

PARTITION PLAT No. P1994-019

in the NE1/4SE1/4 of Section 8, T8S, R46E, WM
Baker County, Oregon

NARRATIVE

The purpose of plat is to partition a parcel of land in the NE1/4SE1/4 of Section 8, T8S, R46E, WM into three parcels at the request of Vernon Dennis.

The original parcel is recorded as Deed No. 80 31 062 in the Baker County deed records. Two surveys on the north boundary of this partition were performed by James Hanley, PE 2808. They are recorded as Baker County Maps of Survey Nos. 8-46-12 and 8-46-23 surveyed in 1973 and 1976 respectively. James Hambleton, PLS 645, performed a 1973 Survey No. 8-46-10 in the southeast corner of the NE1/4SE1/4 of Section 8. There are several surveys, including those shown above, which reflect the breakdown of Section 8, but the ones most relevant to this survey are Maps of Survey No. 8-46-23 made in 1976 and 8-46-26 made in 1979. The Black & Motley's Addition borders the west boundary of this partition property.

Even though the section has had several breakdowns on paper, the west quarter and northwest section corners have never been set and the north quarter corner is only a nail or spike with no known references. The west quarter corner has been called at an old fence corner on MOS 8-46-12 and a work sheet provided to me by Jim Hanley. The old fence corner still exists, but it is very difficult to determine exactly the point used as the corner position. The NW section corner falls in the Cornucopia Highway and it is nearly impossible to adequately line up the fences because of brush to locate this corner at the "intersection of fences" as called for on the Hanley worksheet.

I found all the distances from the Hanley surveys to be consistently longer than my measurements by an average factor of 0.999885. After applying this factor to all Hanley measurements, I had a positional difference of less than one-half of a foot of the found and computed corner locations. I feel that it is important to at least monument the quarter corners, so as to reduce the chance of a substantial variance for the section breakdown in future surveys.

I did not find any evidence of Survey No. 8-46-12. I did find the quarter corner as set and the two No. 5 rebar pins on the north side of the 20-foot easement north of the center of section line during Survey No. 8-46-23. I used this survey as the primary control for this partition survey and the bearing of the section line as the Basis for Bearings.

I found the NE 1" pipe set during Survey No. 8-46-10 with the SE pipe laying on the ground. The westerly corners were not searched for where it was not necessary to survey the entire Dennis parcel for this partition.

I did not find any evidence of surveys in the Black & Motley's Addition which would determine the location of Cherry Lane. A review of the original Addition plat indicates that Section 8 was not properly subdivided to create the subdivision. After reviewing the evidence on the ground, I determined that property rights would be best protected by using the existing fences along Cherry Lane to control its location.

A portion of the property boundary is described to be the East bank of Pine Creek which can be a changing boundary. I have made a very casual survey of the stream bank showing its general course at this time. It is suggested that eventually a boundary line agreement is made to set the property line permanently.

There are two water rights of record as Permit Nos. 30549 and G-6486.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 98, Sumpter, Oregon 97877, completed the survey of this partition on June 27, 1994, by setting proper monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The Initial Point for this partition is a No. 5 Rebar thirty inches long with a yellow plastic cap marked PLS 699 which is S89°49'35"W, 30.00 feet from East one-quarter corner between Sections 8 and 9, T8S, R46E, WM, and is on the westerly right-of-way line of Flory Road from which the exterior boundary is more fully described as follows:

Thence, continuing S89°49'35"W, 1281.10 feet to the center-east one-sixteenth corner of Section 8 which is a No. 5 rebar with a yellow plastic cap marked PLS 699;

Thence, S0°16'10"E, 660.28 feet to the C-N-SE 1/64th corner of Section 8 which is a No. 5 rebar with a yellow plastic cap marked PLS 699;

Thence, N89°50'22"E, 343.50 feet to a point on the east bank of Pine Creek which is a No. 5 rebar with a yellow plastic cap marked PLS 699;

Thence, following the east bank of Pine Creek approximately S25°E, 249 feet;

Thence, approximately S79°E, 137 feet;

Thence, approximately S44°E, 217 feet;

Thence, approximately S58°E, 102 feet to a line that is 198 feet north of the south one-sixteenth line;

Thence, leaving the east bank of Pine Creek and proceeding on the stated line N89°51'09"E parallel to the south one-sixteenth line, about 466 feet to the west right-of-way line of Flory Road;

Thence, along the said right-of-way line N0°26'02"W, 1123.16 feet to the Initial Point, a parcel of containing 27.37 acres of land, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland Lee Myers

