

PARTITION PLAT NO. 1996-002

SURVEYOR'S CERTIFICATE

I James D. Hanley, hereby certify that I have correctly surveyed and marked with proper monuments the land represented by this partition plat for James Ingram and Mary Ann Ingram in accordance with O.R.S. Chapter 92. The boundary of this partition plat is described as follows: Land in the NE1/4NE1/4, SE1/4NE1/4, SW1/4NE1/4, SE1/4NW1/4 and SW1/4NW1/4 of Section 8, T. 9 S., R. 40 E., W.M.:

Beginning at a point in the center of Powder River channel 1100 feet South of the Northeast corner of said section; thence along the center of said channel the following courses and distances: N. 21° 19' W., 107.4 feet; N. 29° 15' W., 114.6 feet; N. 19° 18' W., 106.0 feet; N. 24° 56' W., 220.6 feet; N. 29° 15' W., 229.2 feet; N. 41° 27' W., 400.3 feet; N. 15° 43' W., 92.3 feet to the North line of said section; at a point which is S. 89° 17' W., 625 feet m/l from the said Northeast Section corner; thence West 695 feet m/l to the Northwest corner of the said NE1/4NE1/4; thence South 1320 feet m/l to the Southwest corner thereof; thence West 2965 feet m/l along the North line of said SW1/4NE1/4, SE1/4NW1/4 and SW1/4NW1/4 to intersect the Easterly right of way line of the Old Oregon Trail Highway - U.S. 30; thence S. 27° 09' 40" E., 1430 feet m/l along the said Easterly line to intersect the North line of Hughes Lane; thence East 3635 feet m/l along said North line to a point which is 30 feet North of the Southeast corner of the said SE1/4NE1/4; thence North 1510 feet m/l along the East line of said SE1/4NE1/4 and NE1/4NE1/4 to the point of beginning.



NARRATIVE

The purpose of this minor partition plat for James and Mary Ann Ingram and Dale A. Satterberg is to divide the land shown on the annexed map into two parts described as Parcel No. 1 and Parcel No. 2. Only Parcel No. 2 was surveyed at this time. Basis of survey and bearing is County Survey No. 9-40-121 BC. The description for Parcel No. 1 is based on Deed record 95 46 013 and County Tax Maps 9-40-8 and 9-40-8 B. Bearings and distances from G.L.O. map are therefore approximate for Parcel No. 1. Partition configuration is result of instructions from James and Mary Ann Ingram.

DECLARATION

Know all people by these presents that James Ingram and Mary Ann Ingram Contract purchasers, and Dale A. Satterberg Trustee of the land represented on the annexed map and particularly described in the accompanying Surveyor's Certificate and that they have caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92. The utility easement shown hereon is recognized as benefit to Parcel No. 1, created by this document.

Dale A. Satterberg _____ James Ingram _____

 Mary Ann Ingram _____

ACKNOWLEDGMENTS

State of _____ } S.S. On _____ 1996 before me did personally appear the within named Dale A. Satterberg who acknowledged to me that he executed the same freely and voluntarily.

State of _____ } S.S. On _____ 1996 before me did personally appear the within named James and Mary Ann Ingram who acknowledged to me that they executed the same freely and voluntarily.

NOTARY PUBLIC _____ NOTARY PUBLIC _____
 My Commission Expires _____ My Commission Expires _____

APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this minor partition plat.

Baker County Surveyor by: Rick G. Robinson ; Date JANUARY 24, 1996.
Deputy Union County Surveyor RICK G. ROBINSON

Baker County Planning by: _____ ; Date _____, 1996.

