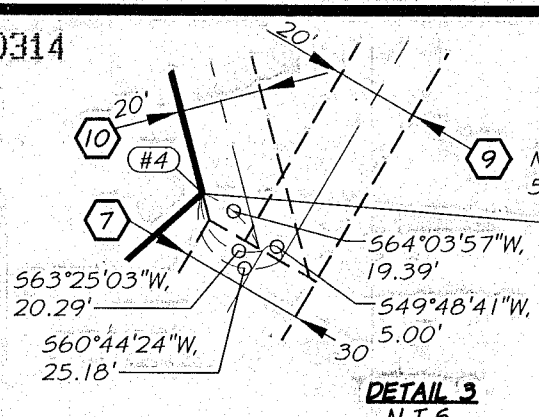
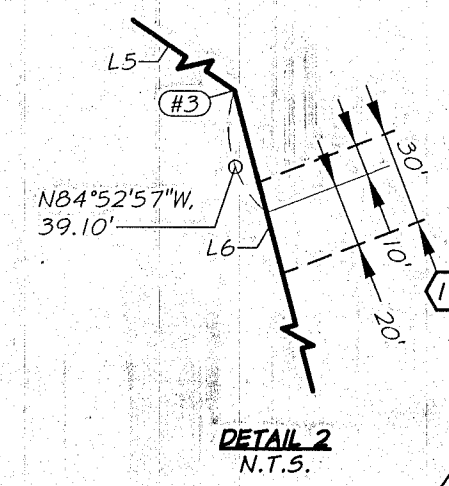
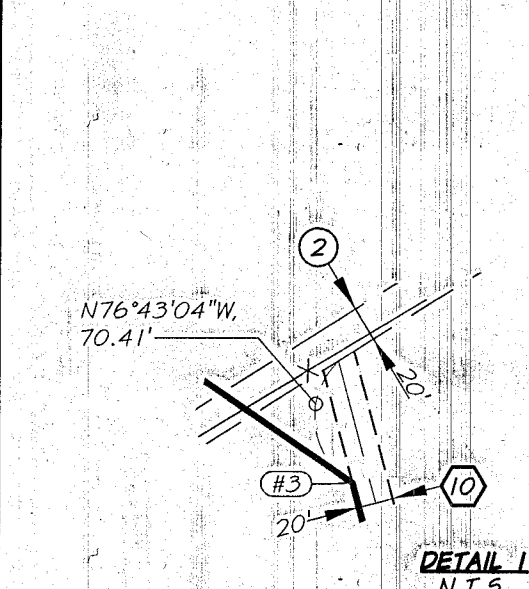
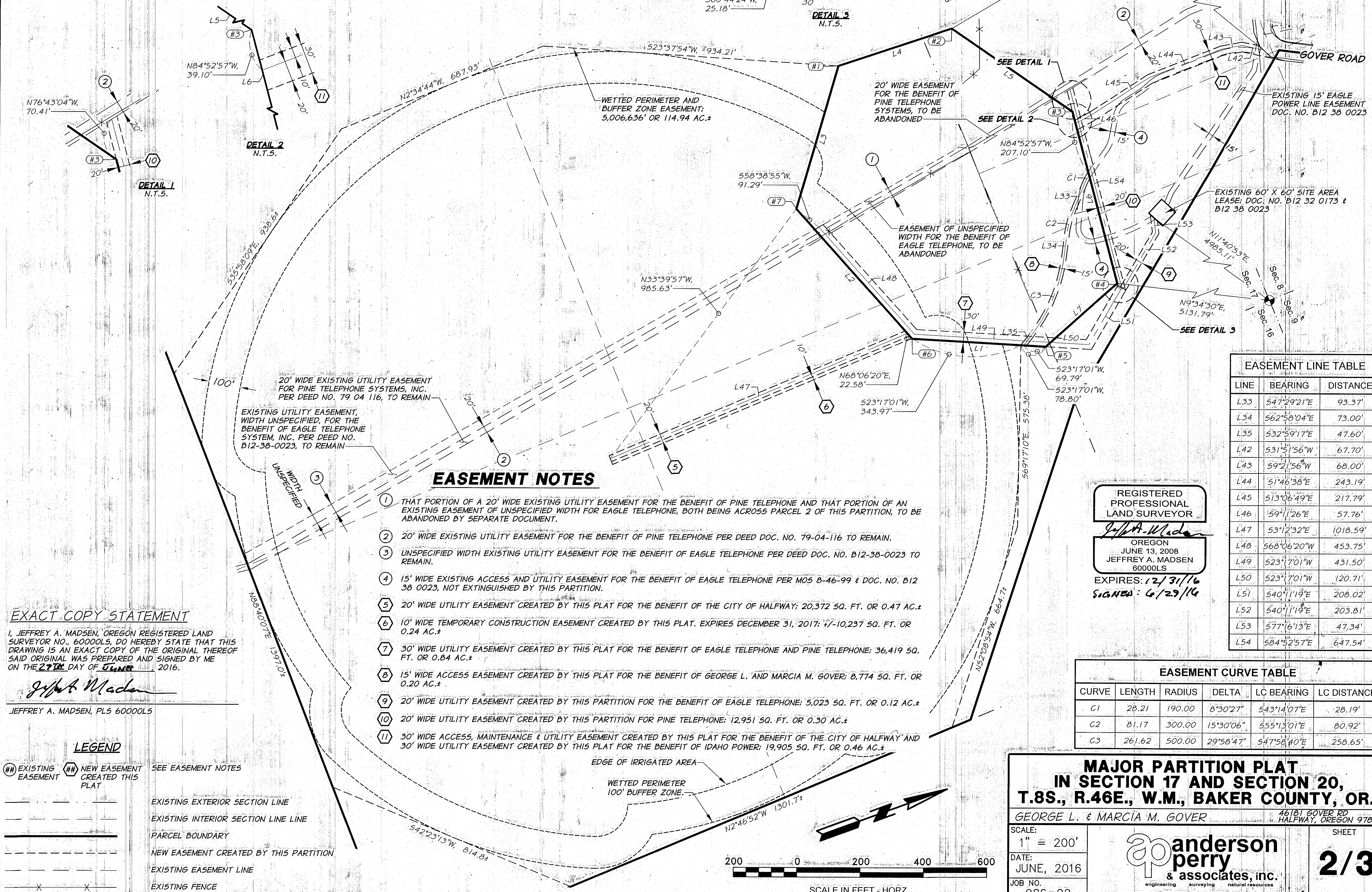


