

B03 51 0341

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**PARTITION PLAT NO. P2003-018**

**SURVEYOR'S CERTIFICATE**

I, Thomas J. Hanley, certify that I have correctly surveyed Parcel Numbers 2 & 3, 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 Southeast quarter of the Southwest quarter of Section 8, Township 8 South, Range 46 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:  
 Beginning at the intersection of the North Right of Way of Lone Fir Road (Ba. Co. Road No. 1132) and the East line of the said Southeast quarter of the Southwest quarter, said intersection bears N. 0° 07' 19" W., 40.00 feet from the quarter corner common to Sections 8 and 17; thence along said North Right of Way, S. 89° 55' 10" W., 1321.06 feet, to intersect the West line of the said Southeast quarter of the Southwest quarter; thence along said West line, N. 0° 04' 52" W., 1248.80 feet, to intersect the South Right of Way of Bell Street; thence along said South Right of Way of Bell Street, N. 89° 51' 57" E., 737.87 feet; thence leaving said South Right of Way of Bell Street, S. 0° 07' 19" E., 100.00 feet; thence N. 89° 51' 57" E., 450.00 feet; thence N. 0° 07' 19" W., 100.00 feet, to intersect said South Right of Way of Bell Street; thence along said South Right of Way, N. 89° 51' 57" E., 14.00 feet; thence leaving said South Right of Way of Bell Street, S. 0° 07' 19" E., 100.00 feet; thence N. 89° 51' 57" E., 100.00 feet, to intersect said South Right of Way of Bell Street; thence along said South Right of Way, N. 89° 51' 57" E., 18.30 feet to intersect the East line of the said Southeast quarter of the Southwest quarter, said intersection being S. 0° 07' 19" E., 30.00 feet from the Northeast corner of the said Southeast quarter of the Southwest quarter; thence along said East line, S. 0° 07' 19" E., 1250.04 feet, to the point of beginning.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Thomas J. Hanley*  
 OREGON  
 JULY 13, 1979  
 THOMAS J. HANLEY  
 1817

Renews June 30, 2005

Land Containing 36.61 acres.

**NARRATIVE**

The purpose of this survey and plat for Glenna Smith, Trustee, is to partition the above described land into three parcels. Parcel Numbers 2 and 3 are within the City Limits of Halfway. Baker County Deed 89 07 023 provided the property description for the subject property.

**DECLARATION**

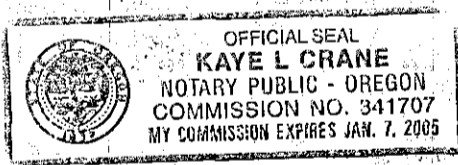
Know all people by these presents that Glenna Smith, Trustee, is the owner of the land represented on the annexed plat, and more particularly described in the accompanying Surveyor's Certificate and she caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easements as described hereon.

*Glenna Smith Trustee*  
 Glenna Smith, Trustee

**ACKNOWLEDGMENT**

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

On Dec. 24, 2003 before me did personally appear the within named Glenna Smith, Trustee, who acknowledged to me that she executed the same freely and voluntarily.



*Kaye L. Crane*  
 NOTARY PUBLIC

My Commission Expires January 7, 2005

**APPROVALS**

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

Baker County Surveyor by: *Phil G. Wilmon*; Date DECEMBER 22, 2003.

City of Halfway Mayor by: *Marvin Berggraff*; Date 12-24, 2003.

