

# PARTITION PLAT No. P2004-005

A PARCEL OF LAND SITUATED IN THE W1/2NE1/4 OF SECTION 17, T8S, R46E, WM  
PARTIALLY IN THE CITY OF HALFWAY AND ALL IN BAKER COUNTY, OREGON

**NARRATIVE**

The purpose of this survey is to partition a 75' by 100' parcel within the limits of the City of Halfway from a 8.65 acre parcel that is situated in both jurisdictions of the City of Halfway and Baker County in the S1/2NW1/4NE1/4 and the N1/2SW1/4NE1/4 of Section 17, T8S, R46E, WM, City of Halfway, Baker County, Oregon, at the request of Marvin Burgraff.

The NE quarter of Section 17 was surveyed by James Hanley in 1980, by Survey No. 8-46-29. This map contains a scriber distance error for the North half of the center of section line. Survey No. 8-46-25 shows the total distance to be 5304.91 feet between the North and South quarter corners. Subtracting the distance shown on No. 8-46-29 for the South half leaves a distance of 2624.41 feet. Using the distances on the two sixteenth lines East of the Center on No. 8-46-29 makes the distance 2624.50 feet rather than 2680.50 feet as shown. The 2624.50 foot distance allowed for a computed closer and is the distance used on this current survey.

Jim has done a number of other surveys in the area all using the same basis and I found them to check very well with my measurements. The primary Maps of Survey used in this survey are 8-46-29, 32 and 61. On Survey No. 8-46-32, Jim tied the location of I.M. Lloyd's First Addition as he found the only two monuments set which were on the West side of Lloyd Street by W.B. Blakeslee when he platted the subdivision in 1910. The Northerly monument on the plat was a 2" pipe, but Jim's map of survey indicates a 1" pipe. See Jim's narrative attached to his survey. I did not find any monument at this location. On the South end of Lloyd Street I did find an eye-bolt where Jim indicated he found a 1" solid iron rod. Jim had set two reference monuments near the East boundary of Lloyd's First Addition during Survey No. 8-46-32 and I found both of them.

It appears that I.M. Lloyd's First Addition was located about 2 feet further North than it would have been using the current location of Dawson Street. It does not seem to matter because there is some slush distance on the South side of the addition and for all practical purposes the addition is in a state of vacation. The front 100 foot strip along Dawson Street is within the current Limits of the City of Halfway and that portion of Lloyd Street has been vacated. The portion of the street outside the City in Baker County jurisdiction is not vacated, but is isolated and no access is available. And an 80x80 parcel has been sold out of the Northwest corner of the addition without the benefit of survey. I found a 1" pipe not of record near the Northwest corner of I.M. Lloyd's First Addition and I did not accept it as an actual representation of any corner.

I do not have a copy of the map that shows the origin of the monuments in Dawson Street at Gover Lane and First Street, but I did find a notation that street intersection monuments were set by Jim for a street paving project. I found the Easterly monument set during Survey No. 8-46-61 and even though it had been bent over it is in good position. I find that these monuments and the others I have found to be in very good relationship to each other based on my measurements. I found a 1" pipe near the intersection of the center of Dawson Street and the North-South center of section line. I show the relationship of this monument to my computed location, but I am not sure as to whether it was ever set as a monument. It could have been a fence anchor or some other use at some time.

