

MINOR PARTITION PLAT NO. P2024-005

LEGEND

● FOUND MONUMENT AS SET IN
BAKER CO. SURVEY NO. 8-39-22 or 8-39-45

○ FOUND MONUMENT AS DESCRIBED

— SECTION & ALIQUOT PART LINES

() DEED OR SURVEY NO. 8-39-45 RECORD
INFORMATION

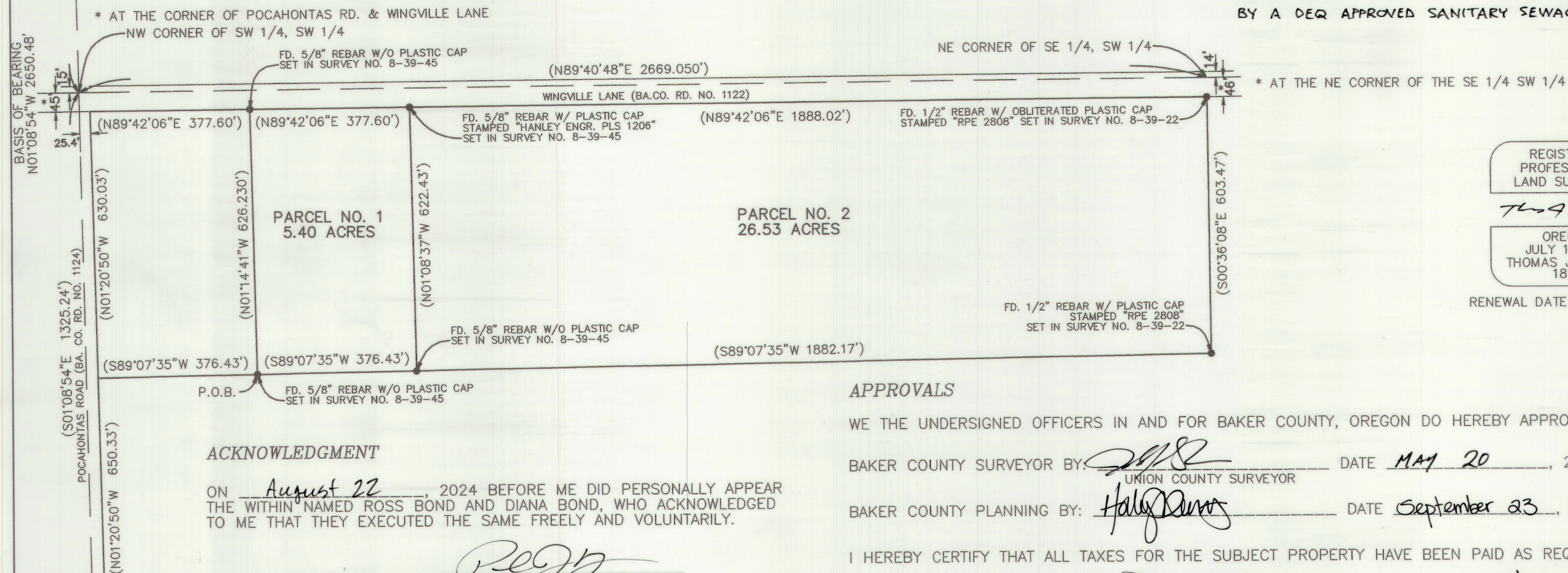
SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, CERTIFY THAT I HAVE CORRECTLY SURVEYED 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 SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, N89°45'50"E, 30.00 FEET, TO INTERSECT THE EAST RIGHT-OF-WAY OF POCAHONTAS ROAD
(BAKER COUNTY ROAD NO. 1124); THENCE ALONG SAID RIGHT-OF-WAY, N01°20'50"W, 650.33 FEET; THENCE N89°07'35"E, 376.43 FEET TO THE POINT OF BEGINNING; THENCE N01°14'41"W, 626.23' FEET TO THE SOUTH RIGHT-OF-WAY OF WINGVILLE LANE
(BAKER COUNTY ROAD NO. 1122); THENCE ALONG SAID RIGHT-OF-WAY, N89°42'06"E, 2265.62 FEET; THENCE S00°36'08"E, 603.47 FEET; THENCE S89°07'35"W, 2258.60 FEET TO THE POINT OF BEGINNING.
PARTITION CONTAINS 31.93 ACRES OF LAND.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT FOR ROSS BOND & DIANA BOND IS TO PARTITION THE HEREIN DESCRIBED LAND INTO TWO PARCELS. BAKER COUNTY DEED 82-40-027 PROVIDED THE PROPERTY DESCRIPTION FOR THE SUBJECT PROPERTY. MONUMENTS AT THE PARCEL CORNERS ARE AS SHOWN ON BAKER COUNTY SURVEY NO. 8-39-45. ALL SIX OF THE PARCEL CORNER MONUMENTS ARE CURRENTLY IN THEIR LOCATIONS SHOWN ON SAID BAKER COUNTY SURVEY NO. 8-39-45. SUBDIVISION OF SECTION 29 AND BEARING BASIS IS FROM BAKER COUNTY SURVEY NO. 8-39-7.

SEWAGE DISPOSAL FOR PROPOSED PARCEL 1 SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE JUNE 30, 2025

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS PARTITION PLAT.

BAKER COUNTY SURVEYOR BY: [Signature] DATE MAY 20, 2024

BAKER COUNTY PLANNING BY: [Signature] DATE September 23, 2024

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

BAKER COUNTY TAX COLLECTOR BY: [Signature] DATE September 27, 2024

I DO HEREBY CERTIFY THAT THIS PARTITION WAS RECEIVED FOR RECORDING ON THE 27th DAY OF September, 2024 AT 11:45 O'CLOCK A.M., AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: [Signature]
by Karen Phillips, Deputy

I THOMAS J. HANLEY, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PARTITION PLAT AS SUBMITTED TO THE BAKER COUNTY CLERK FOR RECORDING.

THOMAS J. HANLEY

HANLEY ENGINEERING, INC
2043 MAIN ST.
BAKER CITY, OR 97814

FILED October 2, 2024
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-160

SCALE 1" = 200'

ACKNOWLEDGMENT

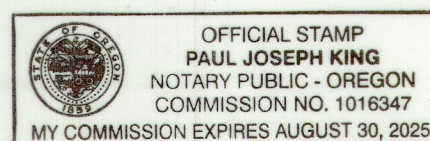
ON August 22, 2024 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED ROSS BOND AND DIANA BOND, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF OREGON }
COUNTY OF BAKER }

S.S.

NOTARY PUBLIC

MY COMMISSION EXPIRES August 30, 2025



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROSS BOND AND DIANA BOND, DO HEREBY DECLARE THEY ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PLATTED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AS SHOWN ON THIS PLAT.

ROSS C. BOND

DIANA KAY BOND