

PARTITION PLAT NO. P2016-006

LOCATED IN THE E¹/₂
OF THE SW¹/₄
OF SECTION 30,
T. 9 S., R. 40 E., W.M.
COUNTY OF BAKER,
STATE OF OREGON
NOVEMBER 4, 2016

PARCEL 2
7.58 ACRES

PARCEL 1
5.11 ACRES

BASIS OF BEARING
N. 0°02'00" W., FROM
S¹/₄ CORNER TO N.E.
PROPERTY CORNER,
AS PER JAMES H.
HAMBLETON MAP OF
SURVEY #1-67

LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- ⊙ Found, monument as noted set survey No. 1-67
- () Record Data Per Ba. Co. Deed No. 12 15 0031
- Easement

NOTE

Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system for each parcel.

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley
Thomas J. Hanley

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2017

HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

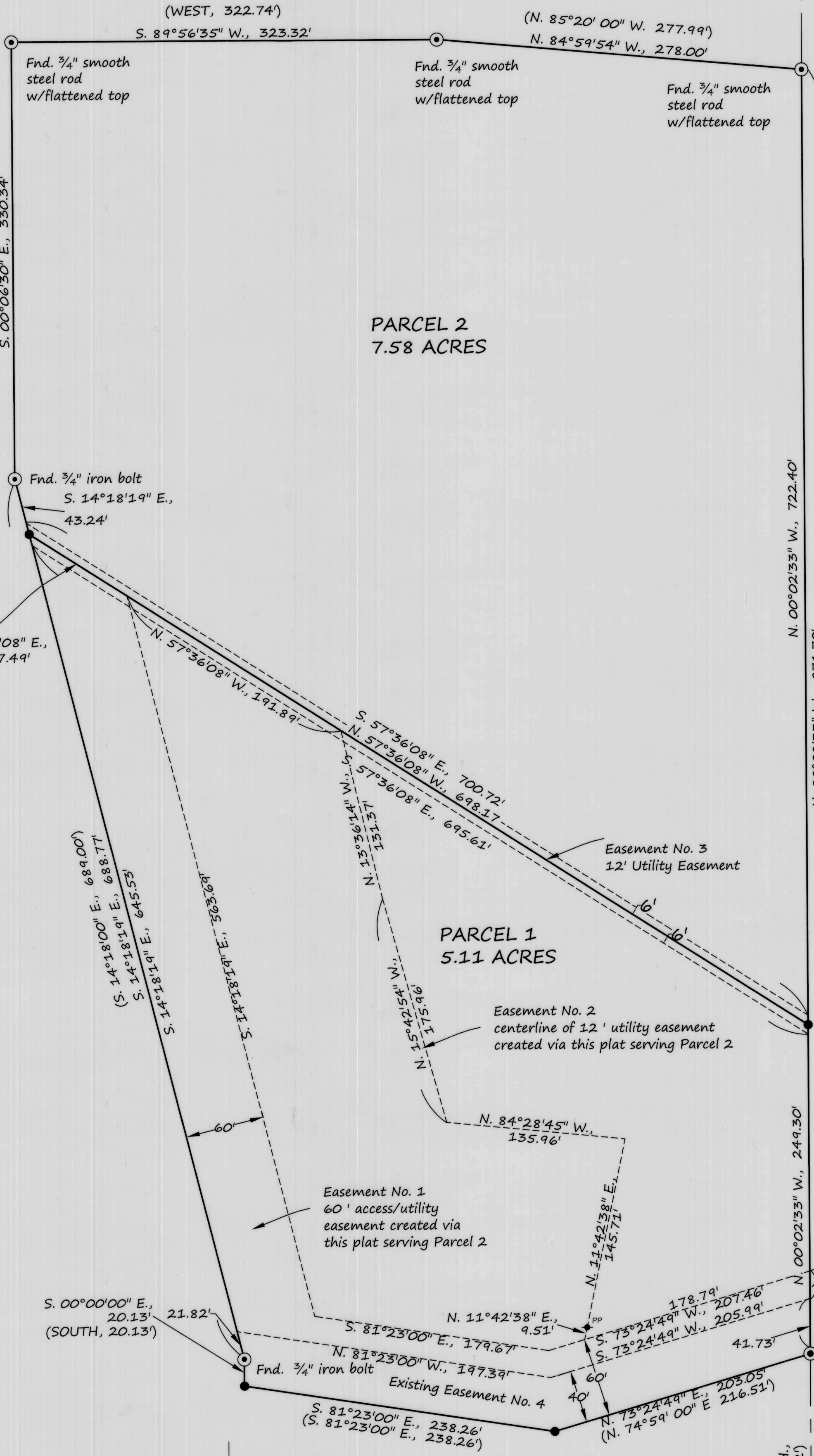


FILED Dec. 14, 2016
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-757

S¹/₄ Cor.
Sec. 30
Fnd. 1" rebar

816 46 0044
816 46 0043
816 46 0042

L&L-04-6



HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

PARTITION PLAT NO. P2016-006

LOCATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 30, T. 9 S., R. 40 E., W.M. COUNTY OF BAKER, STATE OF OREGON NOVEMBER 4, 2016

