

LAND PARTITION PLAT NO. P2015-007

SITUATED IN THE SE1/4SW1/4SE1/4 SECTION 18, T.8S., R.39E., W.M.,
BAKER COUNTY, OREGON

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF LOIS MONPAS, WITH THE PURPOSE OF DIVIDING THE SE1/4SW1/4SE1/4 SECTION 18, T.8S., R.39E. INTO TWO PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE DEED AND SURVEY RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE THE APPURTENANT MONUMENTS FROM RECORD SURVEY NO.'S 8-39-24, 8-39-34, 8-39-56 AND 8-39-57 AND THE PLAT OF KERNS AND STEVENSON SUBDIVISION.

I SEARCHED FOR THE MONUMENT FROM SURVEY NO. 8-39-56 SET AT THE NW CORNER OF THE MONPAS PROPERTY, BUT FOUND NO TRACE OF IT. I RESET THIS MONUMENT AT THE RECORD POSITION BETWEEN FOUND CONTROLLING MONUMENTS TO THE EAST AND WEST, AS SHOWN.

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.8S., R.39E., W.M.:

SECTION 18: SE1/4SW1/4SE1/4.

THIS PARTITION CONTAINS 10.04 ACRES.

I DO HEREBY DESIGNATE THE SE CORNER OF THE SW1/4SE1/4 SECTION 18, T.8S., R.39E., W.M., AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

1. PRIVATE DITCH RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT, RECORDED JANUARY 4, 1915 IN BOOK 82, PAGE 206. SAID EASEMENT BEING 1 ROD (16.5 FEET) IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
2. PRIVATE EASEMENT FOR ROAD AND DITCH RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT RECORDED JUNE 12, 1979, INSTRUMENT NO. 79 24 053. SAID EASEMENT BEING 30 FEET IN WIDTH, AS SHOWN HEREON.
3. PRIVATE POWER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED DECEMBER 5, 1991, INSTRUMENT NO. 91 50 007. SAID EASEMENT BEING 30 FEET IN WIDTH, SURVEYED AND SHOWN HEREON. HEREON.
4. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
5. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CHARLES L. MONPAS AND LOIS E. MONPAS, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON HEREON.

WE DO HEREBY CREATE A PRIVATE ACCESS AND UTILITY EASEMENT, TO THE BENEFIT OF PARCEL 2, BEING OVER, ACROSS AND UNDER THE EAST 30 FEET OF PARCEL 1, AS SHOWN HEREON.

Charles L. Monpas *Lois E. Monpas*
 CHARLES L. MONPAS LOIS E. MONPAS

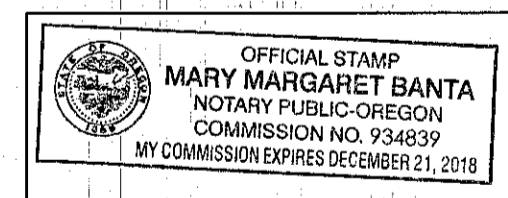
ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 30, 2015,
CHARLES L. MONPAS AND LOIS E. MONPAS, HUSBAND AND WIFE

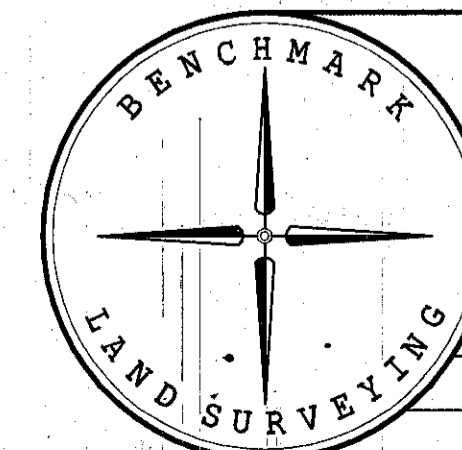
Mary Margaret Banta
 NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 12/21/2018



