

# PARTITION PLAT NO. 1998- SURVEYOR'S CERTIFICATE

I, James D. Hanley, certify that I have correctly surveyed and platted three parcels of land shown on the annexed partition map in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:  
Land in the NW1/4 SW1/4 of Section 29, T. 8 S., R. 39 E., W.M.:  
Beginning at the Northeast intersection of Baker County Wingville Cemetery Road and Pocahontas Road rights of way, N. 0° 56' 58" W., 15.00 feet and N. 89° 42' 06" E., 25.40 feet from the Southwest corner of the said NW1/4 SW1/4; thence N. 0° 56' 58" W., 882.86 feet along the Pocahontas Road right of way; thence N. 89° 13' 11" E., 437.40 feet; thence N. 87° 10' 22" E., 437.05 feet; thence S. 1° 17' 14" W., 906.11 feet to the Northerly right of way line of Baker County Wingville Cemetery Road; thence S. 89° 42' 06" W., 838.91 feet along said right of way line to the point of beginning.

*James D. Hanley*

## NARRATIVE

Renews June 30, 1999

The purpose of this survey and plat for Mike and Janet Baker, contract purchasers, is to partition a tract of land into three parcels as indicated on the annexed map. The exterior boundary was marked according to record deeds. The South and West lines conform to previous survey maps, listed hereon as Reference Maps. The line between Parcel 1 and Parcels 2 and 3 follows an existing fence, ditch and sprinkler lines.

## DECLARATION

Know all people that Michael E. Baker and Janet S. Baker are the contract purchasers and Harold Clifford Colvin and Constance H. Colvin are the owners of the land represented on the annexed map and particularly described in the accompanying Surveyor's Certificate and that they have caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92.

Harold Clifford Colvin

Constance H. Colvin

Michael E. Baker

Janet S. Baker

## ACKNOWLEDGMENTS

State of \_\_\_\_\_ } S.S. On \_\_\_\_\_, 1998 before me did personally appear the within  
County of \_\_\_\_\_ } named Harold Clifford Colvin and Constance Colvin who acknowledged  
to me that they executed the same freely and voluntarily.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

State of \_\_\_\_\_ } S.S. On \_\_\_\_\_, 1998 before me did personally appear the within  
County of \_\_\_\_\_ } named Michael E. Baker and Janet S. Baker who acknowledged to me  
that they executed the same freely and voluntarily.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

## APPROVALS

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

Baker County Surveyor by: *Rick G. Nelson* ; Date \_\_\_\_\_, 1998.  
DEPUTY Union County Surveyor

Baker County Planning by: \_\_\_\_\_ ; Date \_\_\_\_\_, 1998.

I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: \_\_\_\_\_ ; Date \_\_\_\_\_, 1998.

State of Oregon } S.S. I do hereby certify that the annexed minor partition plat was  
County of Baker } received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1998,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Baker County records,  
and is hereby approved. FILED MARCH 4, 1998

