

Found 2" iron pipe
Cor. No. 12, MS 198
Mary Agnes Placer
Survey No. 9-37-293

N88°38'56"E 674.2

Sec. 30 Sec. 29
1/4 cor.

C-W-W
1/64 cor.

A portion of the Mary Agnes
Placer Claim, MS 198

Parcel 1
UNSURVEYED
11.37 Acres

Sumpter Valley Highway

McCully Fork of the
Powder River

Centerline Data
Access Easement

Course	Bearing	Distance
L1	S00°42'54"E	288.89
L2	N90°00'00"W	75.00
L3	N45°00'00"W	50.95

Parcel 2
5.00 Acres

Parcel 3
5.00 Acres

LAND PARTITION PLAT NO. P2010-001

SITUATED IN THE SW1/4 OF SECTION 29
AND IN THE SE1/4 OF SECTION 30
T9S, R37E, W.M.
BAKER COUNTY, OREGON
November 12, 2009
Sheet 1 of 2

LEGEND

- Found corner monument as shown.
- ⊙ Found 5/8" iron rod with attached aluminum ODOT cap, see Highway Strip Drawing No. 88-35-6.
- Found 5/8" iron pin with attached yellow plastic cap, marked PLS699, see Survey No. 9-37-293 and Survey No. 9-37-294.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- () Deed record bearing and distance.
- 1() GLO record bearing and distance.
- 2() Mary Agnes Placer record bearing and distance.
- 3() Highway Drawing No. 88-35-6 record bearing.
- 4() Survey No. 9-37-5 record bearing and distance.
- 5() Survey No. 9-37-11 record bearing and distance.
- 6() Survey No. 9-37-26 record bearing and distance.
- 7() Survey No. 9-37-61A record bearing and distance.
- 8() Survey No. 9-37-222 record bearing and distance.
- 9() Survey No. 9-37-233 record bearing and distance.
- 10() Survey No. 9-37-234 record bearing and distance.
- 11() Survey No. 9-37-291 record bearing and distance.
- 12() Survey No. 9-37-293 record bearing and distance.
- 13() Survey No. 9-37-294 record bearing and distance.

Found 2 1/2" iron pipe with
brass cap, see Survey
No. 9-37-68 and
Survey No. 9-37-75

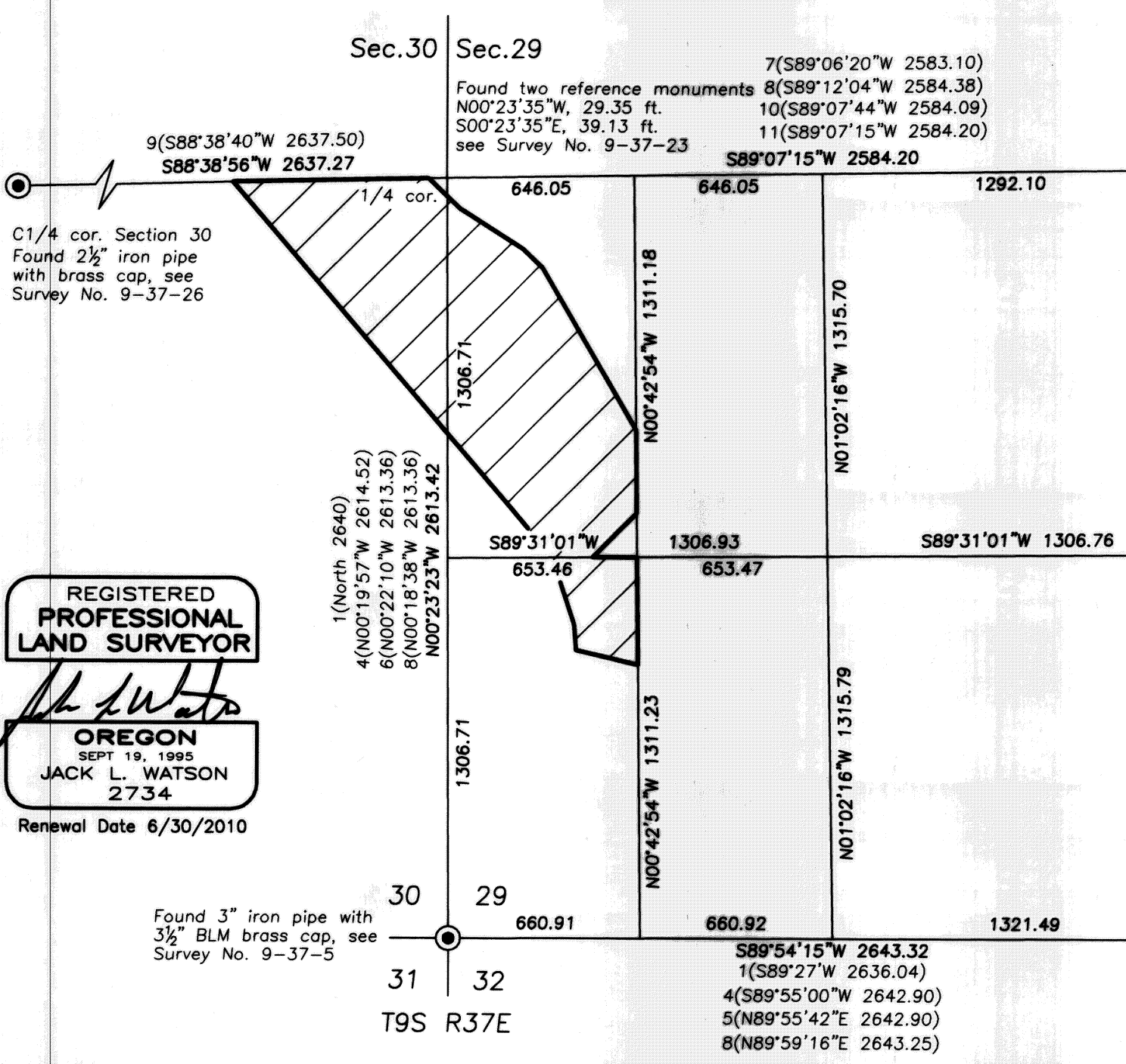
Found 5/8" iron pin with yellow
plastic cap marked LS699.
See Survey No. 9-37-294