WATER RIGHTS STATEMENT

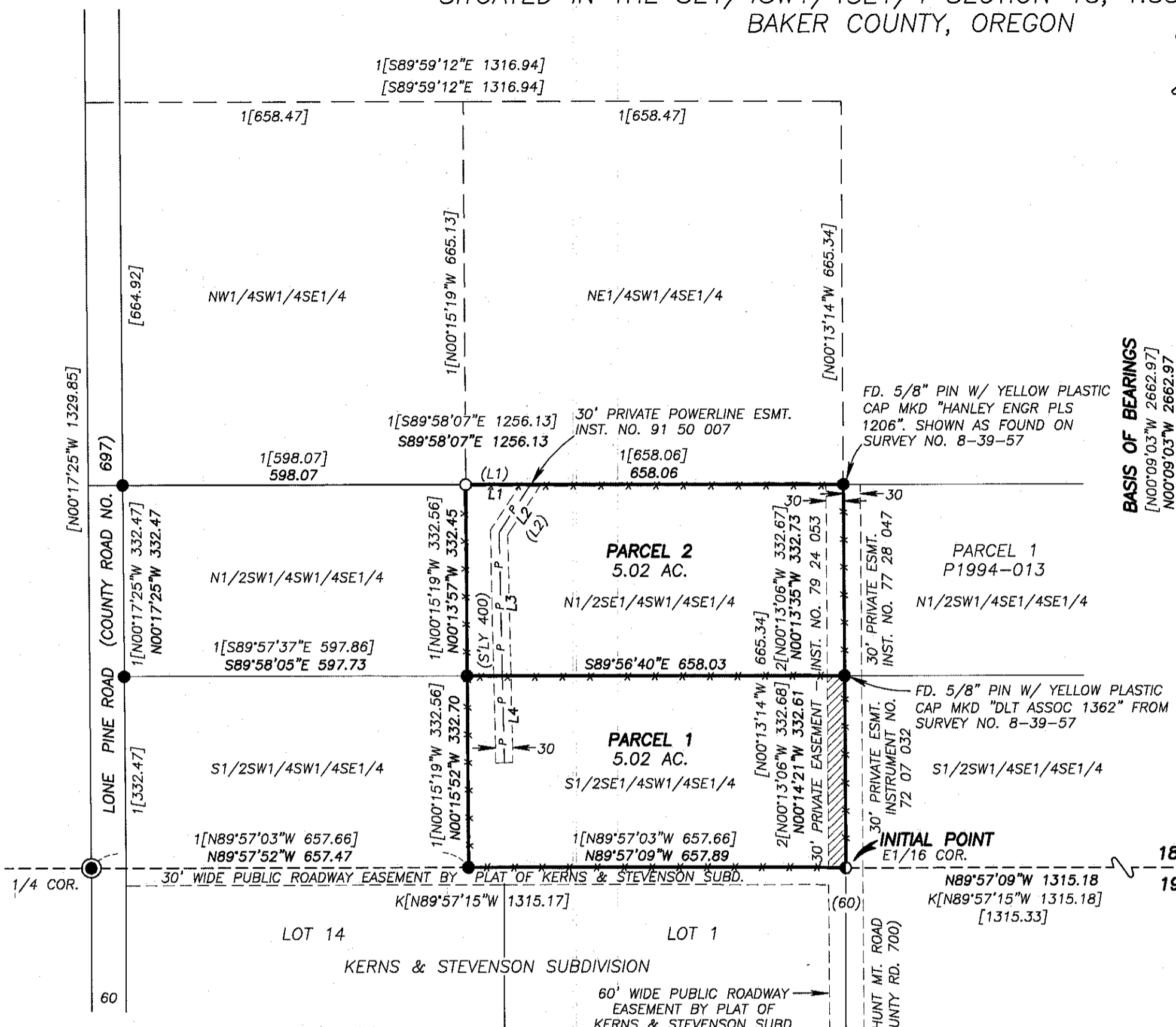
THERE ARE WATER RIGHTS APPURTENANT TO THIS PARTITION AS LISTED UNDER CERTIFICATE 80953



BENCHMARK LAND SURVEYING
 217 N. CANYON BLVD. JOHN DAY, OREGON
 2101 MAIN STREET, STE 223 BAKER CITY, OREGON
 541-575-1251 ~ 800-699-0516

LAND PARTITION	
SITUATED IN THE SE1/4SW1/4SE1/4 SECTION 18, T.8S., R.39E., W.M., BAKER COUNTY, OREGON	
SURVEYED FOR	CHARLES AND LOIS MONPAS
SURVEYED BY	JLH & NNS 6/22/2015
SCALE: 1"=200'	DRAWN BY: JLH

FILED July 1, 2015
 BAKER COUNTY SURVEYOR
 SURVEY NO. 8-39-120



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 8-39-24
EAST LINE OF THE SE1/4 SECTION 18 BEARS
N.00°09'03"W., AS SHOWN

FOUND A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP. MARKINGS ILLEGIBLE

APPROVALS

APPROVED THIS 29 DAY OF June, 2015.

Jason L. Hatfield
 BAKER COUNTY SURVEYOR

APPROVED THIS 30 DAY OF June, 2015.

Holly Kerns
 BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Alicia Duffin
 BAKER COUNTY TAX COLLECTOR

DATE: 6-30-15

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 30 DAY OF June, 2015 AT 10:30 O'CLOCK A.M. AND RECORDED AS LAND PARTITION PLAT NO. P2015-007 BAKER COUNTY RECORDS.

Cindy Carpenter, Co Clerk
 BAKER COUNTY CLERK
 by *Karen Phillips, Deputy*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

Jason L. Hatfield
 BENCHMARK LAND SURVEYING

EASEMENT LINE TABLE

LINE	BEARING	DIST.
L1	S89°58'07"E	113.7±
(L1)	EASTERLY	60
L2	S33°40'40"W	100.5±
(L2)	S30°W	103
L3	S01°10'E	248.8
L4	S01°10'E	151±

REFERENCES

- RECORD MAP OF SURVEY NO.'S 8-39-24, 8-39-34, 8-39-56, 8-39-57, 8-39-95MP & 8-39-102MP
- DEED RECORD INSTRUMENT NO.'S 72 07 032, 77 28 047, 79 24 053 & B05 03 0170
- PLAT OF KERNS AND STEVENSON SUBDIVISION
- TITLE REPORT NO. 53903AM

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
 OREGON
 NOVEMBER 30, 2007
 JASON L. HATFIELD
 #69454
 EXPIRES: 6/30/2017

LEGEND

- FOUND 1" PIPE WITH ATTACHED 2 1/2" ALUMINUM CAP FROM SURVEY NO. 8-39-24
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLS 1206" FROM SURVEY 8-39-56 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLS 1206" FROM PLAT OF KERNS AND STEVENSON SUBDIVISION
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-39-24 & 8-39-34
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-39-56
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-39-57
- K[] RECORD BEARING AND DISTANCE FROM KERNS & STEVENSON SUBDIVISION
- X-X FENCE LINE
- P-P EXISTING OVERHEAD POWER LINE LOCATED THIS SURVEY
- ▨ NEW PRIVATE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT - SEE DECLARATION

NOTES:

1. A DEQ APPROVED ON-SITE SANITARY SEWAGE DISPOSAL SYSTEM EXISTS ON PARCEL 1.
2. SEWAGE DISPOSAL SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM FOR PARCEL 2.