

# PARTITION PLAT No. P2004-012

## A PARCEL OF LAND SITUATED IN THE NW1/4SE1/4 OF SECTION 32, T9S, R37E, WM, BAKER COUNTY, OREGON

### NARRATIVE

The purpose of this plat is to partition a portion of the NW1/4SE1/4 of Section 32, T9S, R37E, WM into three parcels at the request of Carol Logsdon-Arstein.

I find that I neglected to describe in the narrative on Baker County Survey Nos. 9-37-180 and 10-37-33 how I established the location of Oregon State Highway No. 220. I have a copy of Oregon State Highway Department Drawing Nos. 8B-16-13 & 14 showing the located line. About 1990, I had made a control survey from Sumpter to the junction with the highway to John Day. I made ties to two highway brass caps set in concrete monuments that I had found, a Point on the Sub-tangent (POST) at station number 494+73.92 and the Point of Intersection (PI) at station number 531+01.85. Another point that I was able to locate from Sumpter data was POST 602+55.12 at the intersection of Mill and Beech Streets at the South end of developed Sumpter. These were the only monuments I found other than the highway road bed itself.

OSHD used a different basis for bearings (State Plane Coordinates) where I used the Sumpter base line bearing of N8°16'00"E. The OSHD base line bearing is N8°21'00"E. OSHD made all bearings and deflection angles to the nearest 15 seconds which is probably appropriate for the instruments being used and the purpose of the survey, but I made some adjustments for closure and balanced curve data purposes. These changes were rather insignificant to the data shown on the drawings listed above.

I began the highway location by extending the center line of Mill Street to intersect with a line from the PI monument on a bearing of N54°37'30"W based on the curve deflection angle of 62°53'30". I had computed the Point of Tangency position in Mill Street from the drawing data and found the distance from this point to the intersection point to be same as the tangent distance shown in the curve data. Other computational checks were made along the route and were found to conform with the highway location. I had shown on Survey No. 9-37-180 what I believe to be the best representation of the highway location, but as stated before had neglected to narrate the background for the location.

It appears that David Trapp, PLS 1362, in surveying Iron Horse Village subdivision chose to use a more isolated location of the highway by using centerline adjacent to the subdivision and deed references. His location varies 2 to 4 feet from the more comprehensive location using actual highway monuments. He did not use any of my monuments and/or ties that were shown on my survey plat so that we could have a common highway location and that may be due to my lack of explanation that is now shown above. I find his distance from the SE one-sixteenth corner to the highway right-of-way to be about 10 feet short of my computed distance for this line.

The Sumpter Valley Railway right-of-way was monumented during Survey No. 9-37-180 and there are no changes from the data shown on that plat. I have not shown the right-of-way data due to it causing extra clutter on this plat. Parcel 3 is not required to be surveyed due to it being over 10 acres in size, however all the lines have been calculated and measured because of the numerous surveys in the area.

For a variety of reasons, the positions of several sixteenth corners in Section 32 have fluctuated from survey to survey even though they had been previously monumented. It is my opinion that these corners need to be accepted as monumented if within a couple of feet of the current surveys computed position because the land owners have come to rely on them for building improvements and development. No good service can be done by continually calling for a different corner position. I have reluctantly accepted the corners surrounding the exterior of the Southeast quarter of Section 32 as established by Barry Barbour in Survey No. 9-37-46 even though these corners had been used in different locations by several surveys, but these positions were not completely documented to legitimize them. I have accepted all the corners of the NW1/4SE1/4 as previously monumented as the control for this partition and have used the Barbour Center of Section 32 monument as the Initial Point.

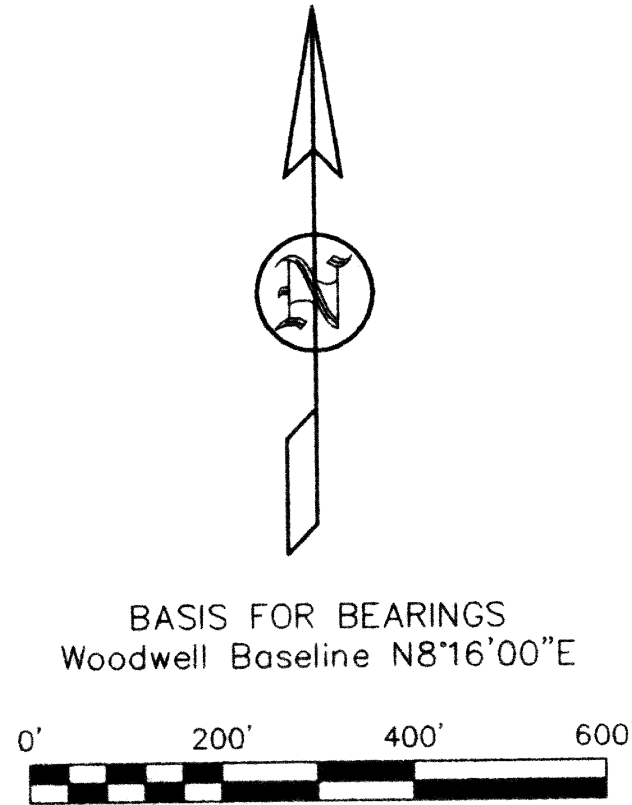
I found it necessary to make some minor adjustments to the calls for Baker County Sawmill Gulch Road as surveyed in 1971 to better fit the monumentation I found from other surveys. I have monumented the right-of-way points of curvature and tangency within the limits of this partition so that similar results may occur with future surveys in this local.

