

B05 25 0349

NORTHEAST QUARTER OF SECTION 8  
T. 8 S., R. 39 E., W.M.

B05 25 0350

P.O.B.

B05 25 0351

PARTITION PLAT NO. P2005-007  
SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed (Parcel No. 2 is unsurveyed) 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 Northeast quarter of Section 8, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows: Beginning at the Northeast corner of said Section 8; thence South along the East line of the Northeast quarter of the Northeast quarter of said Section 8, a distance of 1325.44 feet, to the Southeast corner thereof; thence West along the South line of the said Northeast quarter of the Northeast quarter, a distance of 1320 feet, more or less, to the Southwest corner thereof; thence South along the East line of the Southwest quarter of the Northeast quarter of said Section 8, a distance of 1320 feet, more or less, to the Southeast corner thereof; thence West along the South line of the said Southwest quarter of the Northeast quarter, a distance of 1320 feet, more or less, to the Southwest corner thereof; thence North along the West line of the said Northeast quarter of Section 8, a distance of 2640 feet, more or less, to the Northwest corner thereof; thence S. 89° 13' 14" E. along the North line of the said Northeast quarter, a distance of 2663.68 feet, to the Point of Beginning.

Excepting therefrom any portion of the herein described land lying within the boundaries of Brown Road (Baker County Road No. 701A) and Sky Ranch Lane (Baker County Road No. 696A).

Land Containing 117 acres, more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR  
THOMAS J. HANLEY  
JULY 13, 1979  
1817

Renews June 30, 2005

NARRATIVE

The purpose of this survey and plat for Blaine E. Allen and Ann S. Allen is to partition the above described land into two parcels as shown hereon. The Southeast corner of Section 8 was recovered as per Baker County Survey No. 8-39-29. The Northeast corner of Section 8 was reestablished at the intersection of the centerline of Sky Ranch Lane and the Southerly extension of a North running fence line. There is no local culture to reestablish the East quarter corner of Section 8, therefore this corner is deemed lost and is reestablished through proportionate measurement as shown hereon. A 1 1/2" O.D. pipe was accepted as marking the North quarter corner of Section 8. There is no record of this pipe in the Baker County Survey Records, but there is no local evidence that disputes that it was set to perpetuate the quarter corner location. A 1/2" rebar with remnants of a yellow plastic cap was found at the intersection of Pocahontas Road and Sky Ranch Lane, approximately 14" below the surface of asphalt. There is no record of the 1/2" rebar in Baker County Survey records, but the found monument fits very well with local culture, therefore is accepted as the Northwest corner of Section 8.

DECLARATION

Know all people by these presents that Blaine E. Allen and Ann S. Allen 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 and do hereby grant the ditch easement as described hereon.

Blaine E. Allen  
Blaine E. Allen

Ann S. Allen  
Ann S. Allen

ACKNOWLEDGMENT

State of Oregon } S.S.  
County of Baker }

On 06-22-2005 before me did personally appear the within named Blaine E. Allen and Ann S. Allen who acknowledged to me that they executed the same freely and voluntarily.



Ginger K. Younger  
NOTARY PUBLIC

My Commission Expires Dec. 17, 2007

APPROVALS

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

Baker County Surveyor by: Rich G. Polinen; Date JUNE 9, 2005 2005.

Baker County Planning by: Shawn M. K...; Date 6-22 2005.

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

Baker County Tax Collector by: Alice...; Date June 22 2005.

State of Oregon } S.S.  
County of Baker }

I do hereby certify that the annexed minor partition plat was received for recording on the 22 day of June, 2005 at 11:30 o'clock A.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Amanda J. Green, Co. Clerk, by Paula J. Terrenburg, Deputy

