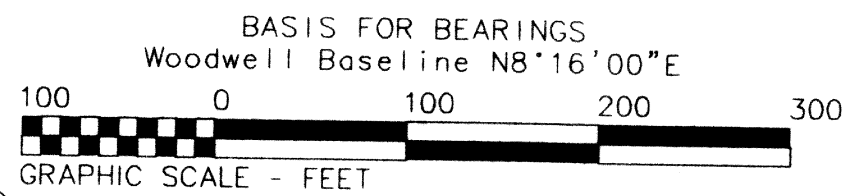


# PARTITION PLAT No. P2003-001 in the City of Sumpter, Baker County, Oregon SE1/4SE1/4 Section 32, T9S, R37E, WM

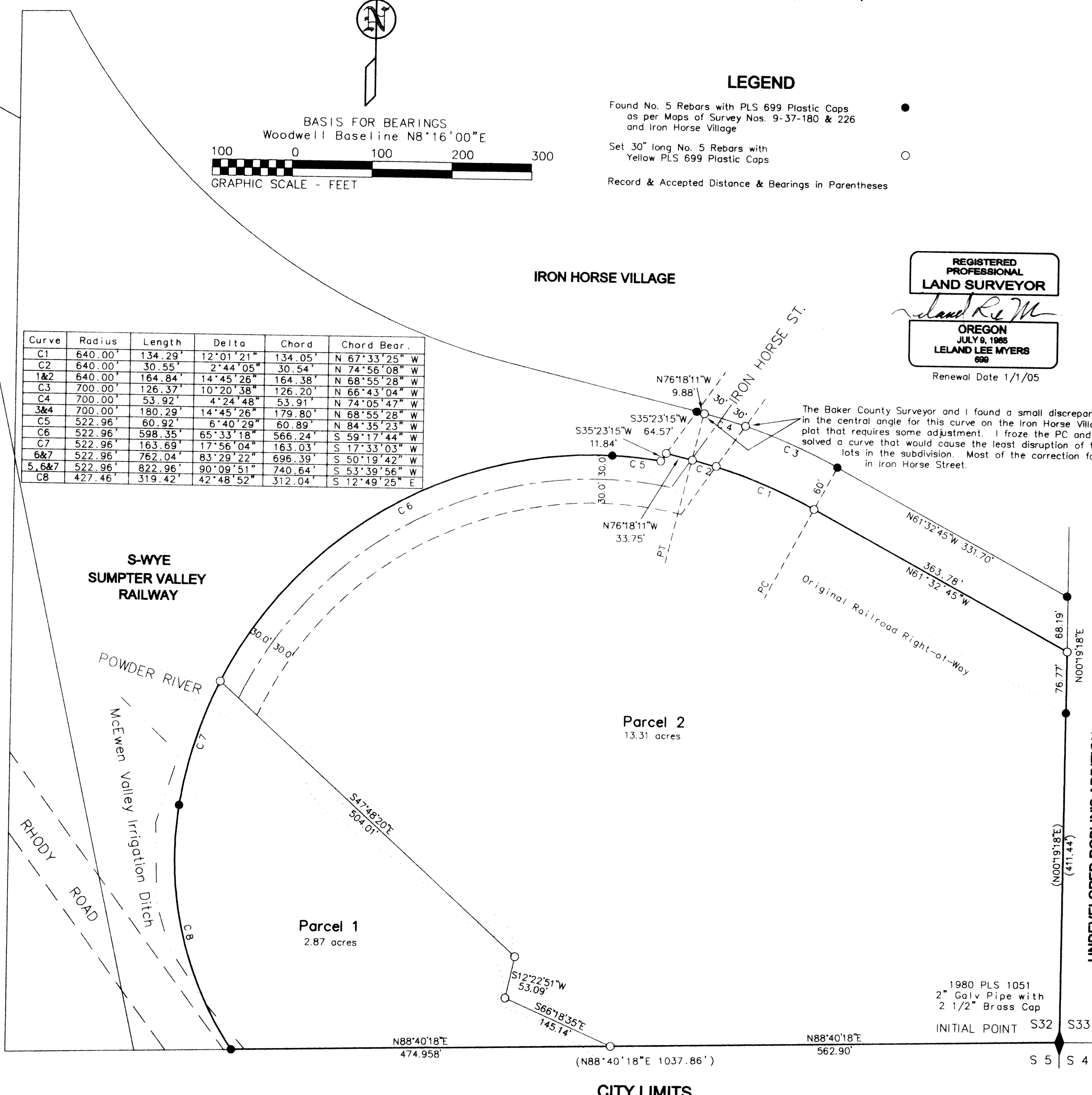


### LEGEND

- Found No. 5 Rebars with PLS 699 Plastic Caps as per Maps of Survey Nos. 9-37-180 & 226 and Iron Horse Village ●
- Set 30" long No. 5 Rebars with Yellow PLS 699 Plastic Caps ○
- Record & Accepted Distance & Bearings in Parentheses

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Leland Lee Myers*  
**OREGON**  
JULY 9, 1985  
**LELAND LEE MYERS**  
699  
Renewal Date 1/1/05

| Curve  | Radius  | Length  | Delta     | Chord   | Chord Bear.   |
|--------|---------|---------|-----------|---------|---------------|
| C1     | 640.00' | 134.29' | 12°01'21" | 134.05' | N 67°33'25" W |
| C2     | 640.00' | 30.55'  | 2°44'05"  | 30.54'  | N 74°56'08" W |
| 1&2    | 640.00' | 164.84' | 14°45'26" | 164.38' | N 66°43'04" W |
| C3     | 700.00' | 126.37' | 10°20'38" | 126.20' | N 66°43'04" W |
| C4     | 700.00' | 53.92'  | 4°24'48"  | 53.91'  | N 74°05'47" W |
| 3&4    | 700.00' | 180.29' | 14°45'26" | 179.80' | N 68°55'28" W |
| C5     | 522.96' | 60.92'  | 6°40'29"  | 60.89'  | N 84°35'23" W |
| C6     | 522.96' | 598.35' | 65°33'18" | 566.24' | S 59°17'44" W |
| C7     | 522.96' | 163.69' | 17°56'04" | 163.03' | S 17°33'03" W |
| 6&7    | 522.96' | 762.04' | 83°29'22" | 696.39' | S 50°19'42" W |