- ① S80°12'E 1.73 ft.
- ② S62°45'E 5.20 ft.

Found unrecorded 5/8" iron pin
with yellow cap marked LS699.

- ③ S73°18'E 6.66 ft.
- ④ S70°06'W 5.68 ft.
- ⑤ N19°40'E 20.52 ft.
- ⑥ S19°19'E 25.89 ft.

DETAIL
SW1/4 Section 29
Scale 1"=500'



REFERENCES

- Baker County Planning Dept. staff report MJP-08-001
- Baker County Deeds 79-43-103 & 08-46-0110 & 09-45-0270 & 09-45-0272
- Highway Drawing No. 88-35-6
- Baker County Survey No.'s
9-37-5
9-37-11
9-37-23
9-37-26
9-37-61
9-37-61A
9-37-68
9-37-75
9-37-222
9-37-233
9-37-234
9-37-291
9-37-293
9-37-294

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT 19, 1995
JACK L. WATSON
2734
Renewal Date 6/30/2010

Scale 1"=100'
BASIS OF BEARINGS
Woodwell Base Line
N08°16'00"E

I do hereby certify that this is a true
and exact copy of the original plat.
Jack L. Watson, PLS #2734

FILED Feb 8, 2010
BAKER COUNTY SURVEYOR
SURVEY NO. 9-37-300

LAND PARTITION PLAT NO. P2010-001

SITUATED IN THE SW1/4 OF SECTION 29
AND IN THE SE1/4 OF SECTION 30
T9S, R37E, W.M.
BAKER COUNTY, OREGON

November 12, 2009
Sheet 2 of 2

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 2 and 3 in accordance with the statutes of the State of Oregon, and that Parcel 1 was not surveyed. This land partition is situated in the SW1/4 of Section 29, and in the SE1/4 of Section 30, T9S, R37E, W.M., Baker County, Oregon, more particularly described as follows:

Beginning at the Initial Point which is a 5/8" iron pin with a red plastic cap at the SE corner of the W1/2NW1/4SW1/4 of said Section 29;

Thence S00°42'54"E, along the east line of the W1/2SW1/4SW1/4 of said Section 29, 370.18 feet;

Thence N76°58'04"W, 219.68 feet;

Thence N04°16'08"W, 87.11 feet;

Thence N17°53'16"W, 243.05 feet to the north line of the SW1/4SW1/4 of said Section 29;

Thence N40°45'14"W, along the southwesterly boundary of the Mary Agnes Placer Claim, 1697.97 feet to the north line of the SE1/4 of said Section 30;

Thence N88°38'56"E, 674 feet, more or less to the southwesterly right of way line of the Sumpter Valley Highway;

Thence Southeasterly along the right of way line of the Sumpter Valley Highway, 410 feet, more or less, to a 5/8" iron rod with an aluminum cap, said point being 70 feet right of engineer's centerline station 116+00;

