

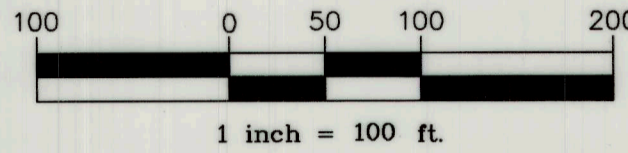
BELL STREET

NW COR. SE1/4 SW1/4

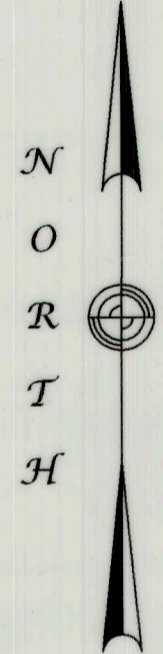
NE COR. SE1/4 SW1/4

LEGEND

- ⊕ PUBLIC LAND SURVEY CORNER, AS NOTED
- ◇ FOUND, A 1/2 INCH IRON ROD PER CS 8-46-90
- FOUND, 5/8 INCH IRON ROD WITH PLASTIC CAP PER PPLAT 2003-18
- ⊙ INITIAL POINT, SOUTHEAST CORNER OF PARCEL 6, PPLAT 2004-03. SET, A 5/8 X 30 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC."
- SET, A 5/8 X 30 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC."
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- CS BAKER COUNTY SURVEY
- PPLAT PARTITION PLAT
- (XXX.XX)¹ DIMENSION PER CS 8-46-20
- (XXX.XX)² DIMENSION PER PPLATS 2003-18, 2004-03 AND/OR 2004-04; ALL THREE (3) BY HANLEY
- /// CITY LIMITS OF HALFWAY, OREGON



CITY OF HALFWAY
BAKER COUNTY



N0°04'31"W 438.76
(N0°04'52"W 438.75)²

N0°04'31"W 1318.83
(N0°04'52"W 1318.80)²

N0°04'31"W 810.08
(N0°04'52"W 810.06)²

N89°54'57"E 560.21
(N89°55'10"E 560.24)²

N89°54'57"E 560.21
(N89°55'10"E 560.24)²

PARCEL NO. 4
PPLAT NO. 2004-04
10.42 ACRES

PARCEL NO. 5
PPLAT NO. 2004-04
10.42 ACRES

DEED BK.
20 31 0054
SURVEYED AND
MONUMENTED DURING THIS
PARTITION.

PARCEL
NO. 3
PPLAT NO.
2004-03

PARCEL
NO. 6
PARTITION
PLAT NO.
2004-03

1.545 ACRES
DEED BK.
20 31 0054

PARCEL
NO. 7
PPLAT NO.
2004-03
DEED BK.
20 31 0054

N89°55'10"E 560.56
(S89°55'10"W 560.53)²

S89°55'10"W 560.56
(S89°55'10"W 560.53)²

N89°55'10"E 200.14
(S89°55'10"W 200.00)²

N0°03'02"E 40.00
(N0°07'19"W 40.00)²
(26.8)²

LONE FIR ROAD BASIS OF BEARING C.S. 8-46-0020
S89°55'10"W 2642.34 (2642.17)¹

COUNTY ROAD NO. 1132

FOUND, 2 1/2 INCH BRASS CAP S1/4 COR. SEC. 8

SW CORNER

SEC. 8

FOUND, 5/8 INCH IRON ROD AT POSITION OF REPORTED BRASS CAP

SW COR. SE1/4 SW1/4

NOTE, DITCH EASEMENT

PER PARTITIONS NO. 2003-18, 2004-03 AND 2004-04; AN EXISTING DITCH WAS ACKNOWLEDGED (THOUGH NOT SHOWN). AN EASEMENT WAS CONVEYED TO THOSE WITH LEGAL WATER RIGHT BEYOND THE BOUNDARIES OF THOSE PARTITIONS, TO OPERATE AND MAINTAIN SAID DITCH. THE DITCH IN QUESTION DOES NOT CROSS PARCEL 6 OF PARTITION NO. 2004-03.

