



recorder's  
reception #  
97-22-051

recorder's  
reception #  
93-17-063

**BENNETT'S BEND SUBDIVISION**

LOT 1

LOT 3

LOT 4

PK NAIL ON  
RD. SURFACE  
N.E. COR. SEC. 30

1500'03"E  
(2640')  
(NORTH)

POCAHONTAS ROAD  
(CO. RD. 697)

2650.40'  
1500'53"E  
(2650.63')  
(501'08'45"E)  
(NORTH) (2640')

2 1/2" DIA.  
BRASS DISC  
S.E. COR SEC. 30

**PARTITION PLAT NO. \_\_\_\_\_  
DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT JAMES E. DAVIS AND KATHLEEN S. DAVIS AS OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AS SHOWN.

JAMES E. DAVIS

KATHLEEN S. DAVIS

**ACKNOWLEDGMENT**

STATE OF OREGON 55  
COUNTY OF BAKER

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES E. DAVIS AND KATHLEEN S. DAVIS, OWNERS, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE STATE OF OREGON

**APPROVALS**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997

APPROVED THIS 6<sup>th</sup> DAY OF August, 1997

BAKER COUNTY PLANNING COMMISSION

TOM HANLEY  
BAKER COUNTY SURVEYOR

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 1996-1997 TAX ROLL WHICH BECAME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
BAKER COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION AND THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
BAKER COUNTY TREASURER

**EXACT COPY STATEMENT**

I, HARMON E. McLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE

5<sup>th</sup> DAY OF August, 1997

HARMON E. McLENDON, PLS 2537 DATE \_\_\_\_\_

**SURVEYOR'S NARRATIVE**

THIS PLAT WAS PREPARED FROM RECORD DATA IN ACCORDANCE WITH O.R.S. 92.060 (b) AND DOES NOT REPRESENT A FIELD SURVEY.

**FILING STATEMENT**

STATE OF OREGON (55)  
COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997, AT \_\_\_\_\_ O'CLOCK M., AND RECORDED AS PARTITION PLAT NO. \_\_\_\_\_ BAKER COUNTY RECORDS.

BAKER COUNTY CLERK

BY: \_\_\_\_\_

CTR. NORTH 1/16  
SEC. 30

PARCEL 2

**PARCEL #2**  
522,720 SQ. FT.  
12.000 ACRES  
NOT SURVEYED

PARCEL 1

**PARCEL #1**  
2,850,711 SQ. FT.  
65.443 ACRES  
NOT SURVEYED

5/8" X 30" REDBAR WITH CAP

5/8" X 30" REDBAR WITH CAP

N89°48'12"E (BASIS OF BEARING) PARTITION PLAT NO. 1991-001  
N89°56'10"W

**REFERENCE MATERIAL**

PRELIM. TITLE REPORT T00009201 (ELKHORN TITLE CO.)  
PARTITION PLAT NO. 1991-001  
C.S. 8-39-12  
C.S. 8-39-3  
BENNETT'S BEND SUBDIVISION

**LEGEND**

- RECORD MONUMENT AS DESCRIBED PER PARTITION PLAT 1991-001
- + INDICATES CALCULATED POINT, NOTHING SET
- ( ) RECORD DIMENSION PER PARTITION PLAT 1991-001
- | | RECORD DIMENSION PER C.S. 8-39-3
- < > RECORD DIMENSION PER GLO
- (( )) RECORD DIMENSION PER BENNETT'S BEND SUBD.

**SURVEYOR'S CERTIFICATE**

I, HARMON E. McLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537, DO HEREBY STATE THAT I HAVE PREPARED THIS LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONER AND IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON.

EXCEPTING THEREFROM THE WEST 53 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF POCAHONTAS ROAD, (COUNTY RD. 697).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

H. M. McLENDON  
OREGON  
JAN. 21, 1992  
HARMON E. McLENDON  
2537  
RENEWS 12/31/98

**SUBJECT TO:**

Any matters relating to an irrigation ditch, as disclosed in deed from E.J. Bennett and Myrtle Bennett, his wife, to Fred Lamprecht, recorded January 9, 1912, in deed book 76, page 142.

Ditch easements for the Cartmill Ditch and any other ditch serving persons with legal water rights downstream of the subject parcel. Ditch easement is 30 feet in width, 15 feet wide each side of the bank of the ditch now existing. This easement grants access for maintenance and service of the ditch to any person with water rights downstream of the subject property for that purpose. This easement prohibits construction of any structure within the easement, or within 10 feet of the easement.

FILED AUG. 6, 1997  
BAKER COUNTY SURVEYOR  
SURVEY NO. 8-39-62 MF

8/5/97  
DATE

H. M. McLENDON  
HARMON E. McLENDON

**PARTITION PLAT**  
IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF  
SEC 30, T8 S, R39 E., W.M., BAKER COUNTY OR.

|   |                    |   |  |
|---|--------------------|---|--|
| FOR DUSTY CHRISTENSEN                       |                    | 2466 BROADWAY<br>BAKER, OREGON 97814            |  |
| SCALE:<br>1" = 200'                         | DATE:<br>AUG. 1997 | SHEET<br><b>1/1</b>                             |  |
|   |                    |   |  |
| ENGINEERING • SURVEYING • MATERIALS TESTING |                    | LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR. |  |