OREGON
JULY 9, 1985
LELAND LEE MYERS
699

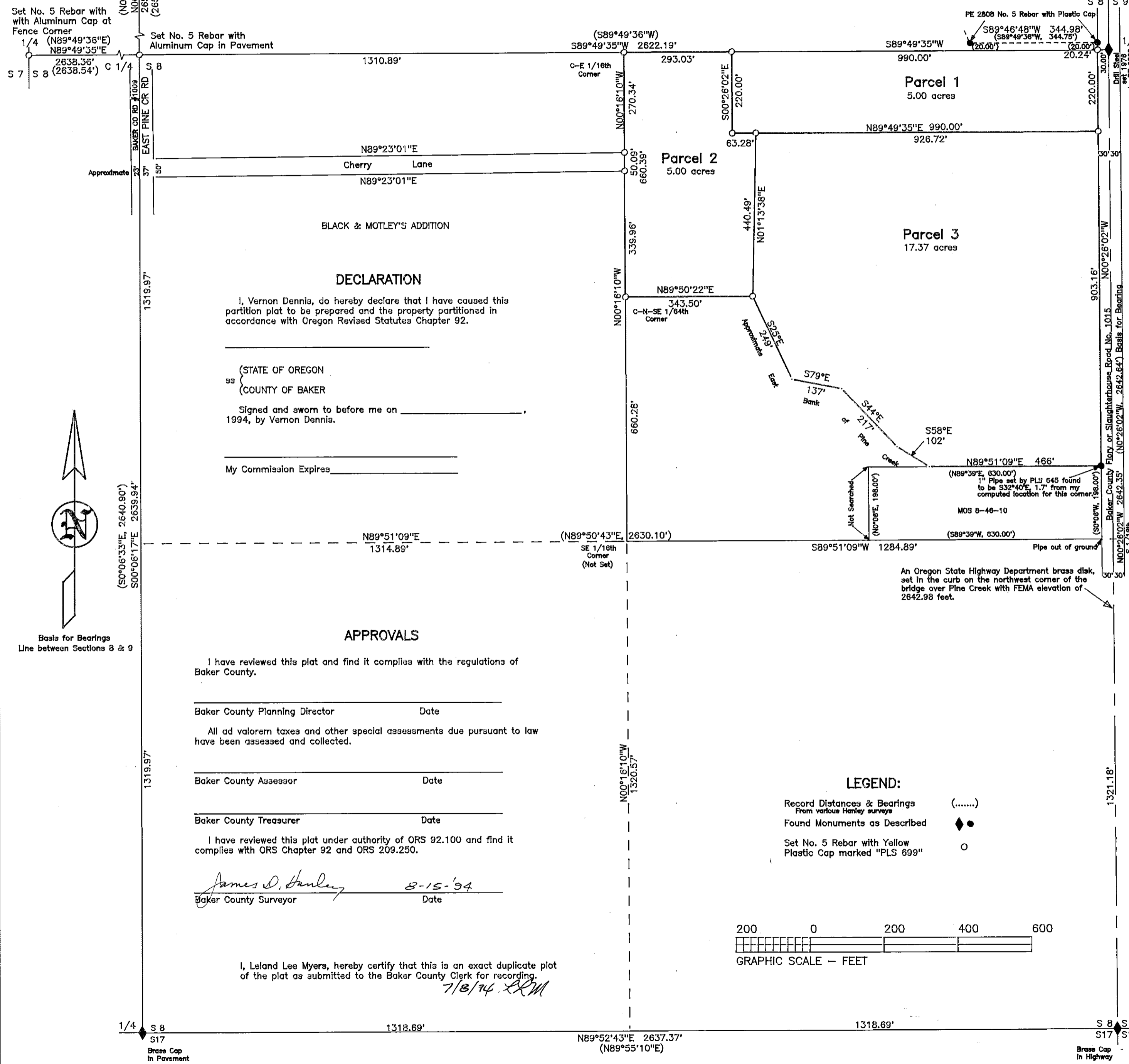
(STATE OF OREGON
COUNTY OF BAKER

Renewal Date 1/1/95

I do hereby certify that the attached partition plat was received for recording on the _____ day of _____, 1994, at _____ o'clock _____ M and recorded as Partition Plat No. _____, Baker County Records.

Baker County Clerk

FILED 8-15-94
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-59



DECLARATION

I, Vernon Dennis, do hereby declare that I have caused this partition plat to be prepared and the property partitioned in accordance with Oregon Revised Statutes Chapter 92.

(STATE OF OREGON
COUNTY OF BAKER

Signed and sworn to before me on _____, 1994, by Vernon Dennis.

My Commission Expires _____

APPROVALS

I have reviewed this plat and find it complies with the regulations of Baker County.

Baker County Planning Director _____ Date _____

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.

Baker County Assessor _____ Date _____

Baker County Treasurer _____ Date _____

I have reviewed this plat under authority of ORS 92.100 and find it complies with ORS Chapter 92 and ORS 209.250.

James D. Hanley 8-15-'94
Baker County Surveyor Date

I, Leland Lee Myers, hereby certify that this is an exact duplicate plat of the plat as submitted to the Baker County Clerk for recording.
7/13/94 LLM

LEGEND:

- Record Distances & Bearings From various Hanley surveys (.....)
- Found Monuments as Described (◆ ●)
- Set No. 5 Rebar with Yellow Plastic Cap marked "PLS 699" (○)

