

# PARTITION PLAT NO. 1997- SURVEYOR'S CERTIFICATE

I, James D. Hanley certify that I have correctly surveyed and platted 2 parcels from Parcel No. 2 of Partition No. P 1995-026 shown on the annexed drawing in accordance with O.R.S. Chapter 92 and instruction of the owner. The partition boundary is as follows: Land in the NW1/4 SE1/4 of Section 7, T. 9 S., R. 40 E., W.M. Beginning at the intersection of the South right of way line of the Baker County Pocahontas Road with the North-South midsection line at a point which bears S. 0° 13' 34" W., 2652.83 feet from the North quarter section corner; thence N. 89° 17' 40" E., along the said right of way line 706.01 feet to the Northwest corner of Parcel No. 1, P 1995-026; thence S. 0° 14' W., 1088.31 feet to the Southwest corner thereof; thence S. 89° 17' 40" W., 705.88 feet to the West line of the SE1/4 of Section 7; thence N. 0° 13' 34" E., 1088.31 feet along said West line to the point of beginning. Total acres of this partition is 17.93.

*James D. Hanley*

Renews June 30, 1997

## NARRATIVE

The purpose of this survey and partition plat for A.S. Boyd and Company is to divide Parcel No. 2 of Partition P 1995-026 into two parcels shown on this annexed map. Baker County Survey No. 9-40-431, filed March 1, 1996, established the West line of partition by subdivision of Section 7. All monumentation was found and held for basis of this subject survey.

## DECLARATION AND DEDICATION

Know all people by these presents that A.S. Boyd & Co., an Oregon Corporation, is the owner of the land represented on the annexed partition plat and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into two parcels as shown in accordance with O.R.S. Chapter 92, and hereby dedicates to the public use the roadway easement shown along the property line between Parcel No. 1 and Parcel No. 2 of this partition plat.

A.S. Boyd & Co. by \_\_\_\_\_  
Gregory B. Brown, President

## ACKNOWLEDGMENT

State of Oregon } S.S. On \_\_\_\_\_, 1997 before me did personally appear the  
County of Baker } within named Gregory B. Brown who acknowledged to me that he  
executed the same freely and voluntarily.

NOTARY PUBLIC  
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: *Gregory T. Hanley* : Date April 14, 1997

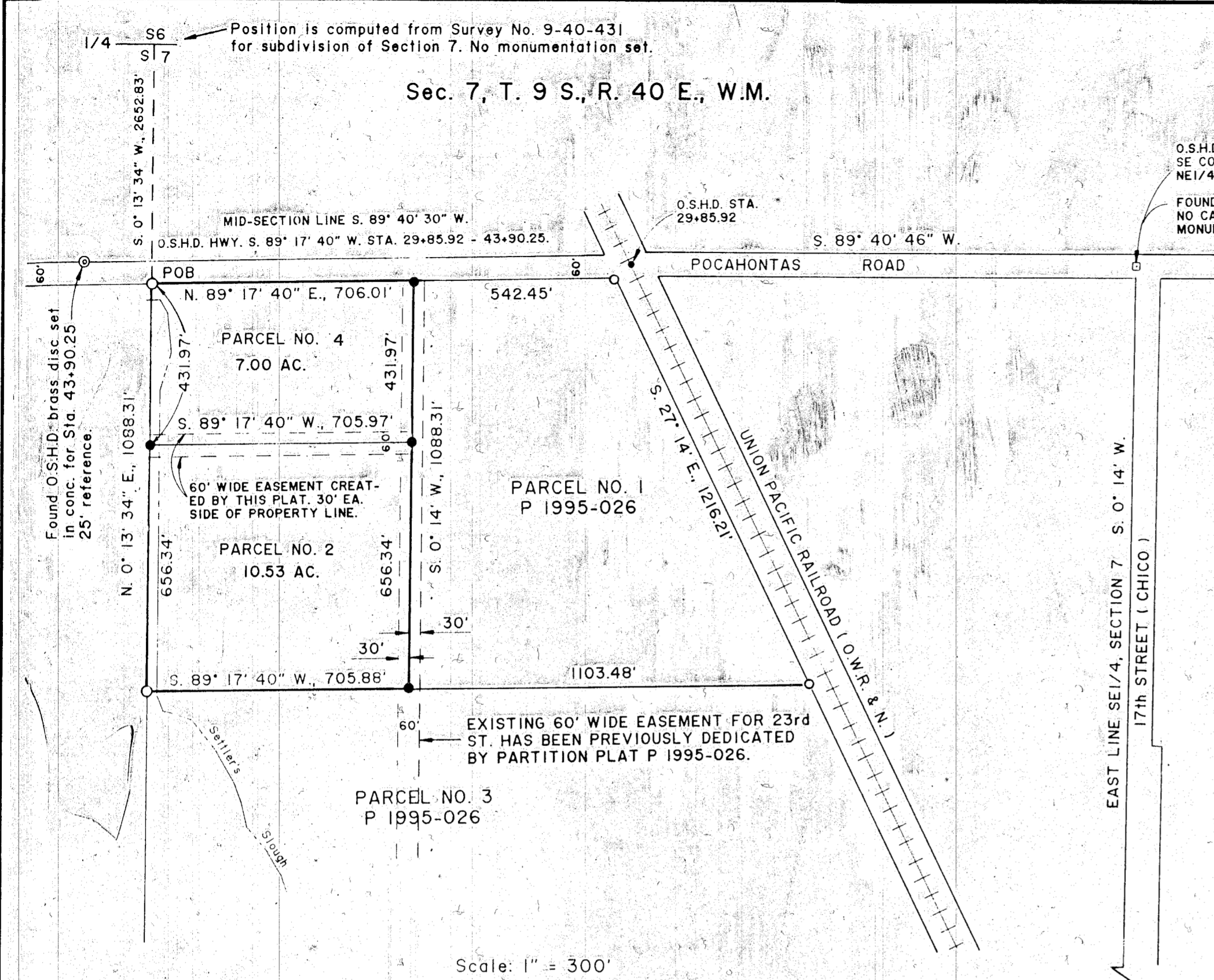
Baker County Planning by: \_\_\_\_\_ : Date \_\_\_\_\_, 1997

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

Baker County Tax Collector by: \_\_\_\_\_ : Date \_\_\_\_\_, 1997

State of Oregon } S.S. I do hereby certify that the annexed minor partition plat was  
County of Baker } received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1997  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Baker County records,  
and is hereby approved.

Baker County Clerk by: \_\_\_\_\_



### LEGEND

- Set 5/8" X 30" rebar w/ plastic cap marked "HANLEY ENGR. PLS 1206."
- Found 5/8" X 30" rebar w/ plastic cap marked "HANLEY ENGR. PLS 1206."
- ⊙ Found monument as noted.
- ⊠ Found city monument in steel case.

### REFERENCES

PARTITION PLAT NO. 1995-026  
BAKER CO. SURVEY NO. 9-40-431

### DITCH EASEMENT

A right of way easement for Settler's Slough Ditch is created by this document. Said easement is to extend outward from each side of ditch banks for a distance of 15 feet or to the property line, whichever distance is less. This easement through the partition is to provide for maintenance of the irrigation ditch to any party with a legal water right downstream of this subject property.

### WATER RIGHTS

Water rights appurtenant to the subject property are under the following certificates:  
4030  
52008  
58967

VOID

SEE CS 9-40-469 MP

Surveyed April 22, 1997.

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON