

B17 21 0127

B17 21 0128

B17 21 0129

PARTITION PLAT NO. P2017-004

A PORTION OF THE SW 1/4 OF THE SE 1/4, SECTION 9, T 9 S, R 40 E, W.M.

FOUND HANLEY ENGR. REBAR AND CAP 0.08 FT. EAST OF R.O.W.

FOUND HANLEY ENGR. REBAR AND CAP 0.06 FT. WEST OF R.O.W.

FOUND HANLEY ENGR. REBAR AND CAP 0.19 FT. EAST OF R.O.W.
FOUND HANLEY ENGR. REBAR AND CAP 0.17 FT. EAST OF R.O.W.

FOUND 1" IRON PIPE 3.06 FT. WEST OF R.O.W.

FOUND 1" IRON PIPE 3.00 FT. WEST OF R.O.W.

NW CORNER SW 1/4, SE 1/4 CALCULATED AT 1320' FROM THE LINE MENTIONED IN SURVEY NARRATIVE NO. 9-40-639 BY LELAND MYERS. AS THE PROBABLE POSITION USED BY PHILO ANDERSON. IT FITS THE SCHEMETS LOT 2 NORTH FENCE LOCATION WITHIN 1 FT. NOT FOUND THIS SURVEY

THE AREA PREVIOUSLY PLATTED WEST OF THIS LINE WAS NOT PART OF EAGLE VIEW ESTATES AS PLATTED

LOT 2
6.436 ACRES +/-

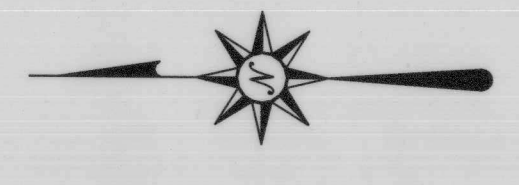
EXISTING FENCE LINE 60+ YEARS OLD
PROPERTY LINE AS PER PLAT OF SUNRISE PLACE. HATCHED AREA WAS NOT A PART OF AS PRIVATE PLACE SUBDIVISION

EXISTING FENCE LINE 60+ YEARS OLD
SUNRISE ESTATES PARTNERSHIP
FENCE LINE SW 1/4, SW 1/4, SE 1/4, SE 1/4
NORMA L. JUSTUS TAX LOT# 700

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HANLEY ENGR. 1998-001"
CALCULATED POSITION OF HWY. P.I. (ANGLE POINT) STA 133+00.30' RIGHT, BRASS DISC REF. MONUMENT CONTAINED AT 26.31 FEET FROM CENTERLINE

BAKER COUNTY SURVEYOR 2-1/2" BRASS CAP ON 1-1/2" GALVANIZED IRON PIPE MONUMENT 1/4 CORNER COMMON TO SECTIONS 9 & 16 T 9 S, R 40 E, W.M.

FILED June 23 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-158



- LEGEND**
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED " ROUSE PLS 2799
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED " HANLEY ENGR. PLS 1206"
 - ⊠ FOUND MONUMENT AS DESCRIBED
 - △ CALCULATED POSITION
 - ⊕ SECTION CORNER
 - ⊗ 1/4 CORNER
 - SUBDIVISION BOUNDARY
 - - - HIGHWAY CENTERLINE
 - - - RIGHT-OF-WAY LINE
 - - - FENCE LINE
 - ⌒ LELAND MYERS CALCULATED PHILO ANDERSON SECTION LINES SURVEY NO. 9-40-639 & 9-40-640
 - () DEED OR RECORD INFORMATION

EAGLE VIEW ESTATES
SUBDIVISION PH 2
FOUND PROPERTY CORNERS

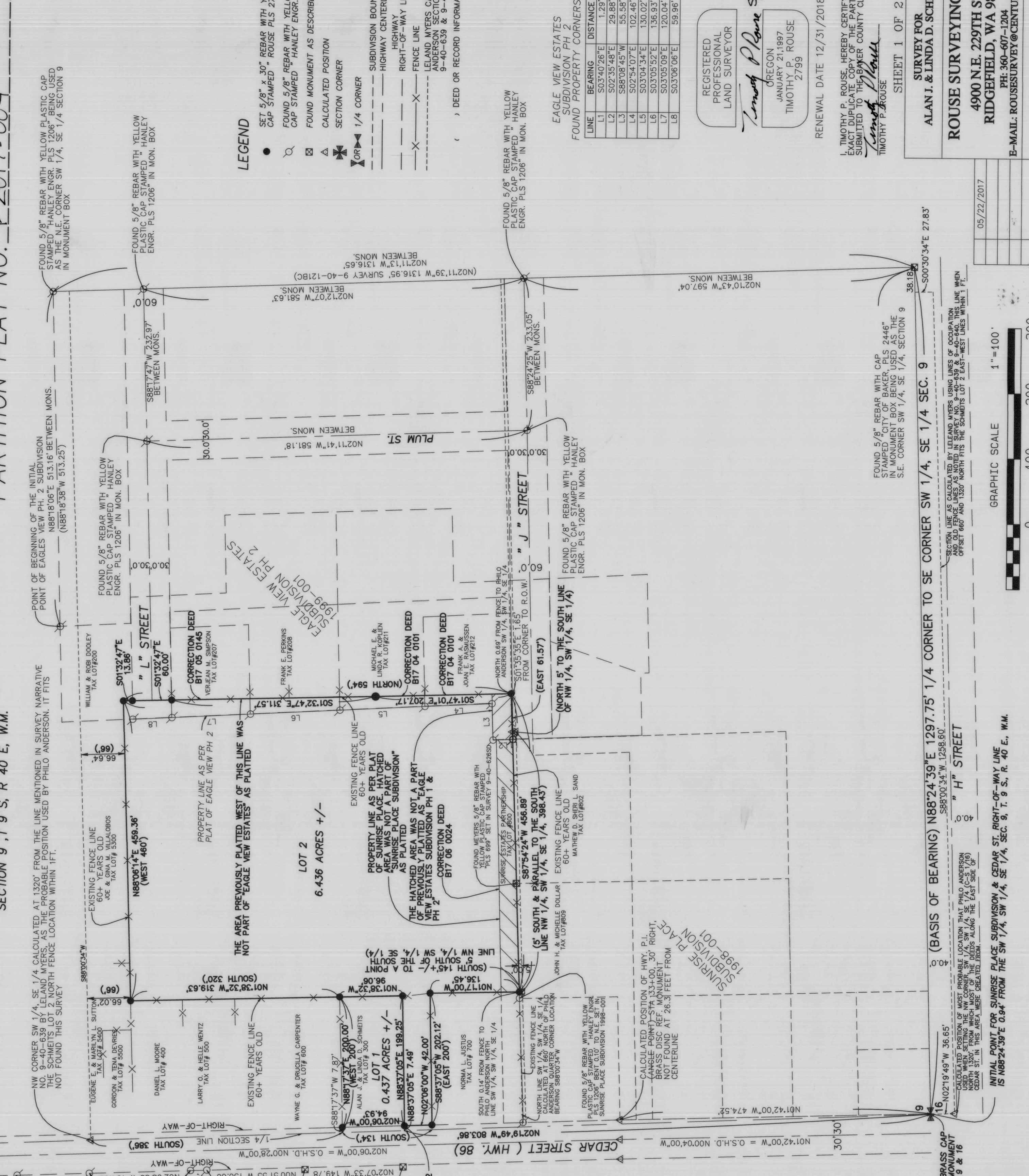
LINE	BEARING	DISTANCE
L1	S03°40'26"E	1.29'
L2	S02°35'48"E	29.88'
L3	S88°08'45"W	55.58'
L4	S02°54'07"E	102.46'
L5	S03°04'34"E	130.02'
L6	S03°05'52"E	136.93'
L7	S03°05'09"E	120.04'
L8	S03°06'06"E	59.96'

REGISTERED PROFESSIONAL LAND SURVEYOR
Timothy P. Rouse 5/23/2017
OREGON
JANUARY 21, 1997
TIMOTHY P. ROUSE
2799

RENEWAL DATE 12/31/2018

I, TIMOTHY P. ROUSE, HEREBY CERTIFY THAT THIS IS AN EXACT AND CORRECT COPY OF THE PARTITION PLAT AS SUBMITTED TO THE BAKER COUNTY CLERK FOR RECORDING.