816 26 0313  
**MAJOR PARTITION PLAT NO. P2016-004**

B16 26 0314

B16 26 0315

LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THE WEST 1/2 OF THE SOUTHEAST 1/4; THE NORTH 1/2 OF THE SOUTHWEST 1/4; THE SOUTH 1/2 OF THE NORTHWEST 1/4; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, ALSO, THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTHEAST 1/4 OF SECTION 20 IN TOWNSHIP 8 SOUTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON  
 TAX LOTS 0854617 700, 1000, 1100 & 08546E 3200



- EASEMENT NOTES**
- 1 THAT PORTION OF A 20' WIDE EXISTING UTILITY EASEMENT FOR THE BENEFIT OF PINE TELEPHONE AND THAT PORTION OF AN EXISTING EASEMENT OF UNSPECIFIED WIDTH FOR EAGLE TELEPHONE, BOTH BEING ACROSS PARCEL 2 OF THIS PARTITION, TO BE ABANDONED BY SEPARATE DOCUMENT.
  - 2 20' WIDE EXISTING UTILITY EASEMENT FOR THE BENEFIT OF PINE TELEPHONE PER DEED DOC. NO. 79-04-116 TO REMAIN.
  - 3 UNSPECIFIED WIDTH EXISTING UTILITY EASEMENT FOR THE BENEFIT OF EAGLE TELEPHONE PER DEED DOC. NO. B12-38-0023 TO REMAIN.
  - 4 15' WIDE EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF EAGLE TELEPHONE PER MOS 8-46-99 & DOC. NO. B12 38 0023, NOT EXTINGUISHED BY THIS PARTITION.
  - 5 20' WIDE UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF THE CITY OF HALFWAY; 20,372 SQ. FT. OR 0.47 AC.±
  - 6 10' WIDE TEMPORARY CONSTRUCTION EASEMENT CREATED BY THIS PLAT. EXPIRES DECEMBER 31, 2017; 17-10,237 SQ. FT. OR 0.24 AC.±
  - 7 30' WIDE UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF EAGLE TELEPHONE AND PINE TELEPHONE; 36,419 SQ. FT. OR 0.84 AC.±
  - 8 15' WIDE ACCESS EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF GEORGE L. AND MARCIA M. GOVER; 8,774 SQ. FT. OR 0.20 AC.±
  - 9 20' WIDE UTILITY EASEMENT CREATED BY THIS PARTITION FOR THE BENEFIT OF EAGLE TELEPHONE; 5,023 SQ. FT. OR 0.12 AC.±
  - 10 20' WIDE UTILITY EASEMENT CREATED BY THIS PARTITION FOR PINE TELEPHONE; 12,951 SQ. FT. OR 0.30 AC.±
  - 11 30' WIDE ACCESS, MAINTENANCE & UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF THE CITY OF HALFWAY AND 30' WIDE UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF IDAHO POWER; 19,905 SQ. FT. OR 0.46 AC.±

