

# PARTITION PLAT NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, James D. Hanley, hereby certify that I have correctly platted the lands represented on the annexed minor partition map in accordance with ORS Chapter 92. The boundary of the partition is as follows: A parcel of land in the SW 1/4 SE 1/4 of Section 16 and NW 1/4 NE 1/4 of Section 21, T.8S., R.46E., W.M., Baker County, Oregon:

Beginning at the point of intersection of the Easterly right of way line of the relocated Baker-Homestead Highway with the Northerly right of way line of the Old Cornucopia Stage Road, the said point being 1,176.31 feet South and 27.36 feet East of the quarter corner common to Sections 16 and 21, said Twp. and range; thence along a 527.46 foot radius curve left (the chord of which bears N. 20°56'25"E., 165.08 feet) to a point 50 feet distant and opposite relocated Baker-Homestead Hwy. Engineer's Centerline Station, P.S.C. 1066+18.68; thence along a spiral curve left (the long chord of which bears N. 04°01'55"E., 210.06 feet) to a point on the said Easterly right of way line opposite Engineer's Centerline Station 1064+18.68; thence N. 0°04'W., along the said right of way line 812.7 feet to a point which is 100 feet East of the said quarter corner; thence N. 0°04'W., 310 feet along the said right of way line; thence East 294.35 feet to a point which is 5 feet East of the East bank of the McMullen Ditch; thence Northeast along a line which is 5 feet Easterly and parallel to the said East bank to intersect the Westerly right of way line of the Old Baker-Cornucopia Stage Road (also known by DSHD as State Highway Spur 12 and as the old Baker-Halfway Highway); thence Southeast along the said Westerly right of way line approximately 1250 feet to a point opposite of and 30 feet distant from DSHD Centerline Station P.T. 76+83.6; thence on a 174.63 foot radius curve right approximately 347.1 feet to a point opposite and 30 feet North of DSHD Sta. P.C. 72+77.0, the point of tangency on the said Old Cornucopia Stage Road right of way; thence Northerly 10 feet at right angle to the said Old Road, increasing right of way width from 30 feet to 40 feet from Old Road centerline; thence Southwesterly along the said right of way line approximately 655.6 feet to the property corner described in Baker County DV 126-477; thence N. 25°37'W., 155 feet; thence N. 89°44'W., 221 feet ml; thence S. 26°50'30"E., 287 feet, more or less, to the said Northerly Old Cornucopia Stage Road right of way; thence Southwesterly along the said right of way line approximately 660 feet to the point of beginning.

EXCEPTING the following described parcel: Commencing at the said quarter corner, thence along the following courses to the true point of beginning: East 100 feet, South 660 feet, S 89°10'E., 416 feet, S 89°44'E., 221 feet, more or less, and S 89°44'E., 261.2 feet, more or less, to the said T.P.O.B. of the excepted parcel; thence S 89°44'E., 94 feet, more or less, to intersect the Northerly right of way of the Old Cornucopia Stage Road; thence Southwesterly along the said right of way line 84 feet, more or less; thence N. 25°37'W., 41 feet to the true point of beginning.

SURVEYED MAY 19 AND JULY 6, 1993  
BY HANLEY ENGINEERING  
BAKER CITY, OREGON

PROFESSIONAL  
LAND SURVEYOR

James D. Hanley  
OREGON  
SEPTEMBER 21, 1971  
JAMES D. HANLEY  
1206

## NARRATIVE

The purpose of this plat for Ellingson Lumber Company is to partition the above described land into two parcels in accordance with ORS Chapter 92. The survey data shown on Parcel #1 is result of field survey for this partition. Other data is a result of descriptions contained in various deeds, prior surveys of the subject property, highway maps and county assessor tax maps. Some distances are approximations. The basis of bearing for Parcel #1 is the record bearing of DSHD Baker-Homestead Hwy. relocation, opposite the quarter corner shown between Secs. 16 and 21. Some of the adjoining land descriptions obviously are on a different basis. Subsequent surveys may result in different bearings, distances and acreages shown hereon, excepting Parcel #1.

## DECLARATION

Know all people by these presents that Ellingson Lumber Co. is the owner of the land represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, and has caused the same to be surveyed and or platted for partitioning into two parcels as shown hereon, in accordance with ORS Chapter 92.

ELLINGSON LUMBER CO.