Timothy P. Rouse
TIMOTHY P. ROUSE
SHEET 1 OF 2



05/22/2017

BAKER COUNTY SURVEYOR 2-1/2" BRASS CAP ON 1-1/2" GALVANIZED IRON PIPE MONUMENT 1/4 CORNER COMMON TO SECTIONS 9 & 16 T 9 S, R 40 E, W.M.

SURVEY FOR
ALAN J. & LINDA D. SCHEMETS
ROUSE SURVEYING, INC.
4900 N.E. 229TH ST.
RIDGEFIELD, WA 98642
PH: 360-607-1204
E-MAIL: ROUSESURVEY@CENTURYLINK.NET

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ALAN J. & LINDA D. SCHMEITS. THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT #300, (RECORDED IN BAKER COUNTY RECORDS AS WARRANTY DEED 86 45 022), WHICH IS 6.874 ACRES MORE OR LESS INTO TWO SEPARATE AND DISTINCT LOTS. THE DEED PROPERTY LINE DESCRIPTIONS OF THIS TAX LOT AND THE LOTS ADJOINING TO THE NORTH, SOUTH AND EAST DO NOT FIT WITH THE LONG STANDING FENCE LINES AND LINES OF OCCUPATION. THE DEED PROPERTY LINE DESCRIPTIONS ALONG THE EAST SIDE OF CEDAR STREET IN THIS AREA ARE BASED ON THE NW CORNER OF THE SW 1/4, SE 1/4 (C-S 1/16). THIS CORNER IS SHOWN IN COUNTY SURVEY 30-67, 9-40-12BC DATED AUGUST 1954. CEDAR ACRES SUBDIVISION DATED JULY 1955 AND UNRECORDED SURVEYS DONE 1960-66 BY HARRY SWAN, PLS 72, AND ONE ON SEPTEMBER 5TH, 1960 AND PHILO ANDERSON, PE 1257 IN 1959-60. THE ORIGIN OF THE CORNER IS UNCLEAR. SURVEY NO. 9-40-54MP MENTIONS A STATEMENT ABOUT A MARCH 21, 1954 SURVEY BY PHILO ANDERSON AND A MAY 4, 1956 SURVEY BY EMIL MELTON WHICH COULD BE THE ORIGIN. I WAS UNABLE TO LOCATE EITHER OF THESE SURVEYS DURING MY EXTENSIVE RESEARCH IN THE CITY AND COUNTY SURVEY RECORDS. LELAND MYERS, PLS 699, MENTIONS IN SURVEY NO. 9-40-639 THAT HARRY AND PHILO'S MAPS BOTH SHOW THE QUARTER CORNER COMMON TO 9 & 16 AS RE-ESTABLISHED BY PHILO IN 1960 TO BE 45.35 NORTH OF THE NW CORNER OF BLOCK 4 FAULT'S. IT APPEARS THAT PHILO RE-ESTABLISHED SAID QUARTER CORNER 1320 SOUTH FROM THE CENTER -SOUTH 1/16 CORNER OF SECTION 9. THIS POSITION IS SOUTH OVER 36 FEET DIFFERENT THAN WHAT IS SHOWN ON "THE CITY SURVEY OF 1970". SURVEY NO. 9-40-25BC & RE-MONUMENTED IN SURVEY NO. 9-40-543. THERE HAVE BEEN A LOT OF SURVEYS DONE USING THE EXISTING LOCATION OF THE QUARTER CORNER AND I WOULD NOT ADVOCATE FOR USING ANY OTHER LOCATION. TO RE-ESTABLISH PHILO'S LOCATION OF THE QUARTER CORNER AND I WOULD NOT ADVOCATE FOR USING I USED THE BEARING AND DISTANCES SHOWN ON LELAND MYERS SURVEY NO. 9-40-640. HE USED CALLS IN HARRY SWAN'S SURVEYS SHOWING THE NEW HOME DITCH RIGHT-OF-WAY AND LONG STANDING EVIDENCE OF OCCUPATION AND LONG STANDING FENCE LINES TO RE-ESTABLISH IT. TO RE-ESTABLISH THE SOUTH LINE OF THE NW 1/4, SW 1/4, SE 1/4, I WENT NORTH 660 FEET FROM THE CALCULATED PHILO QUARTER SECTION LINE. THIS LOCATION FITS THE OLD FENCE LINE ALONG THE SOUTH LINE OF SCHMEITS LOT 2, WITHIN A FOOT. TO ESTABLISH THE NORTH LINE OF THE NW 1/4, SW 1/4, SW 1/4, I WENT NORTH 1320 FEET OF THE CALCULATED PHILO QUARTER SECTION LINE. IT ALSO FIT THE NORTH FENCE OF SCHMEITS LOT 2 WITHIN A FOOT.