| 5, 6&7 | 522.96' | 822.96' | 90°09'51" | 740.64' | S 53°39'56" W |
| C8     | 427.46' | 319.42' | 42°48'52" | 312.04' | S 12°49'25" E |



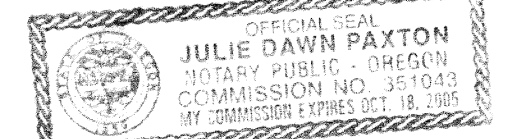
The purpose of this partition plat is to divide a parcel in the SE1/4SE1/4 of Section 32, T9S, R37E, WM, Baker County, Oregon, into two parcels using the Powder River as the dividing line at the request of Ted Orr.  
The Woodwell Base Line and all the information contained in Survey No. 9-37-28 is the control for this survey. At this time there are no other permanent control points in Sumpter other than the Woodwell Base Line from which all recent surveys have been tied. A complete description of the base line and an interpretation of the original plat data is contained in Map of Survey No. 9-37-28. It has a complete discussion on survey problems found on the original Sumpter plats.  
My Baker County Survey Nos. 9-37-180 and 226 established all the exterior points for this parcel of land except the Northernly boundary was changed by agreement between Bruce Resnick and the Sumpter Valley Railroad Restoration, Inc. when the plat of Iron Horse Village was recorded. I found all the record bearings and distances from 9-37-226 to be within acceptable tolerances of my measurements so I accepted all the record data. The only new measurements on this plat are for the new Northernly boundary and the parcel dividing line.

