFORMATION ABOUT MONUMENTS SET AND CORNER ACCESSORIES.

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2017

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, PARCELS 1 AND 2 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY THE ENTIRE BOUNDARY OF PARCEL 3 OF THIS LAND PARTITION, BEING SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.7S., R.46E., W.M.
SECTION 33: SE1/4SW1/4
SECTION 34: SW1/4SW1/4

T.8S., R.46E., W.M.
SECTION 3: GOVERNMENT LOT 4
SECTION 4: GOVERNMENT LOT 1

TOGETHER WITH ALL THAT PORTION OF THE SE1/4SW1/4 OF SECTION 34, T.7S., R.46E., W.M. AND GOVERNMENT LOT 3 OF SECTION 3, T.8S., R.46E., W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SE1/4SW1/4 SECTION 34, T.7S., R.46E., W.M.; THENCE SOUTH 160 RODS (2640 FEET) MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 31.5 RODS (519.75 FEET);
THENCE NORTH 160 RODS (2640 FEET), MORE OR LESS, TO THE NORTH LINE OF THE SE1/4SW1/4 OF SAID SECTION 34;
THENCE WEST ALONG SAID NORTH LINE 31.5 RODS (519.75 FEET) TO THE PLACE OF BEGINNING.
CONTAINING 189 ACRES, MORE OR LESS

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS LAND PARTITION, SAID CORNER BEING S89°53'24"W 800.23 FEET FROM THE CENTER-NORTH 1/16 CORNER SECTION 3.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- A PRIVATE POWER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED OCTOBER 27, 1941 IN BOOK 130 PAGE 596. NO WIDTH IS SPECIFIED IN THE DEED. EASEMENT IS NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE AGREEMENT FOR EASEMENTS AND ROAD MAINTENANCE, FOR THE PURPOSE OF ACCESS AND UTILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 14, 2016 IN DEED INSTRUMENT NO. B16 46 0048. WIDTH VARIES.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 16TH DAY OF March, 2017.

Jason L. Hatfield
BAKER COUNTY SURVEYOR

APPROVED THIS 16TH DAY OF March, 2017.

Holly Kerns
BAKER COUNTY PLANNING DIRECTOR
by *Eva Hener, Senior Planner*

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

Alicia Surber
BAKER COUNTY TAX COLLECTOR
DATE: 3-16-17

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 16TH DAY OF March, 2017 AT 1:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2017-003, BAKER COUNTY RECORDS.

Cindy Carpenter, Co. Clerk
BAKER COUNTY CLERK by *Karen Phillips, Deputy*

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

Jason L. Hatfield
BENCHMARK LAND SURVEYING

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, PHILLIP D. YOUNG, AS TO AN UNDIVIDED 1/2 INTEREST AND JAMES M. YOUNG, AS TO AN UNDIVIDED 1/2 INTEREST DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON HEREON.

WE ALSO DO HEREBY CREATE A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCELS 1 AND 3 FOR INGRESS, EGRESS AND UTILITIES, CONNECTING WITH THAT CERTAIN ACCESS AND UTILITY EASEMENT DESCRIBED IN DEED NO. B16-46-0048 WHICH CONNECTS TO OLIVER ROAD. SAID NEW EASEMENT BEING 33 FEET IN WIDTH, AS SHOWN HEREON.

Phillip D. Young
PHILLIP D. YOUNG

James M. Young
JAMES M. YOUNG

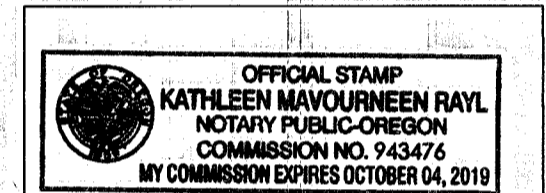
ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 16, 2017, BY PHILLIP D. YOUNG

Sh. Rayl
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-4-19

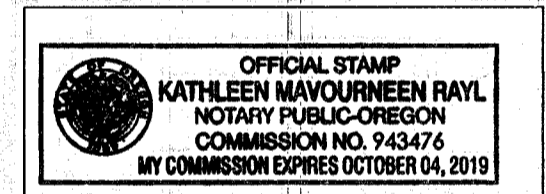


STATE OF OREGON } SS
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 16, 2017, BY JAMES M. YOUNG

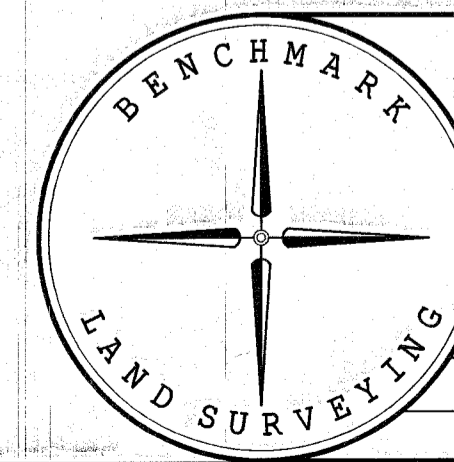
Sh. Rayl
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-4-19



REFERENCES

- RECORD MAP OF SURVEY NO.'S 8-46-41 AND 8-46-45
- GENERAL LAND OFFICE FIELD NOTES AND PLAT
- DEED RECORD INSTRUMENT NO.'S 93-26-076, B12-28-0001, B12-38-0107, B13-29-0008, B15-42-0307, B16-09-0149, B16-46-0048 AND B16-49-0225
- PARTITION PLAT NO. P1999-003
- PRELIMINARY TITLE REPORT ORDER NO. 131679AM
- BAKER COUNTY PLANNING DEPARTMENT ADMINISTRATIVE REPORT MNP-16-001



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 SE1/4 SECTION 33 AND THE SW1/4 SECTION 34, T.7S., R.46E., W.M., AND IN THE NW1/4 SECTION 3 AND THE NE1/4 SECTION 4, T.8S., R.46E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR	JIM YOUNG	
SURVEYED BY	JLH, MCS & MRT	9/30/2016
DRAWN BY:	JLH	SHEET 2 OF 2

FILED March 22, 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 7-46-160
8-46-143