

LAND PARTITION PLAT NO. P2020-005

SITUATED IN THE NW1/4 AND THE SW1/4 SECTION 29,
T.8S., R.39E., W.M., BAKER COUNTY, OREGON

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, 2 AND 3 OF THIS PARTITION, SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TMP. 8 S., RANGE 39 E., W.M.:

SECTION 29: THE SW1/4SE1/4NW1/4.

TOGETHER WITH A PARCEL OF LAND IN THE NW1/4NE1/4SW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NW1/4NE1/4SW1/4, WHICH IS THE INITIAL POINT OF THIS LAND PARTITION; THENCE S.00°43'27"E., 664.15 FEET (DEED RECORD: SOUTH 660 FEET) TO THE SOUTHEAST CORNER OF SAID NW1/4NE1/4SW1/4; THENCE N.00°52'01"W., 229.91 FEET (DEED RECORD: WEST 230 FEET) TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID NW1/4NE1/4SW1/4; THENCE S.89°38'42"W., 229.91 FEET (DEED RECORD: NORTH 500 FEET) TO A POINT ON THE THENCE N.89°51'42"W., 429.96 FEET (DEED RECORD: WEST 430 FEET) TO A POINT ON THE WEST LINE OF SAID NW1/4NE1/4SW1/4; THENCE N.00°52'01"W., 160.00 FEET (DEED RECORD: NORTH 180 FEET) ALONG SAID WEST LINE OF SAID NW1/4NE1/4SW1/4 TO THE NORTHWEST CORNER THEREOF; THENCE N.89°35'48"E., 670.42 FEET (DEED RECORD: EAST 660 FEET) ALONG THE NORTH LINE OF SAID NW1/4NE1/4SW1/4 TO THE POINT OF BEGINNING. CONTAINING 15.36 ACRES.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, RECORDED MARCH 2, 1971, AS INSTRUMENT NO. 71 09 017. RE-RECORDED MARCH 18, 1971, AS INSTRUMENT NO. 71 11 029. SAID EASEMENT BEING 10 FEET IN WIDTH, AS SHOWN HEREON.
- PRIVATE ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED RECORDED MAY 22, 1972 AS INSTRUMENT NO. 72 21 015. SAID EASEMENT BEING 60 FEET IN WIDTH, AS SHOWN HEREON.
- PRIVATE UTILITY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN INSTRUMENT GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, RECORDED OCTOBER 19, 1977 AS INSTRUMENT NO. 77 43 092. SAID EASEMENT BEING 15 FEET IN WIDTH, AS SHOWN HEREON.
- PRIVATE ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 8, 1987 AS INSTRUMENT NO. 87 36 056. AMENDED BY DEED RECORDED SEPTEMBER 13, 1991 AS INSTRUMENT NO. 91 38 006.
- PRIVATE ACCESS EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED RECORDED JULY 23, 1991 AS INSTRUMENT NO. 91 50 084. THE PORTION OF SAID EASEMENT AFFECTING THE SUBJECT PROPERTY IS 80 FEET IN WIDTH, AS SHOWN HEREON.
- PRIVATE ACCESS EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 26, 1996 AS INSTRUMENT NO. 96 13 117. WIDTHS VARY AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, GERTRUD SUSANNA OOSTON, WHO ACQUIRED TITLE AS GERTRUD SUSANNA SCRIVNER, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

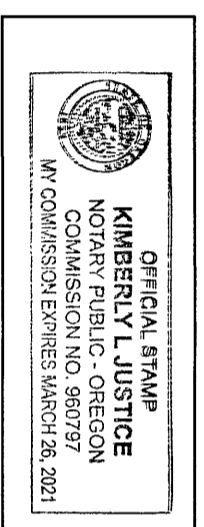
Gertrud Susanna Ooston
GERTRUD SUSANNA OOSTON

ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF BAKER }
Union

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 2, 2020, BY GERTRUD SUSANNA OOSTON

Kimberly L. Justice
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-26-2021



APPROVALS

APPROVED THIS 31 DAY OF March, 2020.

Kevin S. Rudy
BAKER COUNTY SURVEYOR

APPROVED THIS 11 DAY OF April, 2020.

