

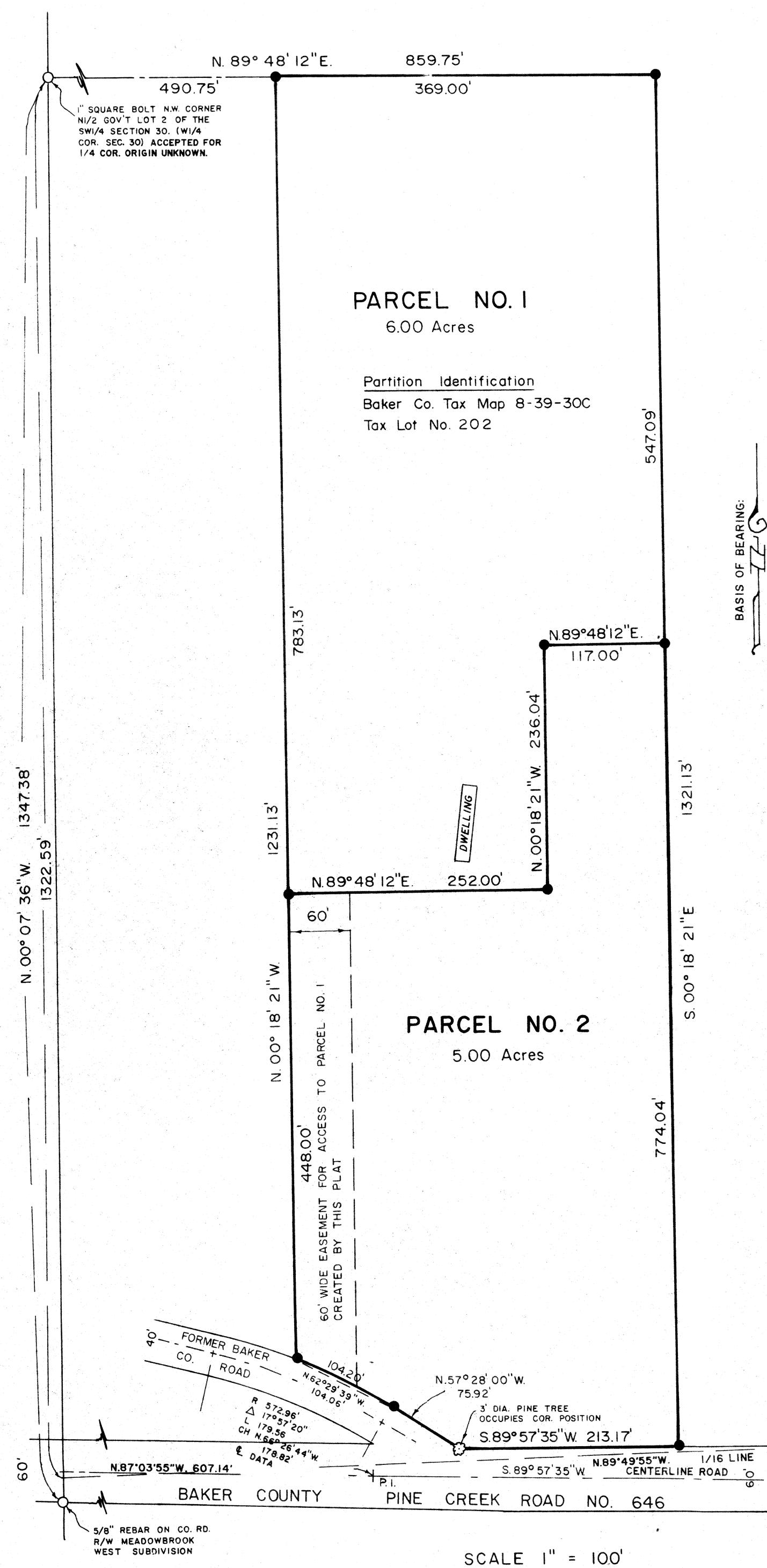
# PARTITION PLAT NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

