

# PARTITION PLAT NO. P2004-015

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:  
Land located in the Southeast quarter of the Northeast quarter of Section 19, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:  
Commencing at the East quarter corner of said Section 19; thence along the East line of the Northeast quarter of said Section 19, N. 0° 01' 45" W., 697.84 feet, to a point that bears N. 0° 01' 45" W., 32.00 feet from the Southeast corner of the North half of the Southeast quarter of the Northeast quarter of said Section 19, and the TRUE POINT OF BEGINNING; thence 32 feet North of and parallel to the South line of the said North half of the Southeast quarter of the Northeast quarter, N. 89° 53' 22" W., 1317.50 feet, to intersect the West line of the said Southeast quarter of the Northeast quarter; thence along said West line, N. 0° 02' 18" E., 326.53 feet, to the Southwest corner of the parcel described in Baker County Deed No. 71 29 033; thence along the South line of said parcel, S. 89° 57' 17" E., 1317.11 feet, to intersect the East line of the said Northeast quarter; thence along said East line, S. 0° 01' 45" E., 328.03 feet, to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM Right of Way for Pocahontas Road (Baker County Road No. 1124) conveyed to Baker County by Baker County Deed Book 77, Page 39.

This partition contains 9.90 acres (0.23 acres of which are within Pocahontas Road Right of Way).

REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas J. Hanley  
OREGON  
JULY 13, 1979  
THOMAS J. HANLEY  
1817

Renews June 30, 2005

### NARRATIVE

The purpose of this survey and plat for Richard B. Tritt and Pamela J. Tritt is to partition the above described land into two parcels. Monumentation described in Baker County Survey Numbers 8-39-17 and 8-39-84 was recovered as shown hereon. Bearings shown on said Baker County Survey No. 8-39-84 were rotated to match the Basis of Bearing for this survey. Baker County Deed No. 72 01 017 provided the property description for the subject property. An overlap was discovered in the descriptions provided by said Deed 72 01 017 and Deed 71 29 033. Due to seniority of deeds the North line of the subject parcel was adjusted to conform with the South line of the property described in said Deed 71 29 033.

### DECLARATION

Know all people by these presents that Richard B. Tritt and Pamela J. Tritt are the owners of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92.

Richard B. Tritt  
Richard B. Tritt

Pamela J. Tritt  
Pamela J. Tritt

### ACKNOWLEDGMENT

State of OREGON }  
County of BAKER } S.S.

On August 31, 2004 before me did personally appear the within named Richard B. Tritt and Pamela J. Tritt who acknowledged to me that they executed the same freely and voluntarily.