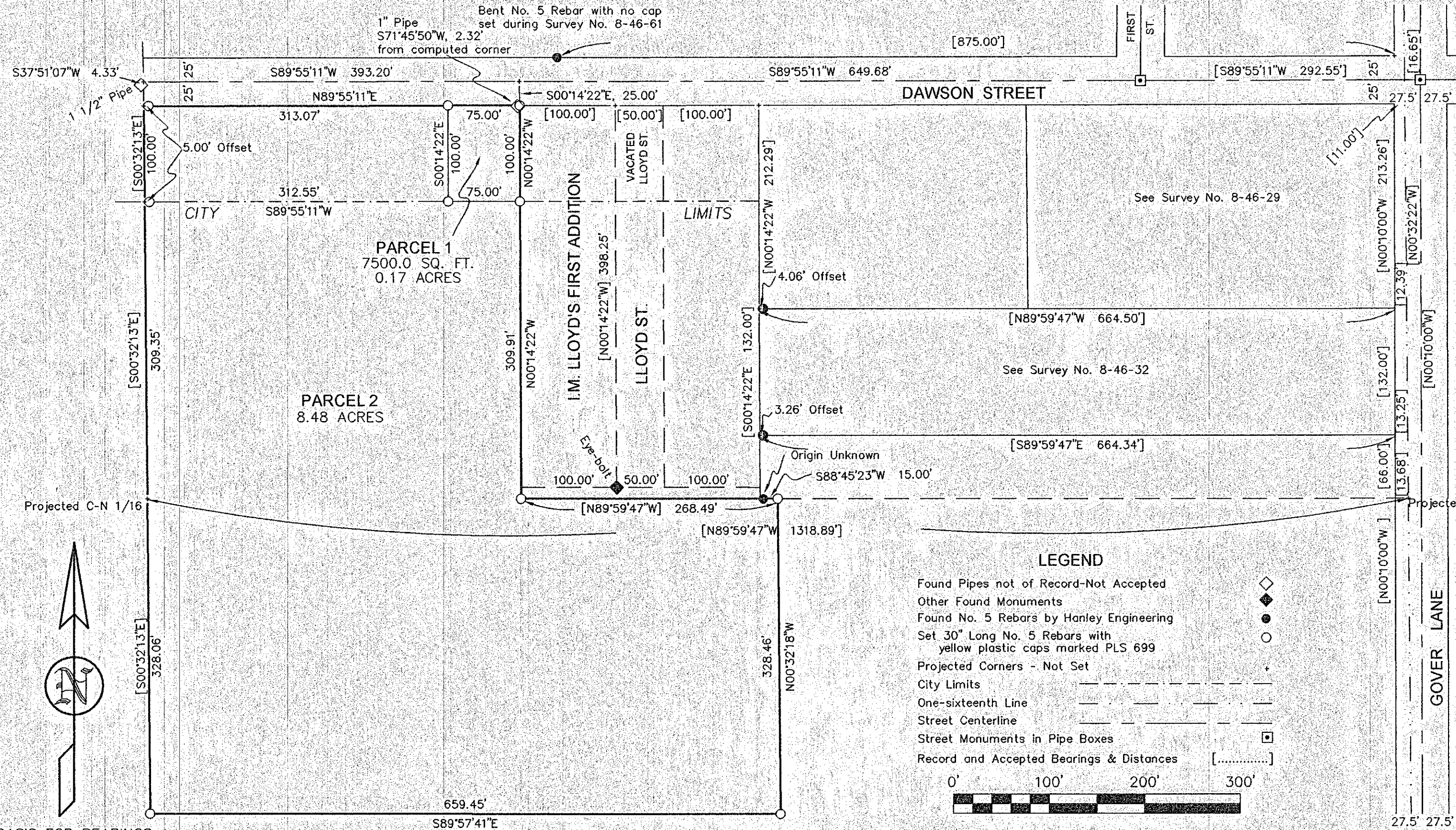
I accepted Jim's subdivision of the NE quarter of Section 17 with the noted correction. He made numerous ties to the East one-sixteenth line and either the centerline or West right-of-way line of Gover Lane. I used these ties and the record from Map of Survey No. 8-46-29 as the means to locate the center of section line. I interpreted that the parcels which are shown as 20 rods by 40 rods were 5 acre aliquot parts of the section and that is the way I calculated the corner positions for those parcels.

**CERTIFICATE**

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on April 3, 2004, by setting the monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge and in accordance with ORS Chapter 92.

