

B20 14 0147

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:

TWP. 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 S.89°38'42"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 N.01°53'37"W., 500.06 FEET (DEED RECORD: NORTH 500 FEET) TO A 5/8" IRON PIN; 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 160 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 30 084. THE PORTION OF SAID EASEMENT AFFECTING THE SUBJECT PROPERTY IS 60 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 OGSTON, 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 Ogston
GERTRUD SUSANNA OGSTON

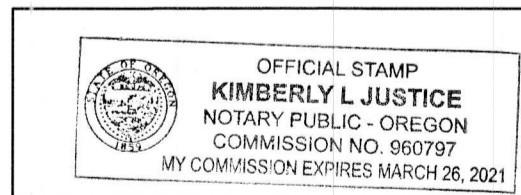
ACKNOWLEDGMENT

STATE OF OREGON } ss
COUNTY OF BAKER }
Union

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

Kimberly L Justice
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 3-26-2021



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2021

APPROVALS

APPROVED THIS 31ST DAY OF March, 2020.

Th S. Hales
BAKER COUNTY SURVEYOR

APPROVED THIS 7th DAY OF April, 2020.

Heidi Brown
BAKER COUNTY PLANNING DIRECTOR

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

Alie Sullivan
BAKER COUNTY TAX COLLECTOR

DATE: 4/7/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 7th DAY OF APRIL, 2020 AT 1:30 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. P2020-005 BAKER COUNTY RECORDS.

Stephanie Kirby
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
JASON L. HATFIELD
BENCHMARK LAND SURVEYING, INC.

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF DANNY O'NEAL ON BEHALF OF GERTRUD OGSTON, 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 MNP-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 OGSTON 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

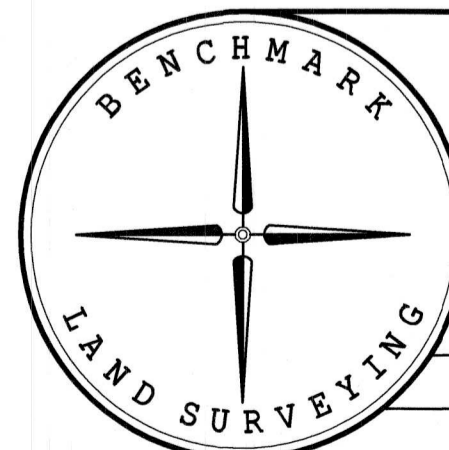
RECORD MAP OF SURVEY NO.'S 8-39-43, 8-39-44 AND 8-39-96MP

PARTITION PLAT NO. P2005-003 (SAME AS SURVEY 8-39-96MP)
DEED RECORD INSTRUMENT NO. 77 16 128

AMERTITLE ORDER NO. 328362AM

NOTES:

- SEWAGE DISPOSAL FOR EACH PARCEL SHALL BE PROVIDED BY A DEQ 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 OGSTON AND DANNY O'NEAL	
SURVEYED BY	JLH	11/21/2019
	DRAWN BY: JLH	SHEET 2 OF 2

B20 14 0145

FILED April 8, 2020
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-131