Baker County Survey No. 9-37-180 is the control for this survey and contains a lengthy narrative that explains the background for it and this survey. Please refer to it for more details.

### CERTIFICATE

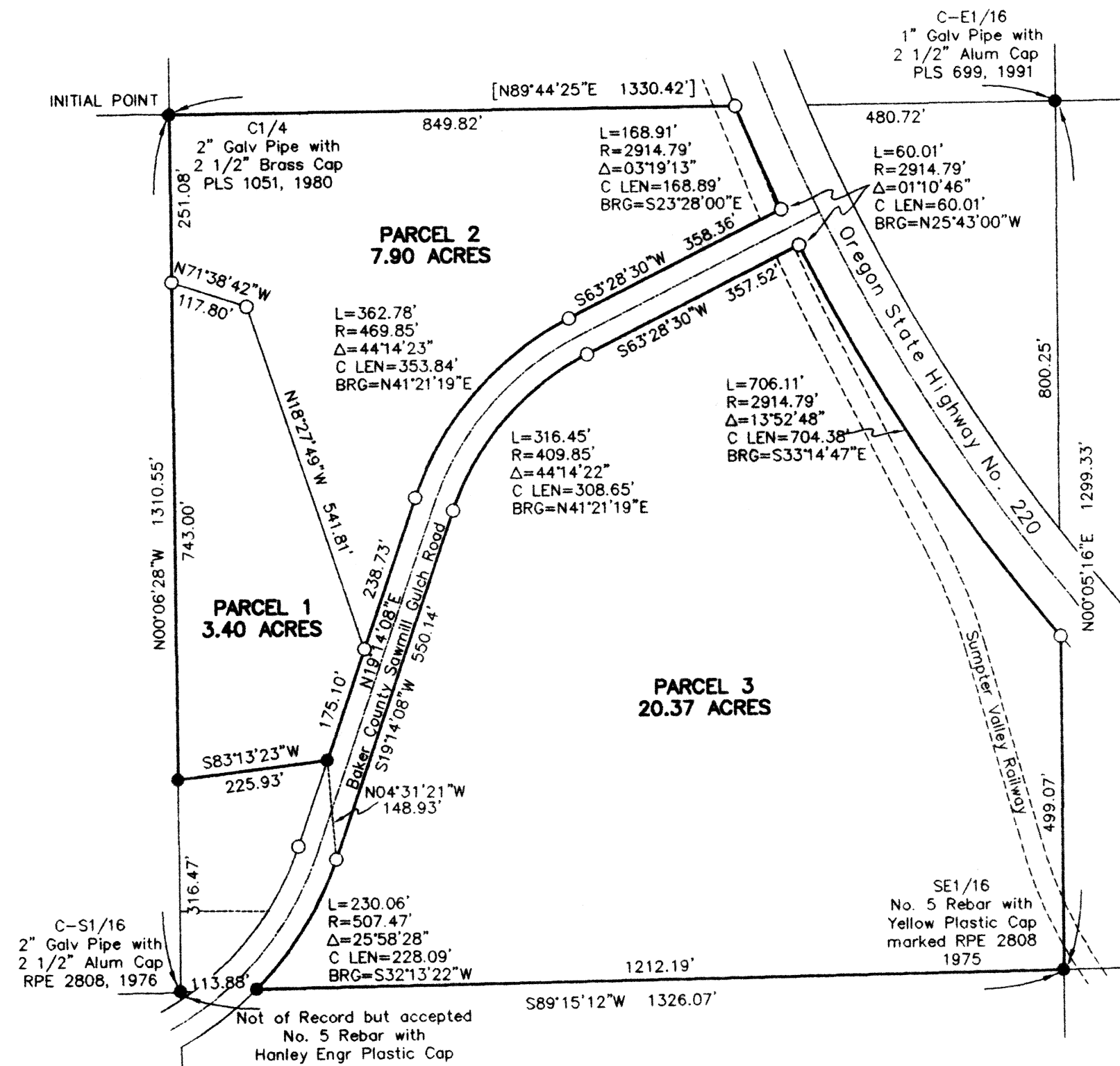
I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed the survey of this partition on June 24, 2004, by setting proper monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The Initial Point for this partition is the Center one-quarter corner of Section 32, T9S, R37E, WM, which is a 2" galvanized pipe with a 2 1/2" brass cap set by PLS 1051 in 1980; thence N89°44'25"E a distance of 849.82 feet to the right-of-way of Oregon State Highway No. 220 and a No. 5 rebar with a yellow plastic cap marked PLS 699 from which the Center-East one-sixteenth corner bears N89°44'25"E a distance of 480.72 feet; thence along the said highway right-of-way on a curve turning to the left with an arc length of 935.02 feet, with a radius of 2914.79 feet, with a chord bearing of S30°59'47"E, and a chord length of 931.01 feet to a No. 5 rebar with a yellow plastic cap marked PLS 699 from which the Center-East one-sixteenth corner bears N00°05'16"E a distance of 800.25 feet; thence S00°05'16"W a distance of 499.07 feet to a No. 5 rebar with a yellow plastic cap marked RPE 2808 which is the SE 1/16th corner; thence S89°15'12"W a distance of 1212.19 feet to a No. 5 rebar with a yellow plastic cap marked Hanley Engr. which is on the Easterly Baker County Sawmill Gulch Road right-of-way line from which the Center-South one-sixteenth corner bears S89°15'12"W a distance of 113.88 feet; thence along the right-of-way on a curve turning to the left with an arc length of 230.06 feet, with a radius of 507.47 feet, with a chord bearing of N32°13'22"E, and a chord length of 228.09 feet to a No. 5 rebar with a yellow plastic cap marked PLS 699; thence crossing Sawmill Gulch Road on a random line bearing N04°31'21"W a distance of 148.93 feet to a No. 4 rebar with a yellow plastic cap marked RPE 2808 on the Westerly right-of-way line; thence S83°13'23"W a distance of 225.93 feet to a No. 4 rebar with a yellow plastic cap marked RPE 2808 from which the Center-South one-sixteenth corner bears S00°06'28"W a distance of 316.47 feet; thence returning the point of beginning N00°06'28"W a distance of 994.09 feet; having an area of 31.67 acres excluding the Baker County Road right-of-way.