The property being partitioned is more fully described as follows:  
Beginning at a large spike in a 3" steel case unlined monument box in the intersection of Dawson and First Streets of the City of Halfway; thence along the centerline of Dawson Street S89°55'11"W based on the bearing from a similar monument in the intersection of Dawson Street and Gover Lane, a distance of 649.68'; thence S00°14'22"E a distance of 25.00' to the South right-of-way line of Dawson Street and a 30" long No. 5 rebar with a yellow plastic cap marked PLS 699 which is the true point of beginning and the Initial Point; thence S89°57'41"E a distance of 393.07' to a point on the center of section line in an irrigation ditch from which a 30" long No. 5 rebar with a yellow plastic cap marked PLS 699 reference monument bears N89°55'11"E, 5.00 feet; thence S00°32'13"E along the center of section line a distance of 737.41' to a 30" long No. 5 rebar with a yellow plastic cap marked PLS 699; thence S89°57'41"E a distance of 659.45' to a 30" long No. 5 rebar with a yellow plastic cap marked PLS 699; thence N00°32'18"W a distance of 328.46' to a 30" long No. 5 rebar with a yellow plastic cap marked PLS 699; thence N89°59'47"W a distance of 268.49' to a 30" long No. 5 rebar with a yellow plastic cap marked PLS 699; thence N00°14'22"W a distance of 409.91' to the true point of beginning.

A parcel containing 8.65 acres all in the S1/2NW1/4NE1/4 and the N1/2SW1/4NE1/4 of Section 17, T8S, R46E, WM, City of Halfway and Baker County, Oregon



**LEGEND**

- Found Pipes not of Record-Not Accepted
- Other Found Monuments
- Found No. 5 Rebars by Hanley Engineering
- Set 30" Long No. 5 Rebars with yellow plastic caps marked PLS 699
- Projected Corners - Not Set
- City Limits
- One-sixteenth Line
- Street Centerline
- Street Monuments in Pipe Boxes
- Record and Accepted Bearings & Distances

0' 100' 200' 300'

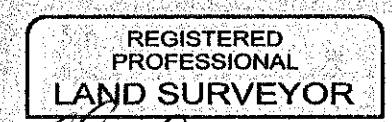
**DECLARATION**

We, Marvin Burgraff and Rea Lynn Burgraff, husband and wife, do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. We grant 30-foot wide (15' each side) irrigation ditch easements for any ditch as may be currently constructed or reconstructed on this property for any existing water right of record and grant access for the purpose of maintaining these delivery systems and regulating the water flow to provide uninterrupted flow of the proper quantity of water to downstream water right holders.

*Marvin Burgraff* *Rea Lynn Burgraff*

Signed and sworn to before me on April 15, 2004, by Marvin Burgraff and Rea Lynn Burgraff.

*Ginger K Younger*  
My Commission Expires Dec 17, 2007



OREGON  
JULY 9, 1965  
LELAND LEE MYERS  
699  
Renewal Date 1/1/05

FILED April 15, 2004  
BAKER COUNTY SURVEYOR  
SURVEY No. 8-46-103MP

**BASIS FOR BEARINGS**  
Maps of Survey Nos. 8-46-29 & 32

**APPROVALS**

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.  
*Thomas J. Hanley* 4-15-2004  
Baker County Surveyor Date

I have reviewed this plat and find it complies with the regulations of Baker County, Oregon.  
*Shirley M. Beem* 4-15-04  
Baker County Planning Director Date

I have reviewed this plat and find it complies with the regulations of the City of Halfway, Baker County, Oregon.  
*Marvin Burgraff* 4-15-04  
Halfway Authorized Signature Date

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.  
*Rea Lynn Burgraff* 4/15/04  
Baker County Treasurer Date

STATE OF OREGON }  
COUNTY OF BAKER } ss

I do hereby certify that the attached partition plat was received for recording on the 15<sup>th</sup> day of April, 2004, at 01:40 o'clock P.M. and recorded as Partition Plat No. P2004-005, Baker County Records.  
*Jamara J. Green Co. Clerk*  
Baker County Clerk by *Karen Phillips, Deputy*

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