Thence S46°28'19"E, along the right of way line of the Sumpter Valley Highway, 92.44 feet to the intersection of said right of way line and the northeasterly boundary of the Mary Agnes Placer Claim;

Thence S30°12'47"E, along the boundary of the Mary Agnes Placer Claim, 645.23 feet to the east line of the W1/2NW1/4SW1/4 of said Section 29;

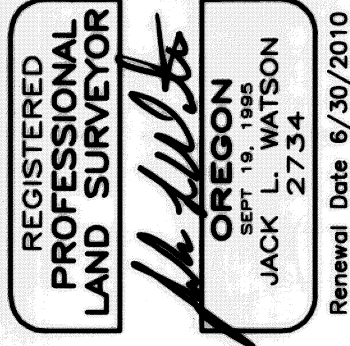
Thence S00°42'54"E, along the east line of the W1/2NW1/4SW1/4 of said Section 29, 285.04 feet to the southerly boundary of the Mary Agnes Placer Claim;

Thence S44°47'14"W, along the boundary of the Mary Agnes Placer Claim, 213.86 feet to the south line of the W1/2NW1/4SW1/4 of said Section 29;

Thence N89°31'01"E, along the south line of the W1/2NW1/4SW1/4 of said Section 29, 152.54 feet to the point of beginning.

This partition contains 21.37 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813



NARRATIVE

This survey was performed at the request of Richard Gass. The purpose of this survey was to partition the property owned by Mr. and Mrs. Gass into three parcels. A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and to establish the monuments shown hereon. A portion of the west boundary is described as "along the westerly line of the dredged area" in the deed to Mr. Gass. The adjoining land owner has agreed to a new boundary line and deeds have been recorded to establish this portion of the boundary.

The corners of the SW1/4 of Section 29 have been established over the years in different surveys. I accepted the monuments at the SW and NE corners of the SW1/4 and the positions of the NW and SE corners which have reference monuments to the corner positions. The position of the W1/4 corner of Section 29 has been used and accepted by all surveyors working in the vicinity that needed to rely upon its position to complete their surveys. In Survey No. 9-37-293 Leland Myers has shown a different position for the W1/4 corner of Section 29. Mr. Myers has written his explanation for the new position in his narrative. I do not accept the new position shown on Survey No. 9-37-293 for the subdivision of the SW1/4 of Section 29 in this survey.

During Survey No. 9-37-293, Mr. Myers found and monumented Corner No.10 of the Mary Agnes Placer Claim, MS 198. I accepted this monument and a 2" iron pipe at Corner No. 12. I did not find any evidence of Corner No. 11 and used the Grant Boundary Adjustment as defined in the 1973 BLM Manual of Surveying Instructions to proportion the lost corner position. Survey 9-37-293 shows a position for Corner No. 11 and the same monuments I found at corners 10 and 12. I contacted Mr. Myers in hopes of duplicating his proportion position at Corner No. 11. Mr. Myers could not determine how he arrived at the corner position shown on his survey map. I found several iron pin monuments with yellow caps that are not of record. I understand that they were established with the intention of a second survey that would record their positions. I subdivided the SW1/4 of Section 29 and intersected the boundaries of the Mary Agnes Placer to establish the corners of Parcel 3. I found and accepted the ODOT right of way monuments shown hereon.

The new division lines are in the locations approved by Mr. Gass.

APPROVALS

Approved this 3rd day of Feb., 2010

Shirley M. Gass
Baker County Surveyor

Approved this 3rd day of February, 2010

Richard R. Gass
for Baker County Planning Director

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

Shirley M. Gass
Tax Collector
Date 2/3/10

I do hereby certify that this major partition plat was received on the 8th day of February, 2010 at 11:50 o'clock A.M., and recorded in the records of Baker County, Oregon.

Jessica L. Green, Co. Clerk
Baker County Clerk
by Karen Phillips, Deputy

I do hereby certify that this is a true and exact copy of the original plat.

Jack L. Watson
Jack L. Watson, PLS #2734

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
- 3) A private utility easement, including the terms and conditions thereof, to Eastern Oregon Light and Power Company, recorded in Book 123 Page 124, deed records of Baker County, Oregon. No width is given. Not shown due to insufficient data given in the deed. Although this easement is shown on the deed to Mr. and Mrs. Gass, the power line does not cross their property.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF LANE } SS

Know all people by these presents on this 3rd day of February, 2010, before me a Notary in and for said State and County, personally appeared Richard R. Gass and Shirley M. Gass, who being first duly sworn did say that they are the identical persons named in the foregoing declaration and that they executed the same freely and voluntarily.

Richard R. Gass
Notary Public for the State of Oregon

My commission expires: 1/11/2012