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 8, 9 AND 10 OF THIS PARTITION IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AND THE CITY OF HALFWAY AND COUNTY OF BAKER DEVELOPMENT CODES.

DESCRIBED AS FOLLOWS:

PARCEL 6 OF PARTITION PLAT 2004-03

THE INITIAL POINT OF THIS PARTITION IS THE SOUTHEAST CORNER OF PARCEL 6, PARTITION PLAT 2004-03

FILED
BAKER COUNTY SURVEYOR
SURVEY NO. _____

REGISTERED PROFESSIONAL LAND SURVEYOR

Rodney J. Lewis

OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-2022

RODNEY J. LEWIS, P.L.S.

PARTITION PLAT
NO. 2020-001
PARCEL 6 OF PARTITION
PLAT NO. 2004-003
SE1/4 SW1/4, SECTION 8
TOWNSHIP 8 SOUTH,
RANGE 46 EAST, W.M.
CITY OF HALFWAY,
BAKER COUNTY, OREGON
OWNER'S DECLARATION
AND DEDICATION

I, EDWARD BONN, OWNER, HEREBY ACKNOWLEDGE I HAVE CAUSED THIS PARTITION OF PARCEL NO. 6 OF PARTITION PLAT NO. 2004-03; TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AS REVISED; THE CITY OF HALFWAY AND BAKER COUNTY DEVELOPMENT CODES.

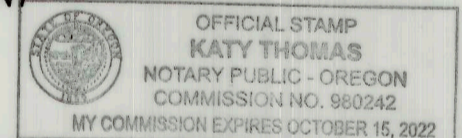
I HEREBY DEDICATE THE FOLLOWING THREE EASEMENTS:

- 1) AN EASEMENT TO THE CITY OF HALFWAY TO PROVIDE A 50-FOOT WIDTH FOR FIR STREET AS PLATTED; SAID EASEMENT BEING 25-FOOT WIDE ALONG THE EAST SIDES OF PARCELS 8, 9 AND 10; SUCH BEING GREATER THAN THE FULL 50-FOOT WIDTH OF FIR STREET, TOGETHER WITH THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.
- 2) AN EASEMENT SERVING PARCEL 5 OF PARTITION NO. 2004-04, BEING THE NORTH TWENTY FEET OF PARCEL 8; FOR THE PURPOSE OF INGRESS AND EGRESS, A DITCH FOR WATER CONTROL AND DRAINAGE PURPOSES; AND THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.
- 3) AN EASEMENT SERVING PARCEL 5 OF PARTITION NO. 2004-04, BEING THE SOUTH TWENTY FEET OF PARCEL 10; FOR THE PURPOSE OF INGRESS AND EGRESS, A DITCH FOR WATER CONTROL AND DRAINAGE PURPOSES; AND THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING IDAHO POWER UTILITIES.

Edward Bonn
EDWARD BONN, OWNER
FOR SECURE OUTSOURCE LLC OWNER

ACKNOWLEDGEMENT

STATE OF OREGON) SS
COUNTY OF BAKER)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 14th DAY OF January, 20 21

BY EDWARD BONN, OWNER

Kate L
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: Oct. 15, 2022

COMMISSION NUMBER: 980242

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE PARTITION PLAT AS SUBMITTED TO THE BAKER COUNTY CLERK FOR RECORDING

Rodney J. Lewis
RODNEY J. LEWIS, PLS

PARTITION PLAT FOR : EDWARD BONN		
LOCATED WITHIN SE1/4 OF SW1/4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 46 EAST, W.M. CITY OF HALFWAY, BAKER COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 INCH = 100 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 15 OCT 20 Ending: 17 NOV 20
DRAWN BY R J L	CHECKED K L P	PROJECT No. H201-01 / 3043EB