

LAND PARTITION PLAT NO. P2020-003

SITUATED IN THE SW1/4 SECTION 26, T.8S., R.42E., 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, THE DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS PARTITION, AND THAT I HAVE NOT MONUMENTED, BUT HAVE CORRECTLY SHOWN THE REMAINING BOUNDARIES OF PARCELS 1 AND 2 OF THIS PARTITION, SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 8 S., RANGE 42 E., W.M.:

SECTION 26: ALL THAT PORTION OF THE SW1/4 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED OCTOBER 23, 1981, AS DEED NO. 81 42 115, BAKER COUNTY DEED RECORDS, AND NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 86.

CONTAINING 155 ACRES, MORE OR LESS, OF WHICH APPROXIMATELY 1 ACRE LIES WITHIN THE RIGHT OF WAY OF MIDDLE BRIDGE LOOP (COUNTY ROAD NO. 853).

I DO HEREBY DESIGNATE THE WEST 1/4 CORNER OF SECTION 26, T.8S., R.42E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

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.
- LIMITED ACCESS PROVISIONS CONTAINED IN DEED FROM PHILLIPS RANCH, INC., AN OREGON CORPORATION, AND JAMES S. WEBER AND FLORENCE STAGGS WEBER, DOING BUSINESS AS STAGGS AND WEBER TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY, RECORDED JULY 19, 1976 AS INSTRUMENT NO. 76 30 033.
- LIMITED ACCESS PROVISIONS CONTAINED IN DEED FROM STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION TO PHILLIPS RANCH, INC., AN OREGON CORPORATION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY, RECORDED NOVEMBER 14, 1977 AS INSTRUMENT NO. 77 46 026.
- A 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. RECORDED MARCH 28, 1996 AS INSTRUMENT NO. 96 13 171. SAID EASEMENT BEING 15 FEET IN WIDTH, AS SHOWN.
- PRIVATE RECIPROCAL ACCESS EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 15, 2015 AS INSTRUMENT NO. 15030012. THE LOCATION AND WIDTH OF SAID EASEMENTS ARE UNKNOWN, AND ARE NOT 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 PHILLIPS RANCH, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

SAID CORPORATION DOES HEREBY CREATE A PRIVATE DITCH MAINTENANCE EASEMENT, BEING 10 FEET IN WIDTH, OVER AND ACROSS A PORTION OF PARCEL 1, AS SHOWN HEREON, TO THE BENEFIT OF THE SOUTH SIDE IMPROVEMENT DISTRICT.

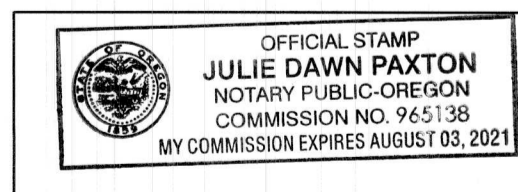
Frederick A. Phillips III
FREDERICK A. PHILLIPS III, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3-10, 2020, BY FREDERICK A. PHILLIPS III

Julie Dawn Paxton
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8/3/2021



NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF JEFF PHILLIPS AND FREDERICK PHILLIPS. THE PURPOSE OF THIS PARTITION IS TO DIVIDE THE SUBJECT PROPERTY INTO TWO PARCELS, AS APPROVED BY THE BAKER COUNTY PLANNING COMMISSION AND AS OUTLINED IN THE BAKER COUNTY PLANNING DEPARTMENT'S REPORT CU-18-003.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM BAKER COUNTY SURVEY NO. 8-42-14, AND OREGON STATE HIGHWAY DEPARTMENT DRAWING NO.'S 5B-23-4, 5B-28-1 AND 8B-23-11.

I FOUND THE COUNTY SURVEYOR BRASS CAP AT THE WEST 1/4 CORNER OF SECTION 26, WHICH I ACCEPT. I ALSO FOUND AND ACCEPTED FOUR HIGHWAY RIGHT OF WAY MONUMENTS SHOWN ON O.S.H.D. DRAWING NO. 8B-23-11. A 5/8" IRON PIN WAS FOUND 50 FEET LEFT OF CENTERLINE STATION L²869+13.46 WHICH WAS BADLY BENT AND WAS NOT ACCEPTED.

THE BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED BY G.P.S. OBSERVATIONS, YIELDING A GEODETIC BEARING OF N.17°03'08"W. BETWEEN THE FOUND RIGHT OF WAY MONUMENT 75 FEET RIGHT OF HIGHWAY CENTERLINE STATION L²857+65.58, AND THE FOUND MONUMENT AT THE WEST 1/4 CORNER OF SECTION 26.