FILED JUNE 29, 2005  
BAKER COUNTY SURVEYOR  
SURVEY NO. 8-39-98MP

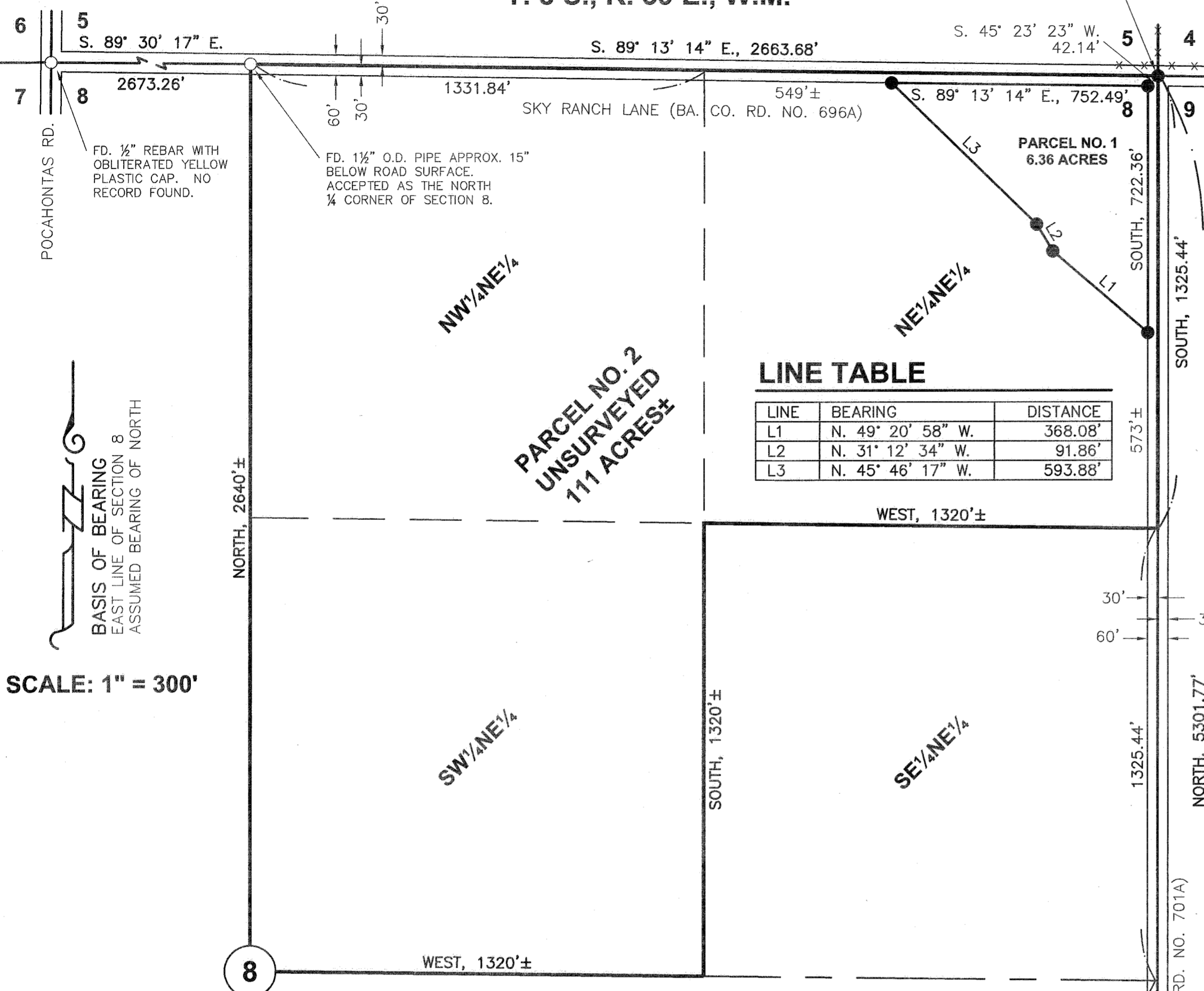
I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley

HANLEY ENGINEERING, INC.  
2043 MAIN STREET  
BAKER CITY, OREGON

LINE TABLE

LINE	BEARING	DISTANCE
L1	N. 49° 20' 58" W.	368.08'
L2	N. 31° 12' 34" W.	91.86'
L3	N. 45° 46' 17" W.	593.88'



SCALE: 1" = 300'

DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and its laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch in the same manner as same presently exists upon, over and across the property as described in the accompanying Surveyor's Certificate. The total width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. Reasonable access to the easement will be granted at location designated by the property owner, unless other reasonable access is available.

EASEMENTS / EXCEPTIONS

Telephone Line Right of Way Easement granted to Cascade Utilities, Inc., by instrument recorded July 25, 1979 in Baker County Deed No. 79 30 152, described as follows: "A strip of land 16' wide lying the length of and adjacent to the North Boundary of tax lot 3000, Sec. 8, T8S, R39E as shown on plat excerpt attached." The attached sketch shows this easement as located along the North line of the Southeast quarter of Section 8. It is assumed that this easement lies within Sky Ranch Lane Right of Way.

LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR." set by Ba. Co. Sur. No. 8-39-29.
- Found, monument as noted.