**EXACT COPY STATEMENT**  
 I, JEFFREY A. MADSEN, OREGON REGISTERED LAND SURVEYOR NO. 60000LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 27<sup>TH</sup> DAY OF JUNE 2016.  
*Jeffrey A. Madsen*  
 JEFFREY A. MADSEN, PLS 60000LS

**LEGEND**

(##) EXISTING EASEMENT	(##) NEW EASEMENT CREATED THIS PLAT	SEE EASEMENT NOTES
---	---	EXISTING EXTERIOR SECTION LINE
---	---	EXISTING INTERIOR SECTION LINE
---	---	PARCEL BOUNDARY
---	---	NEW EASEMENT CREATED BY THIS PARTITION
---	---	EXISTING EASEMENT LINE
X	X	EXISTING FENCE

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L33	S47°29'21"E	93.37'
L34	S62°58'04"E	73.00'
L35	S32°59'17"E	47.60'
L42	S31°51'56"W	67.70'
L43	S92°15'56"W	68.00'
L44	S1°46'38"E	243.19'
L45	S13°06'49"E	217.79'
L46	S9°11'26"E	57.76'
L47	S3°12'32"E	1018.59'
L48	S68°06'20"W	453.75'
L49	S23°17'01"W	431.50'
L50	S23°17'01"W	120.71'
L51	S40°11'19"E	208.02'
L52	S40°11'19"E	203.81'
L53	S77°16'13"E	47.34'
L54	S64°52'57"E	647.54'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jeffrey A. Madsen*  
 OREGON  
 JUNE 13, 2008  
 JEFFREY A. MADSEN  
 60000LS  
 EXPIRES: 12/31/16  
 SIGNED: 6/29/16

**EASEMENT CURVE TABLE**

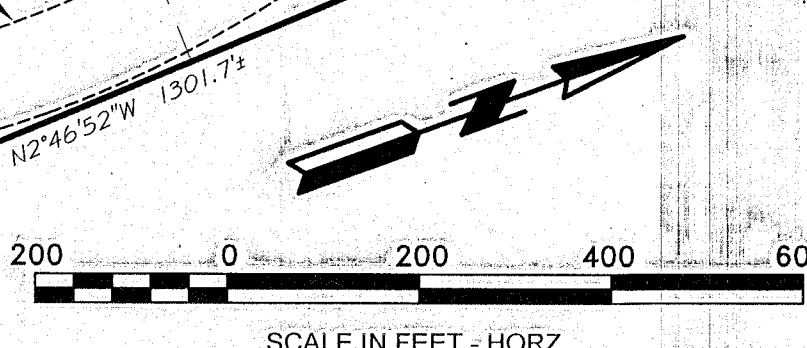
CURVE	LENGTH	RADIUS	DELTA	LC BEARING	LC DISTANCE
C1	28.21	190.00	8°30'27"	S43°14'07"E	28.19'
C2	81.17	300.00	15°30'06"	S55°13'01"E	80.92'
C3	261.62	500.00	29°58'47"	S47°58'40"E	258.65'

**MAJOR PARTITION PLAT IN SECTION 17 AND SECTION 20, T.8S., R.46E., W.M., BAKER COUNTY, OR.**  
 GEORGE L. & MARCIA M. GOVER  
 46181 GOVER RD HALFWAY, OREGON 97834

SCALE: 1" = 200'  
 DATE: JUNE, 2016  
 JOB NO. 986-22

**Anderson perry & associates, inc.**  
 engineering surveying natural resources  
 LA GRANDE, OR. WALLA WALLA, WA.

SHEET **2/3**



July 6 2016  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 8-46-139