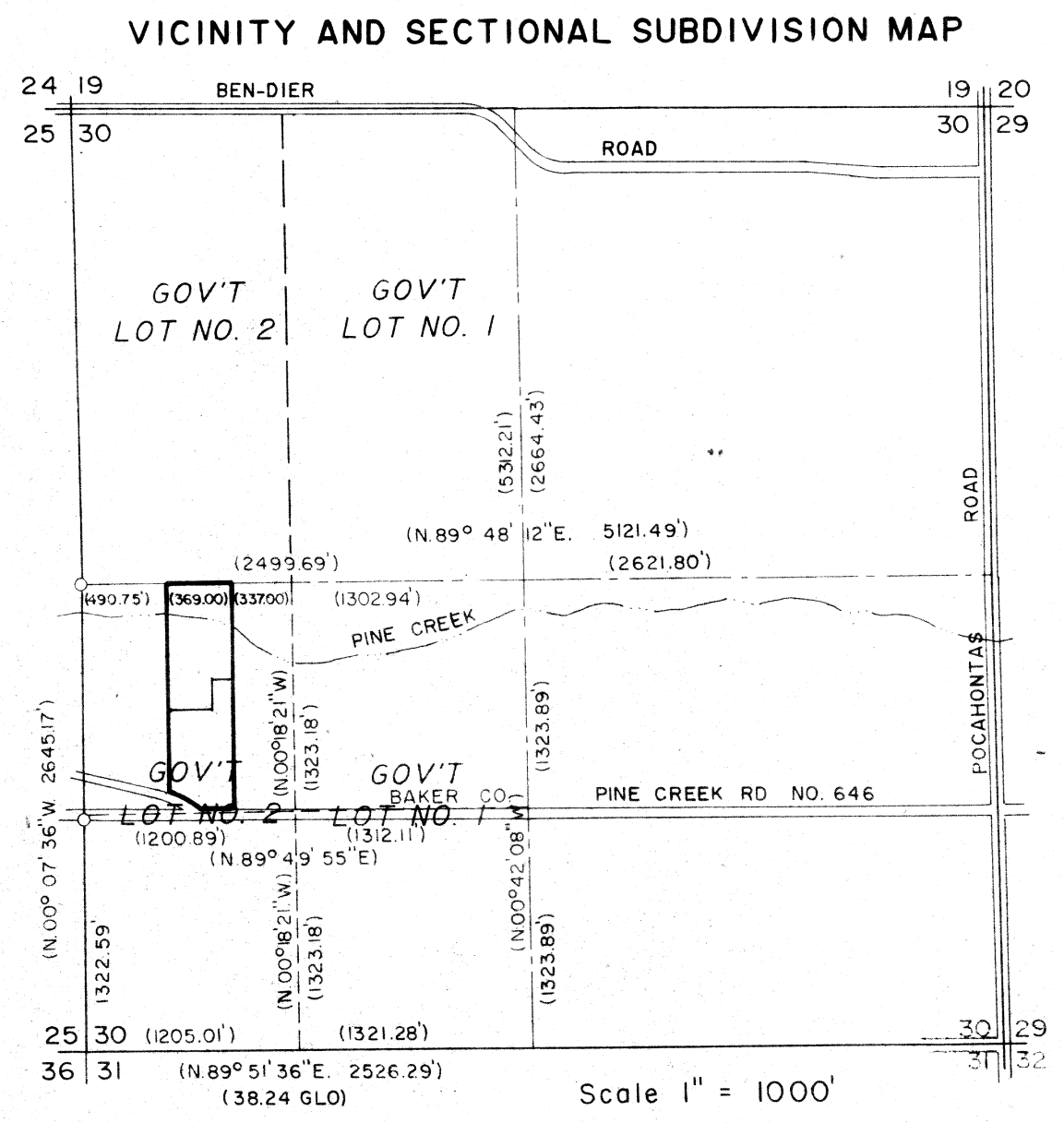
I, James D. Hanley hereby certify that I have correctly surveyed and prepared this minor partition plat in accordance with O.R.S. Chapter 92. The land partition is as follows: A parcel of land in the North half of Gov't Lot 2 of the Southwest quarter Section 30, T. 8S., R. 39E., W.M., being Parcel No. 2 of Baker County Partition Plat P1990-011.