I SEARCHED THE COUNTY RECORDS BUT FOUND NO DOCUMENTATION PERTAINING TO THE ALIGNMENT OR RIGHT OF WAY WIDTH OF MIDDLE BRIDGE LOOP. IT SEEMS THE INTENT WAS FOR IT TO BE CENTERED ALONG A PORTION OF THE EAST LINE OF THE SW1/4 SECTION 26, AS DEPICTED ON O.S.H.D. DRAWING NO. 8B-23-11. O.S.H.D. DRAWING NO. 5B-23-4 DATED JUNE 1939 AND DRAWING NO. 5B-28-1 DATED JULY 1940 BOTH INDICATE THAT AN IRON PIPE WAS FOUND AND ACCEPTED AT THE SOUTH 1/4 CORNER OF SECTION 26. I SEARCHED FOR BUT DID NOT RECOVER THE IRON PIPE, AS THE CORNER LOCATION IS NOW COVERED WITH SEVERAL FEET OF ROAD FILL. THE LOCATION OF THE 1/4 CORNER AND THE EAST LINE OF THE SW1/4, AS SHOWN HEREON ARE APPROXIMATE. THE LOCATION OF THE COUNTY ROAD RIGHT OF WAY IS ALSO APPROXIMATE, WITH AN ASSUMED WIDTH OF 60 FEET.

THE HIGHWAY BEARINGS WERE ROTATED 02°05'56" CLOCKWISE TO CONFORM TO THE FOUND RIGHT OF WAY MONUMENTS. THE DIVISION LINE BETWEEN PARCELS 1 AND 2 WAS SURVEYED AND MONUMENTED ACCORDING TO THE EVIDENCE FOUND, AND AT THE DIRECTION OF JEFF AND FREDERICK PHILLIPS.

APPROVALS

APPROVED THIS 10TH DAY OF March, 2020.

Theresa Hales
BAKER COUNTY SURVEYOR

APPROVED THIS 11TH DAY OF March, 2020.

Holly Jones
BAKER COUNTY PLANNING DIRECTOR

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

Nice Verbeke
BAKER COUNTY TAX COLLECTOR
DATE: 3-11-2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 11 DAY OF MARCH, 2020 AT 11:00 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2020-003 BAKER COUNTY RECORDS.

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

FILED March 12, 2020
BAKER COUNTY SURVEYOR
SURVEY NO. 8-42-17

LEGEND

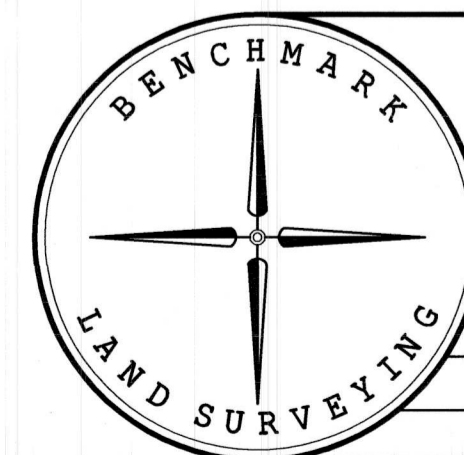
- FOUND 1" GALV. IRON PIPE WITH ATTACHED 2 1/2" BAKER COUNTY SURVEYOR BRASS CAP - SEE CORNER MONUMENTATION RECORD FILED AS SURVEY NO. 8-42-14
- FOUND 5/8" IRON PIN WITH ATTACHED 1 1/2" ALUMINUM CAP (MARKINGS ILLEGIBLE) FROM O.S.H.D. DRAWING NO. 8B-23-11
- FOUND 5/8" IRON PIN WITH NO CAP FROM O.S.H.D. DRAWING NO. 8B-23-11
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD DATA FROM (OR CALCULATED FROM) HIGHWAY RIGHT OF WAY DEEDS AND O.S.H.D. DRAWING NO.'S 5B-23-4, 5B-28-1 AND 8B-23-11
- { } RECORD BEARING AND DISTANCE FROM DEED NO. 96 13 171
- X—X FENCE LINE
- SFNF MONUMENT SEARCH FOR NOT FOUND
- P— EXISTING POWER LINE AND CENTER OF EASEMENT DESCRIBED IN DEED NO. 96 13 171
- ⊕ POWER POLE LOCATED THIS SURVEY

REFERENCES

- RECORD MAP OF SURVEY NO. 8-42-14
- DEED RECORD INSTRUMENT NO. 91 24 076
- AMERITITLE ORDER NO. 346336AM
- OREGON STATE HIGHWAY DEPARTMENT DRAWING NO.'S 5B-23-4, 5B-28-1 AND 8B-23-11

REGISTERED PROFESSIONAL LAND SURVEYOR

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



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 SW1/4 SECTION 26,
T.8S., R.42E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	PHILLIPS RANCH, INC.	
SURVEYED BY	JLH	2/10/2020
SCALE: AS SHOWN	DRAWN BY: JLH	SHEET 2 OF 2