Jenise Soukup  
NOTARY PUBLIC  
My Commission Expires 2-13-07

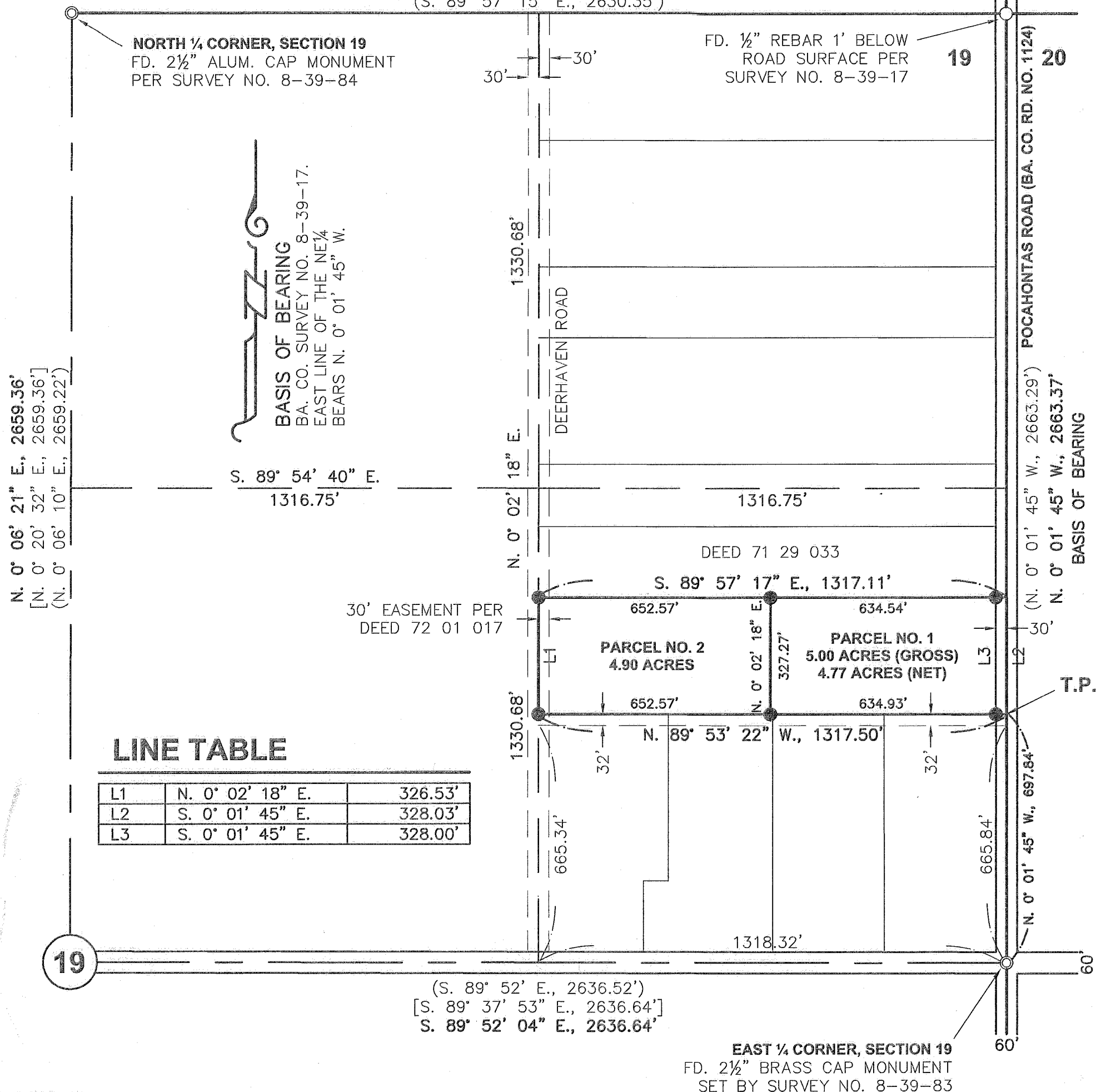
### APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat.  
Baker County Surveyor by: Rich G. Robinson; Date August 31, 2004.  
Baker County Planning by: Steven M. Perry, Planner; Date August-Sept 1, 2004.  
I hereby certify that all taxes for the subject property have been paid as required.  
Baker County Tax Collector by: Alice Dufflinger; Date Aug 9-1, 2004.

State of Oregon }  
County of Baker } S.S.  
I do hereby certify that the annexed minor partition plat was received for recording on the 1st day of Sept., 2004 at 10:15 clock A.M., and recorded in Baker County records and is hereby approved.

FILED SEPTEMBER 2, 2004  
BAKER COUNTY SURVEYOR  
SURVEY NO. 8-39-93MP

Baker County Clerk by: Tamara Johnson



#### LINE TABLE

Line	Bearing	Distance
L1	N. 0° 02' 18" E.	326.53'
L2	S. 0° 01' 45" E.	328.03'
L3	S. 0° 01' 45" E.	328.00'

#### LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, monument as noted.
- ⊙ Found, brass or aluminum cap monument as noted.
- ( ) Record Data Per Ba. Co. Sur. No. 8-39-17.
- [ ] Record Data Per Ba. Co. Surv. No. 8-39-84.

#### EASEMENTS / EXCEPTIONS

- Road Right of Way for Pocahontas Road granted to Baker County in Baker County Deed Book 77, Page 39 described as the East 30 feet of the Northeast quarter of Section 19.
- 30' Easement for road purposes along the West 30 feet of the herein described property per Baker County Deed No. 72 01 017.
- Parcel subject to Right of Ways and easements for roads, highways, ditches and utility lines, poles and appurtenances. Subject property shall not be used for wrecking yard purposes nor shall gravel for commercial purposes be removed from the premises per Baker County Deed No. 72 01 017.

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley  
Thomas J. Hanley

HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803