Baker County Surveyor  
SURVEY NO. 8-39-65 MP

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

## LEGEND

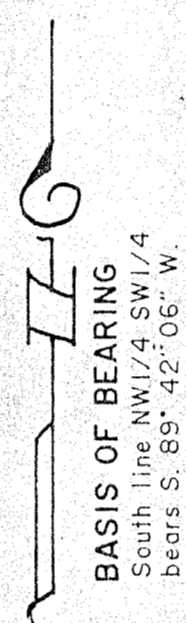
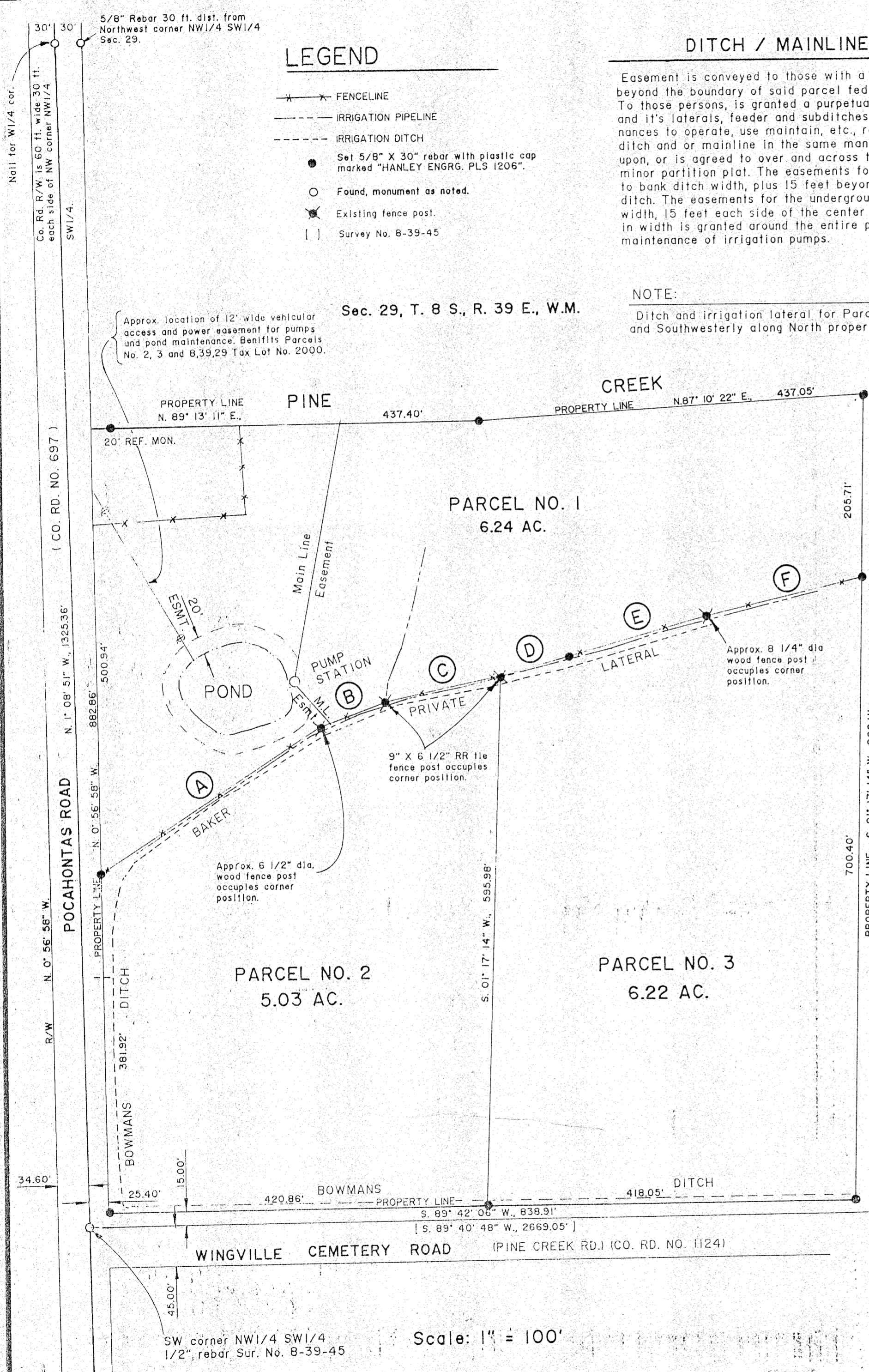
- X — FENCELINE
- - - IRRIGATION PIPELINE
- - - IRRIGATION DITCH
- Set 5/8" X 30" rebar with plastic cap marked "HANLEY ENGRG. PLS 1206".
- Found, monument as noted.
- ✕ Existing fence post.
- | | Survey No. 8-39-45

## DITCH / MAINLINE EASEMENTS

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing ditch or pond. To those persons, is granted a perpetual, non-exclusive easement for it and it's laterals, feeder and subditches, headgates and other appurtenances to operate, use maintain, etc., restore and repair the existing ditch and or mainline in the same manner as the same presently exists upon, or is agreed to over and across the property shown on the annexed minor partition plat. The easements for the ditches shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. The easements for the underground pipelines will be 30 feet in width, 15 feet each side of the center of the pipeline. Easement 20 feet in width is granted around the entire pond for placement, service and maintenance of irrigation pumps.

## NOTE:

Ditch and irrigation lateral for Parcels 2 and 3 runs Northeasterly and Southwesterly along North property lines.



## REFERENCE MAPS

- Baker County Surveys:
- 8-39-7
- 8-39-11
- 8-39-43
- 8-39-44
- 8-39-45
- 8-39-52MP
- 8-39-59

NOTE:  
Interior lot lines "A"- "F" listed below follow fence line.

## LOT LINE DATA TABLE

- (A) N. 57° 13' 06" E., 293.55'
- (B) N. 68° 23' 15" E., 79.36'
- (C) N. 76° 53' 30" E., 123.22'
- (D) N. 76° 30' 14" E., 85.40'
- (E) N. 74° 54' 18" E., 163.43'
- (F) N. 76° 12' 24" E., 184.88'

SW corner NW1/4 SW1/4  
1/2" rebar, Sur. No. 8-39-45

Scale: 1" = 100'

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON

RFD COPY