ROBERT P. ELLINGSON III PRESIDENT

## APPROVALS

STATE OF OREGON } S.S.  
COUNTY OF BAKER }

I do hereby certify that the annexed partition plat was received for record on the \_\_\_ day of July, 1993, at \_\_\_ o'clock \_\_\_ M., and recorded as partition plat No. \_\_\_ Baker County records  
Baker County Clerk by \_\_\_\_\_

County Surveyor approval July 6, 1993.  
by Rick G. Robinson, Deputy Union Co. Surveyor

County Planning approval July \_\_\_, 1993.  
by \_\_\_\_\_

## LEGEND

- Found monument as noted
- Set 5/8" x 30" rebar with plastic cap mkd. "HANLEY ENGR PLS 1206"

## REFERENCES

Survey No. 8-46-4  
DV 126-477  
173-338  
173-1008

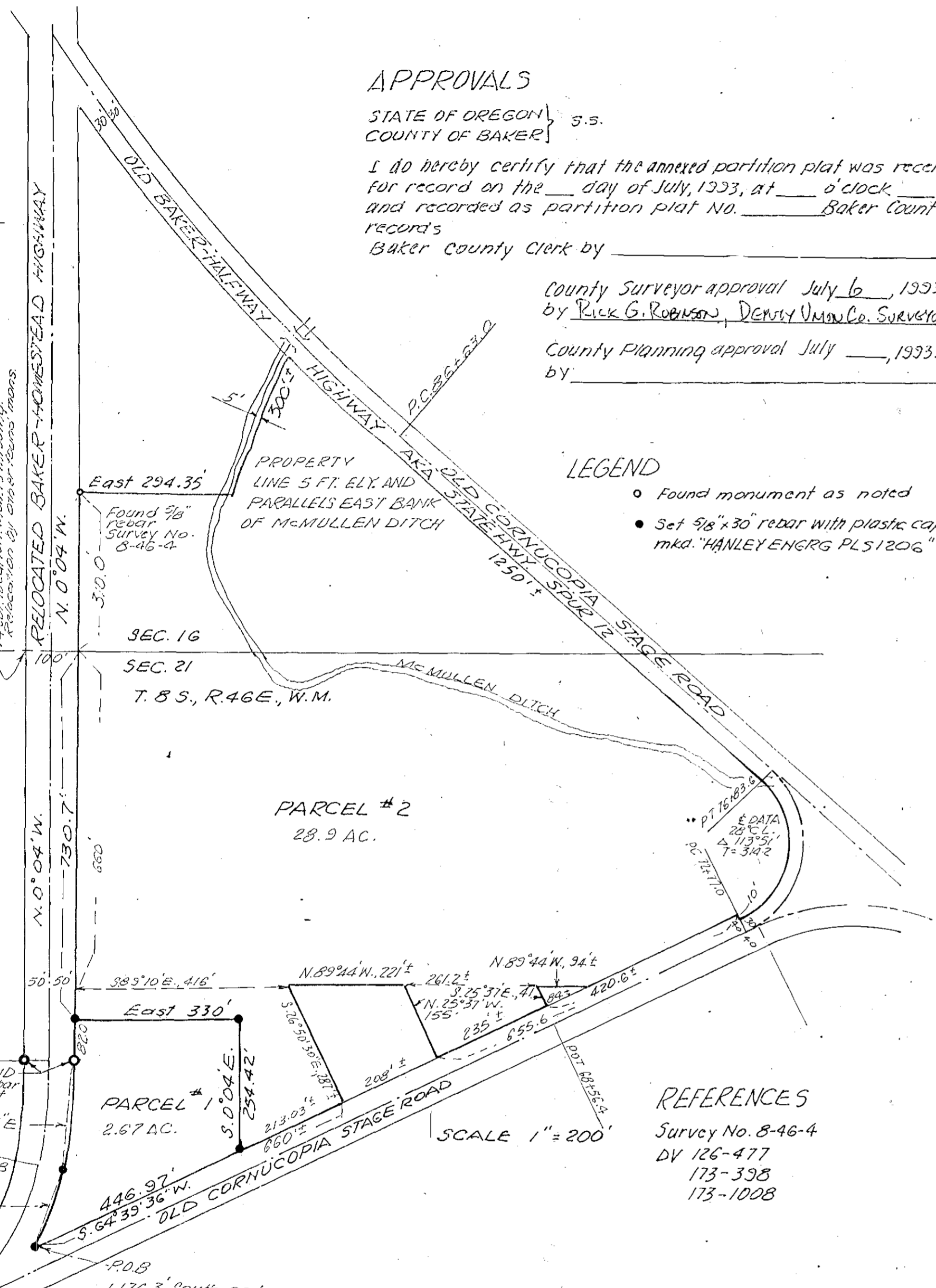
## ACKNOWLEDGEMENT

STATE OF OREGON } S.S.  
COUNTY OF BAKER }

ON JULY \_\_\_, 1993, BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED ROBERT P. ELLINGSON, PRESIDENT OF ELLINGSON LUMBER CO., WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

## OF WATER RIGHTS

appurtenant to this partition  
artificates 10219 and 10364.



P.O.B.  
1,176.3 South and  
27.36 East of 1/4 corner  
bet. Secs. 16 and 21  
12° C.R.  
Δ 54° 11'  
Ts 345.87  
Lc 251.53

SCALE 1" = 200'