More particularly described as follows: Beginning at a point on the North line SW1/4 Section 30, which bears N.89° 48' 12" E. 859.75 feet from the Northwest corner of the North half Gov't Lot 2 of the Southwest quarter said Section 30 (West 1/4 corner Section 30); thence S.00° 18' 21" E., 1321.13 feet to the North right of way line Baker County Pine Creek Road No. 646; thence S.89° 57' 35" W along said North right of way line 213.17 feet to the Northerly right of way line of the 40 foot wide Former Baker County Road; thence along the said Northerly right of way line the following courses: N.57° 28' 00" W, 75.92 feet, along a 592.96 foot radius curve left (the long chord of which bears N.62° 29' 39" W, 104.06') 104.20 feet; thence N.00° 18' 21" W, 1231.13 feet to the said North line SW1/4 Section 30; thence N.89° 48' 12" E. along said North line 369.00 feet to point of beginning.

James D. Hanley  
 RENEWAL DATE JAN. 1, 1994



### T. 8S., R. 39E., W.M. Section 30



BASIS OF BEARING:  
 WEST LINE N1/2 LOT 2  
 OF THE SW1/4 SECTION 30  
 BEARS N. 0° 07' 36" W.

#### LEGEND

- Found monument as noted
- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206"
- ( ) Record data, Baker Co. Survey 8 39 51

#### Statement of Water Rights:

There are no water rights appurtenant to this partition.

#### APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this minor partition plat.

Baker County Surveyor by: Rich G. Palmer; Date December 22, 1993.  
DEPUTY JUNIOR COUNTY SURVEYOR

Baker County Planning by: \_\_\_\_\_; Date \_\_\_\_\_, 199\_\_  
 I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: \_\_\_\_\_; Date \_\_\_\_\_, 199\_\_

State of Oregon } S.S. I do hereby certify that the annexed minor  
 County of Baker } partition plat was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_ at  
 \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Baker  
 County records, and is hereby approved.

Baker County Clerk by: \_\_\_\_\_

#### NARRATIVE

This purpose of this survey and minor partition plat for Virgel L. and Doris A. Keithley and Kurt D. and Joan M. Hills is to divide the 11.0 acre property into two parcels as shown hereon. The subject property is Parcel No. 2 of Baker County Partition Plat No. P1990-011, recorded November 6, 1990 in Deed 90 45 072. The irregular shaped boundary between Parcels 1 and 2 of this partition is necessitated because of the location of the dwelling on Parcel No. 1 and the 5 acre minimum area required for both parcels. Baker County road centerline data shown is from Meadowbrook West Subdivision plat. Monumentation along the West line Section 30 was recovered and held as the basis of bearing for this plat.

SURVEY REFERENCES: Meadowbrook West Subdivision Plat, Baker County Surveys 8 39 49, 50 and 51, 8 38 52 and 8 38 57

#### DEDICATION

Know all people by these presents that Virgel L. and Doris A. Keithley are the owners and Kurt D. and Joan M. Hills are the contract purchasers of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and have caused this land to be surveyed and partitioned into two parcels as shown in accordance with O.R.S. Chapter 92 and hereby create a 60' wide access easement to Parcel No. 1 as shown hereon.

Virgel L. Keithley \_\_\_\_\_ Kurt D. Hills \_\_\_\_\_  
 Doris A. Keithley \_\_\_\_\_ Joan M. Hills \_\_\_\_\_

#### ACKNOWLEDGMENT

State of Oregon } S.S. On \_\_\_\_\_, 199\_\_ before me did personally  
 County of Baker } appear the within named Virgel L. and Doris A. Keithley  
 and Kurt D. and Joan M. Hills, who acknowledged to me  
 that they executed the same freely and voluntarily.

NOTARY PUBLIC FOR OREGON  
 MY COMMISSION EXPIRES: \_\_\_\_\_

HANLEY ENGINEERING  
 2043 MAIN STREET  
 BAKER CITY, OREGON