EASEMENTS

Easement No. 1. An access/utility easement 60 feet in width serving Parcel 2 beginning at the Southeast corner of Parcel 1; thence S. 73°24'49" W., a distance of 203.05'; thence N. 81°23'00" W., a distance of 238.26'; thence NORTH, a distance of 20.13'; thence N. 14°18'19" W., a distance of 645.53'; thence S. 57°36'08" E., a distance of 87.49'; thence S. 14°18'19" E., a distance of 563.69'; thence S. 81°23'00" E., a distance of 179.67'; thence N. 73°24'49" E., a distance of 207.46'; thence S. 00°02'33" E., a distance of 62.59' to the Point of Beginning. Easement No. 2. Commencing at the intersection of the North line of Easement No. 1 and the East boundary of Parcel 1, thence thence S. 73°24'49" W., a distance of 178.79' to the Point of Beginning; thence N. 11°42'38" E., a distance of 9.51' to an existing power pole; thence N. 11°42'38" E., a distance of 145.71' to an existing meter; thence N. 84°28'45" W., a distance of 135.96'; thence N. 15°42'54" W., a distance of 175.96'; thence N. 13°36'14" W., a distance of 131.37', to a point on the North line of Parcel 1. Easement No. 3. A utility easement 12' in width, the center line of which is the North line of Parcel 1. Existing Easement No. 4 (Baker Co. Deed No. 72 35 048) Subject to right of way and easement for said P.O. Nicely Road (also known as Griffin Creek Road) of a width of 40 feet and subject to the additional right of way in favor of Charles H. and Rebecca J. Cree, husband and wife, for access to and from the NW 1/4 NE 1/4 of Section 31, and the SW 1/4 NW 1/4 of Section 32 T. 9 S., R. 40 E., W.M. Existing Easement No. 5 (Baker Co. Deed Bk 119, Pg 271) Right of way for a pole line granted to the City of Baker, exact location unknown and no physical evidence was discovered.

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this major partition plat. Baker County Surveyor by: [Signature] Date 11/19/16 2016. Baker County Planning by: [Signature] Date 11/14/16 2016. I hereby certify that all taxes for the subject property have been paid as required. Baker County Tax Collector by: [Signature] Date 11-14-16 2016. State of Oregon } S.S. County of Baker } I do hereby certify that the annexed major partition plat was received for recording on the 14th day of NOVEMBER, 2016 at 10:00 o'clock A. M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Cindy Carpenter Co. Clerk by Karen Phillips, Deputy

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

HANLEY ENGINEERING, INC. 2043 MAIN STREET BAKER CITY, OREGON

[Signature] Thomas J. Hanley

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. Land located in the East half of the Southwest quarter and of Section 30, Township 9 South, Range 40 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows: Commencing at the S. 1/4 corner of said Section 30; thence N. 00°00'44" W., a distance of 402.39' to the Point of Beginning; thence N. 00°02'33" W., a distance of 971.70'; thence N. 84°59'54" W., a distance of 278.00'; thence S. 89°56'35" W., a distance of 323.32'; thence S. 00°06'30" E., a distance of 330.34'; thence S. 14°18'19" E., a distance of 688.77'; thence SOUTH, a distance of 20.13'; thence S. 81°23'00" E., a distance of 238.26'; thence N. 73°24'49" E., a distance of 203.05' to the Point of Beginning.

NARRATIVE

The purpose of this survey and plat for Ronnie D. DeRoost, Trustee of the Ronnie D. DeRoost Trust, is to partition the above described land into two parcels. Baker County Deed B12 15 0030 provided the property description for the subject property. The last bearing and distance course in this description should have been written "thence North 73° 03' East, 202.45 feet along the center of existing road to the Point of Beginning" in order to close. Bearing from South 1/4 corner of Sec. 30 to found N.E. corner of this Partition is N. 0°02'00" W., as per James H. Hambleton Map of Survey #1-67.

DECLARATION

Know all people by these presents that Ronnie D. DeRoost, Trustee of the Ronnie D. DeRoost Trust, is the owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and he caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the access and utility easements as described hereon.

ACKNOWLEDGMENT

State of Oregon } S.S. County of Baker }

[Signature] Ronnie D. DeRoost, Trustee

On November 14, 2016 before me did personally appear the within named Ronnie D. DeRoost, Trustee of the Ronnie D. DeRoost Trust, who acknowledged to me that he executed the same freely and voluntarily.

[Signature] NOTARY PUBLIC

My commission expires Dec. 30, 2018

REFERENCES

- Baker County Survey No. 9-40-19
Baker County Survey No. 9-40-22
Baker County Survey No. 9-40-374MP
Baker County Assessor's Survey No. 1-67
Baker County Deed Book 119 Page 271
Baker County Deed 72 35 048
Baker County Deed B12 15 0030
Baker County Deed B13 13 0272
Baker County Staff Report MJP-13-003
Elkhorn Title Company Title Report 16-21464

REGISTERED PROFESSIONAL LAND SURVEYOR

OFFICIAL STAMP HOLLY KERNS NOTARY PUBLIC OREGON COMMISSION NO. 134663 MY COMMISSION EXPIRES DECEMBER 30, 2018

OREGON JULY 13, 1879 THOMAS J. HANLEY 1817

FILED Dec. 14, 2016 BAKER COUNTY SURVEYOR SURVEY NO. 9-40-757