### LEGEND

- Set 30" x No. 5 Rebar with Yellow Plastic Cap marked "PLS 699" ○
- Found No. 4 Rebar unless otherwise described ●
- Record Data [.....]



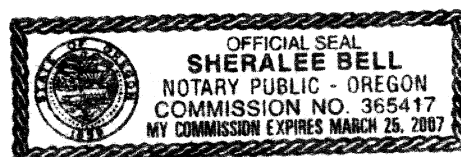
### DEDICATION

I, Carol Logsdon-Arstein, do hereby declare that I have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92.

*Carol Logsdon-Arstein*  
STATE OF OREGON }  
COUNTY OF BAKER } ss

Signed and sworn to before me on June 28, 2004, by Carol Logsdon-Arstein.

*Sheralee Bell*  
My Commission Expires 3-25-07



### APPROVALS

I have reviewed this plat under authority of ORS 92.100 and find it complies with ORS Chapter 92 and ORS 209.250.

*Thomas J. Hanley* 6-28-2004  
Baker County Surveyor Date

We have reviewed this plat and find it complies with the regulations of the City of Sumpter, Baker County, Oregon.

*Scrita Culum* 6/28/04  
Sumpter Planning Commission Chairman Date  
*Soni L. Thompson* 6/28/04  
City of Sumpter Recorder Date

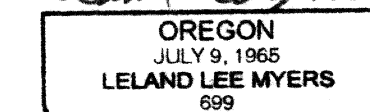
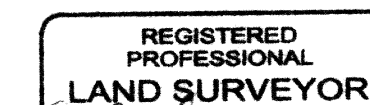
All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.

*Alan S. Suplees* 6-28-04  
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 28 day of JUNE, 2004, at 10:45 o'clock AM and recorded as Partition Plat No. P 2004-012, Baker County Records.

*Camryn S. Spence* Co. Clerk  
Baker County Clerk by *Karen Phillips*



Renewal Date 1/1/05

FILED JUNE 28, 2004  
BAKER COUNTY SURVEYOR  
SURVEY No. 9-37-282 MP

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