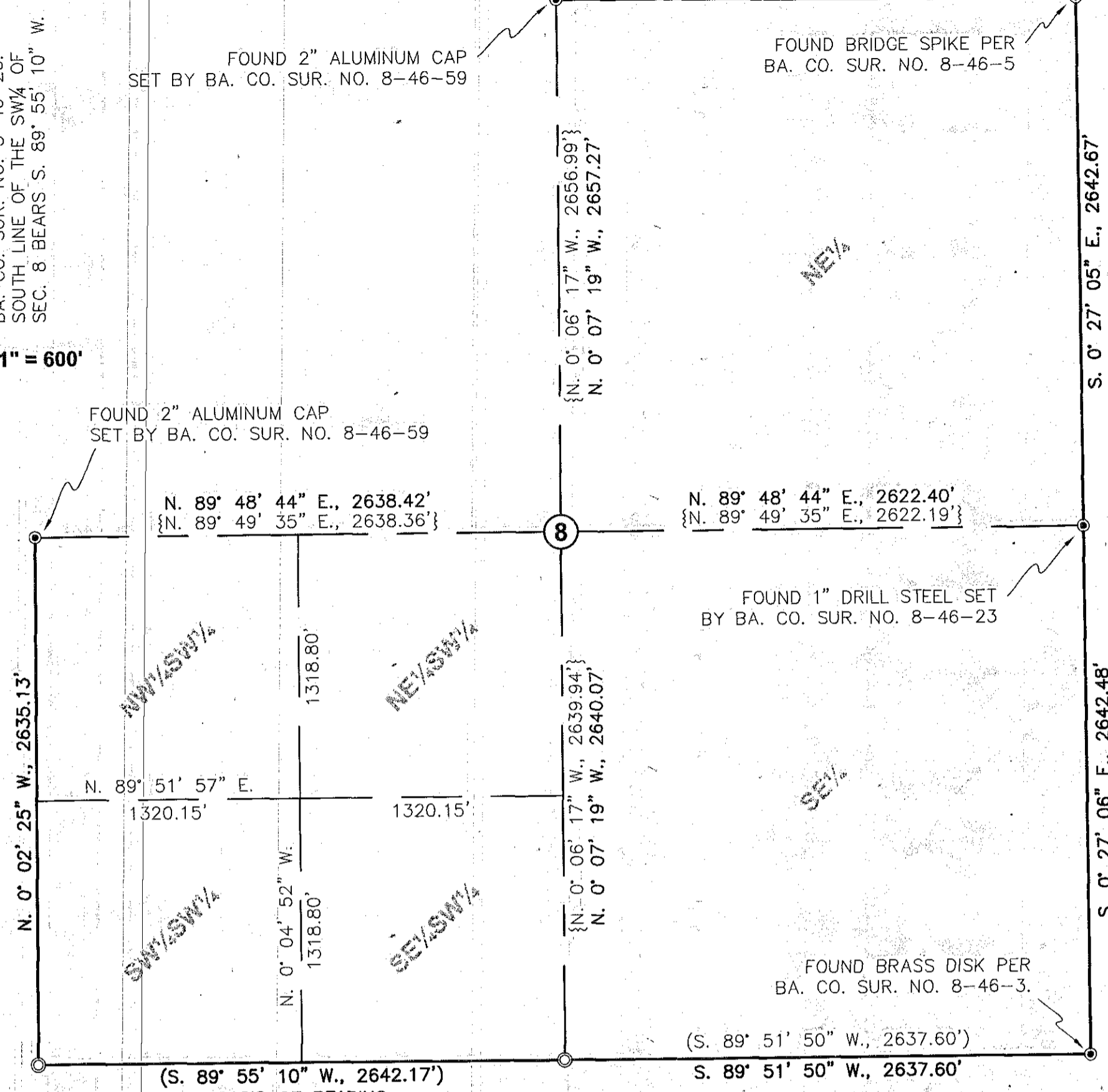
Baker County Planning by: *Paul S. B...*; Date 12-24, 2003.

I hereby certify that all taxes for the subject property have been paid as required.  
 Baker County Tax Collector by: *Alie Jusling*; Date Dec 24, 2003.

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

I do hereby certify that the annexed minor partition plat was received for recording on the 24<sup>th</sup> day of Dec, 2003 at 2 o'clock PM, and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Jamara J. Green Co. Clerk by Karen Phillips, Deputy*



**BASIS OF BEARING**  
 BA. CO. SUR. NO. 8-46-20.  
 SOUTH LINE OF THE SW¼ OF SEC. 8 BEARS S. 89° 55' 10\"/>

SCALE: 1" = 600'

FOUND 2" ALUMINUM CAP SET BY BA. CO. SUR. NO. 8-46-59

FOUND BRIDGE SPIKE PER BA. CO. SUR. NO. 8-46-5

N. 89° 48' 44" E., 2638.42'  
 {N. 89° 49' 35" E., 2638.36'}

N. 89° 48' 44" E., 2622.40'  
 {N. 89° 49' 35" E., 2622.19'}

FOUND 1" DRILL STEEL SET BY BA. CO. SUR. NO. 8-46-23

FOUND BRASS DISK PER BA. CO. SUR. NO. 8-46-3.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N. 0° 07' 19" W.	40.00'
L2	S. 0° 07' 19" E.	100.00'
L3	N. 0° 07' 19" W.	100.00'
L4	N. 89° 51' 57" E.	14.00'
L5	S. 0° 07' 19" E.	100.00'
L6	N. 89° 51' 57" E.	100.00'
L7	N. 0° 07' 19" W.	100.00'
L8	N. 89° 51' 57" E.	18.30'

**DITCH EASEMENT**

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and it's laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch in the same manner as same presently exists upon, over and across the property as shown on the annexed minor partition plat. The total width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. Reasonable access to the easement will be granted at location designated by the property owner, unless other reasonable access is available.

**LEGEND**

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, monument in monument box per Ba. Co. Sur. Nos. 8-46-40, 44, 65, 72 & 97.
- Found, 1/2" rebar set by Ba. Co. Sur. No. 8-46-90.
- ⊙ Found, 2 1/2" brass disk set by Ba. Co. Sur. No. 8-46-20.
- Found, monument as noted.
- ( ) Record Data Per Ba. Co. Sur. No. 8-46-20.
- [ ] Record Data Per Baker County Survey Numbers 8-46-40, 44, 65, 72, & 97.
- { } Record Data Per Ba. Co. Sur. No. 8-46-59.

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

FILED DECEMBER 24, 2003 HANLEY ENGINEERING, INC.  
 BAKER COUNTY SURVEYOR 2043 MAIN STREET  
 SURVEY NO. 8-46-101MP BAKER CITY, OREGON