### CERTIFICATION

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 September 27, 2002, by setting the monuments as shown and do hereby certify that the information shown on this plat is in accordance with Baker County regulations and ORS Chapter 92, and is correct to the best of my knowledge.  
The exterior of the partition is more fully described as follows:  
The SE corner of Section 32, T9S, R37E, which is a 2" galvanized pipe with a 2 1/2" Brass Cap set in 1980 by PLS 1051, is the Initial Point and the true point of beginning.  
THENCE North 00 degrees 19 minutes 18 seconds East for a distance of 488.21 feet along the line between Sections 32 and 33 to the Southernly right-of-way line of Sumpter Valley Railroad and a No. 5 rebar with a yellow plastic cap stamped PLS 699;  
THENCE along said railroad right-of-way North 61 degrees 32 minutes 45 seconds West for a distance of 363.78 feet to a point of curvature and a No. 5 rebar with a yellow plastic cap stamped PLS 699;  
THENCE along a curve to the left having a radius of 640.00 feet and an arc length of 164.84 feet, being subtended by a chord of North 68 degrees 55 minutes 28 seconds West for a distance of 164.38 feet to a point of tangency and a No. 5 rebar with a yellow plastic cap stamped PLS 699;  
THENCE North 76 degrees 18 minutes 11 seconds West for a distance of 33.75 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699 marking the intersection point of an extension of the Westerly right-of-way line of Iron Horse Street and the Southernly right-of-way line of Sumpter Valley Railroad;  
THENCE along the extension line of Iron Horse Street South 35 degrees 23 minutes 15 seconds West for a distance of 11.84 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699;  
THENCE continuing on the Easterly line of the Sumpter Valley Railroad property known as the S-Wye along a curve to the left having a radius of 522.96 feet and an arc length of 822.96 feet, being subtended by a chord of South 53 degrees 39 minutes 56 seconds West for a distance of 740.64 feet to a No. 5 rebar with a yellow plastic cap stamped PLS 699 marking a point of compound curvature;  
THENCE along a curve to the left having a radius of 427.46 feet and an arc length of 319.42 feet, being subtended by a chord of South 12 degrees 49 minutes 25 seconds East for a distance of 312.04 feet to the line between Townships 9 and 10 South marked with a No. 5 rebar with a yellow plastic cap stamped PLS 699;  
THENCE leaving the S-Wye right-of-way line and commencing along the Township line North 88 degrees 40 minutes 18 seconds East for a distance of 1037.86 feet to the point of beginning.  
Said property contains 16.18 acres.

### DECLARATION

We, Ted W. Orr and Samuel S. Orr do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. We hereby grant a private easement which is an extension of Iron Horse Street along the Northernly boundary of Parcel 2 for the purpose of placement of the utilities and ingress-egress for the owners and their guests of Parcel 1. Further, We grant a 40-foot wide (20' each side) irrigation ditch easement for McEwen Valley Irrigation Ditch as currently constructed or may be reconstructed on this property for any existing water right of record and grant access for the purpose of maintaining this delivery system and regulating the water flow to provide uninterrupted flow of the proper quantity of water to downstream water rights holders.  
*Ted W. Orr*      *Samuel S. Orr*  
STATE OF OREGON }  
COUNTY OF BAKER }  
Signed and sworn to before me on January 8<sup>th</sup>, 2003, by Ted W. Orr and Samuel S. Orr.  
*Julie Dawn Paxton*  
My Commission Expires 10-18-05



### APPROVALS

I have reviewed this plat under authority of ORS 92.100 and find it complies with ORS Chapter 92 and ORS 209.250.  
*Tom Hanley*      1-8-2003  
Baker County Surveyor      Date  
We have reviewed this plat and find it complies with the regulations of the City of Sumpter, Baker County, Oregon.  
*Neresa Strimple*      01-08-03  
Sumpter Planning Commission      Date  
*Joni L. Thompson*      1-8-03  
City of Sumpter Recorder      Date  
All ad valorem, taxes and other special assessments due pursuant to law have been assessed and collected.  
*Aliee Suringer*      1-8-03  
Baker County Treasurer      Date

UNDEVELOPED ROBLIN'S ADDITION

STATE OF OREGON }  
COUNTY OF BAKER }  
S 5 } S 4

I do hereby certify that the attached partition plat was received for recording on the 8<sup>th</sup> day of January, 2003, at 3:40 o'clock PM and recorded as Partition Plat No. P 2003-001, Baker County Records.

*Paula J. Stevenson*  
Baker County Clerk

FILED JANUARY 8, 2003  
BAKER COUNTY SURVEYOR  
SURVEY No. 9-37-277MP

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

### CITY LIMITS