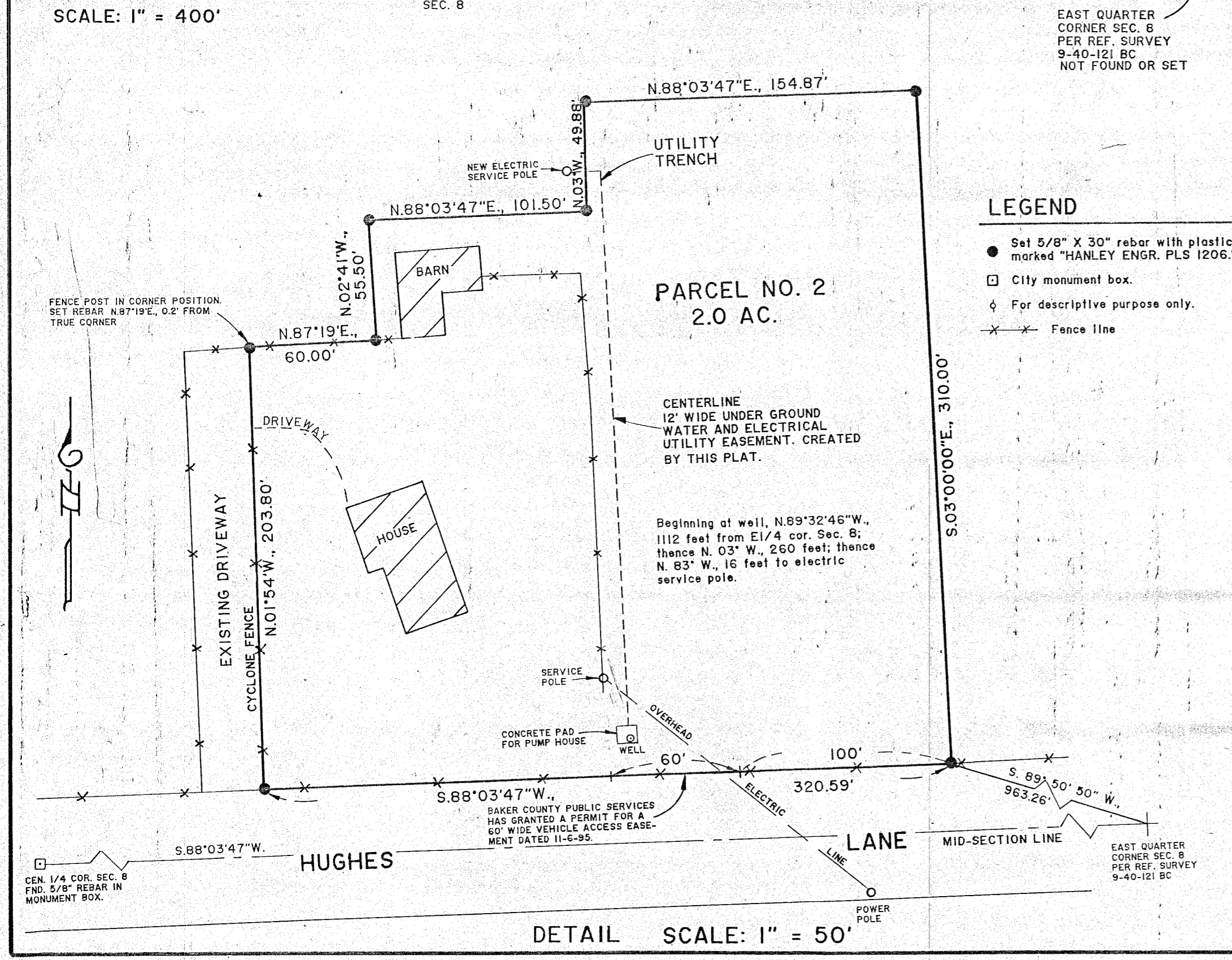
I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: _____ ; Date _____, 1996.

State of _____ } S.S. I do hereby certify that the annexed minor partition plat was received for record on the _____ day of _____, 1996 at _____ o'clock _____ M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: _____ ; Date _____, 1996.

HANLEY ENGINEERING
 2043 MAIN STREET
 BAKER CITY, OREGON



LEGEND

- Set 5/8" X 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206."
- City monument box.
- ◇ For descriptive purpose only.
- Fence line

DETAIL SCALE: 1" = 50'

FILED 1-24-96
 BAKER COUNTY SURVEYOR
 SURVEY NO. 9-40-425