Heidi Owens
BAKER COUNTY PLANNING DIRECTOR

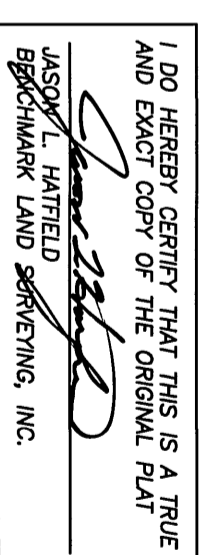
ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Allen S. Sullivan
BAKER COUNTY TAX COLLECTOR

DATE: 4 7 2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 7 DAY OF April, 2020 AT 1:39:00 CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. P2020-005 BAKER COUNTY RECORDS.

Stephanie Ruby
BAKER COUNTY CLERK
by *Karen Phillips*, Deputy



NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF DANNY O'NEAL ON BEHALF OF GERTRUD OOSTON, LANDOWNER. THE PURPOSE OF THIS PARTITION IS TO DIVIDE THE SUBJECT PROPERTY INTO THREE PARCELS. THIS LAND USE ACTION WAS APPROVED BY THE BAKER COUNTY PLANNING DEPARTMENT PER ADMINISTRATIVE DECISION NWP-19-041.

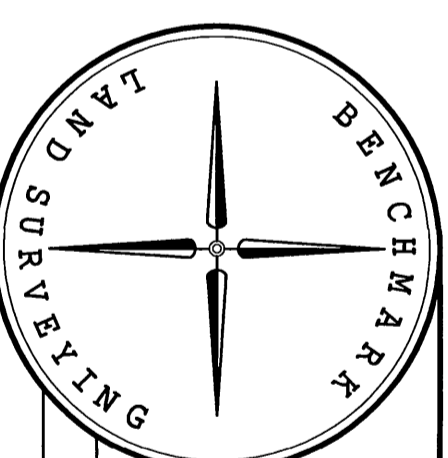
A SEARCH WAS MADE OF THE AVAILABLE RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON SURVEY NO.'S 8-39-43, 8-39-44 AND 8-39-96MP AT THE NORTHWEST 1/16 CORNER AND AT THE CENTER-WEST 1/16 CORNER. I FOUND UNRECORDED COUNTY SURVEYOR BRASS-CAPPED MONUMENTS DATED 1985. SURVEY NO.'S 8-39-43 AND 8-39-44, WHICH WERE BOTH RECORDED IN 1983, SHOW 5/8" REBAR WITH YELLOW PLASTIC CAPS BEING SET AT THESE LOCATIONS. ALTHOUGH I FIND NO RECORD OF THE BRASS CAPS, THEY ARE EACH IN POSITION, AND ARE ACCEPTED. I FOUND THE 5/8" REBAR MONUMENTS AT THE NORTHEAST AND NORTHWEST CORNERS OF THE OOSTON PROPERTY DISTURBED AND OUT OF POSITION. EACH OF THESE WERE RESET DURING THIS SURVEY IN THEIR RECORD LOCATIONS PER SURVEY NO. 8-39-44, AS SHOWN HEREON. AT THE SOUTHWEST CORNER OF PARCEL 2, I FOUND THE 5/8" REBAR MONUMENT FROM SURVEY NO. 8-39-43 TO BE 0.30 FOOT EAST OF THE RECORD LOCATION. I HELD THE MONUMENT FOR NORTHING POSITION ONLY. ALL OTHER FOUND MONUMENTS WERE ACCEPTED.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND, AND AT THE DIRECTION OF MR. O'NEAL.

REFERENCES

- RECORD MAP OF SURVEY NO.'S 8-39-43, 8-39-44 AND 8-39-96MP
- PARTITION PLAT NO. P2005-003 (SAME AS SURVEY 8-39-96MP)
- DEED RECORD INSTRUMENT NO. 77 16 128
- AMERITITLE ORDER NO. 328362AM

NOTES:
1. SEWAGE DISPOSAL FOR EACH PARCEL SHALL BE PROVIDED BY A DEO APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION
SITUATED IN THE NW1/4 AND THE SW1/4
SECTION 29, T.8S., R.39E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	GERTRUD OOSTON AND DANNY O'NEAL
SURVEYED BY	JLH
DRAWN BY:	JLH
	11/21/2019
	SHEET 2 OF 2