

B03 51 0190

B03 51 0191

B03 51 0192

### NARRATIVE

The purpose of this survey and plat for George and Lynette Hauptman is to partition the herein described land into three parcels. The subject airport parcel was originally surveyed and described by Baker County Survey No. 8-46-2. The only monuments set by said survey were on the corners of the Union Oil Co. parcel. The remainder of the property lines are shown as following fence lines. The description for the airport parcel provided by said Survey No. 8-46-2 has a calculated closure error of approximately 1.5 feet. The parcel shown as Ellingson Timber on Baker County Survey No. 8-46-54 also does not close. Survey No. 8-46-2 makes clear the intent for the boundary to match the fence lines. The existing fence lines appear to be original. Therefore, the positions of found monuments and the fence lines were held this survey. Ties were made to monuments on the Northerly side of Old Baker-Halfway Highway, and held as the basis of bearing to conform with the highway bearing shown on Survey No. 8-46-2.

### EASEMENTS / EXCEPTIONS

1. Subject to easements, rights of way, reservations, restrictions and encroachments as the same may exist or appear of record.
2. A permanent septic drain field system easement as disclosed in Baker County Deed No. 92 32 093, described as follows: Commencing at a point N. 01° 31' 36" W., 1396.7 feet from the quarter corner between Sections 21 and 22; thence N. 01° 51' W., 160 feet; thence N. 86° 57' W., 1318.6 feet to the TRUE POINT OF BEGINNING; thence S. 86° 57' E., 100 feet; thence S. 03° 03' W., 50 feet; thence N. 86° 57' W., 150 feet; thence N. 03° 03' E., 50 feet; thence S. 86° 57' E., 50 feet to the TRUE POINT OF BEGINNING.
3. Subject to an apparent easement granted by Baker County Deed No. 92 32 093, described as follows: An easement on grantor's property adjacent to and directly South of the property conveyed hereunder which easement is limited to a small area not to exceed 25 feet in any direction from the existing building on the property conveyed hereunder. NOTE: Language is directly from said Deed No. 92 32 093. Location of easement is not clear.
4. Reservation of a right of reverter by Baker County Deed No. B0026 0261, in which Ellingson Lumber Co., is the Grantor and George Hauptman and Lynette Hauptman are the Grantees, and described as follows: RESERVING UNTO the Grantor a right of reverter which by this document and by Grantor's signature hereunder is assigned to the City of Halfway, a municipal corporation, which Grantor's assignee shall have the right to enforce and to obtain ownership or control of the property necessary to maintain the continuance of a private airport available for public use at public risk. This reverter shall terminate and be of no further force nor effect and rendered null and void in the event that any other airport in the Pine Valley becomes available for public use. This right of reverter does not require the Grantee to maintain, repair, or accept liability of any type on the private air strip, but simply to prevent the Grantee from denying private use of the airport, which use shall be at the user's risk. The City of Halfway, a municipal corporation is under no obligation to enforce the terms and provisions hereof.

### REFERENCES

- Baker County Deed No. 92 32 093.
- Baker County Deed No. B0026 0261.
- Baker County Survey No. 8-46-2.
- Baker County Survey No. 8-46-4.
- Baker County Survey No. 8-46-53MP.
- Baker County Survey No. 8-46-54.
- Baker County Partition Plat No. P2000-003.

### BUILDING RESTRICTION

Parcel Numbers 1 and 2 are hereby restricted from building any structure or landscaping, North of the building restriction line as shown on the annexed plat.

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

*Thomas J. Hanley*  
Thomas J. Hanley

**HANLEY ENGINEERING, INC.**  
P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

FILED DECEMBER 23, 2003  
BAKER COUNTY SURVEYOR  
SURVEY NO. 8-46-100MP

## PARTITION PLAT NO.

P2003-017

### SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted three parcels of land on the annexed partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:  
Land located in the Northeast quarter of Section 21, Township 8 South, Range 46 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Commencing at the East quarter corner of said Section 21; thence N. 1° 28' 07" W., 1396.48 feet, to the true point of beginning; thence N. 1° 32' 42" W., 158.40 feet; thence N. 86° 59' 38" W., 1319.71 feet; thence N. 86° 53' 47" W., 528.68 feet; thence N. 15° 47' 36" W., 90.30 feet, to intersect the Southerly Right of Way of Old Baker-Halfway Highway; thence along said Right of Way, S. 64° 31' 00" W., 673.91 feet; thence leaving said Right of Way, S. 28° 04' 27" E., 96.06 feet; thence N. 77° 54' 55" E., 434.89 feet; thence S. 88° 18' 34" E., 2013.41 feet, to the true point of beginning.

Land Containing 10.20 acres.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Thomas J. Hanley*

OREGON  
JULY 13, 1979  
THOMAS J. HANLEY  
1817

Renews June 30, 2005

### DECLARATION

Know all people by these presents that George and Lynette Hauptman are the owners of the land represented on the annexed plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92, and do hereby grant the building restrictions as described hereon.

*George Hauptman*  
George Hauptman

*Lynette Hauptman*  
Lynette Hauptman

### ACKNOWLEDGMENT

State of OREGON }  
County of BAKER } S.S.

On DEC. 19, 2003 before me did personally appear the within named George and Lynette Hauptman who acknowledged to me that they executed the same freely and voluntarily.



*Jenise Soukup*  
NOTARY PUBLIC  
My Commission Expires 2-13-07

### APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat.

Baker County Surveyor by: *Debra G. Miller*; Date DEC. 17, 2003.

Baker County Planning by: *Wendy B. Smith*; Date December 22, 2003.

I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: *Alice Dorfinger by Tracy Ferguson*; Date 12/22/03, 2003.

State of Oregon }  
County of Baker } S.S.

I do hereby certify that the annexed minor partition plat was received for recording on the 22nd day of December, 2003 at 3:30 o'clock P. M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Tamara J. Green*