SURVEY REFERENCES

- PHILO H. ANDERSON SURVEY FEB.12-14, 1927
HARRY T. SWAN SURVEYS 1960 THRU 1966
CEDAR ACRES ADDITION CITY FILE A-30-31 JULY 1955
BAKER CO. SURVEY NO. 9-40-8
BAKER CO. SURVEY NO. 9-40-12BC
BAKER CO. SURVEY NO. 9-40-21
BAKER CO. SURVEY NO. 9-40-32
BAKER CO. SURVEY NO. 9-40-28BC
BAKER CO. SURVEY NO. 9-40-38
BAKER CO. SURVEY NO. 9-40-25BC
BAKER CO. SURVEY NO. 9-40-362MP
BAKER CO. SURVEY NO. 9-40-68
BAKER CO. SURVEY NO. 9-40-322
BAKER CO. SURVEY NO. 9-40-121BC
BAKER CO. SURVEY NO. 9-40-394
BAKER CO. SURVEY NO. 9-40-545MP
BAKER CO. SURVEY NO. 9-40-639
BAKER CO. SURVEY NO. 9-40-640
BAKER CO. SURVEY NO. 9-40-687
HARRY SWAN BAKER COUNTY SURVEY CS. 30-67
EAGLE VIEW ESTATES SUBDIVISION PH 1 SD 1996-002
EAGLE VIEW ESTATES SUBDIVISION PH 2 SD 1999-001
ELKHORN VISTA SUBDIVISION SD 2000-004
SUNRISE PLACE SUBDIVISION SD 1998-001
SUNRISE PLACE REPLAT NO. 2006-003 (9-40-626SD)
PARTITION PLAT P2002-003

ACCESS & UTILITIES NOTE:

A 42 FOOT WIDE ACCESS IS RESERVED TO CEDAR STREET FOR INGRESS, EGRESS AND ROAD RIGHT-OF-WAY FOR LOT 1 & 2. THIS 42 FOOT WIDE STRIP SHALL ALSO BE USED FOR THE ACCESS, CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES FROM CEDAR STREET TO LOTS 1 & 2, IN ADDITION TO UTILITIES ALONG THE EAST SIDE OF LOT 2 ADJACENT TO "L" STREET AND ALONG THE SOUTH SIDE OF LOT 2 ADJACENT TO "J" STREET.

LEGAL DESCRIPTION NOTE:

THE LEGAL DESCRIPTIONS CONTAINED HEREIN ARE THE CORRECT LEGAL DESCRIPTIONS TO CORRECT ALL LEGAL DESCRIPTIONS CONTAINED IN THE REFERENCE DEEDS HEREIN.

PARTITION PLAT NO. P2017-004

SURVEYOR'S CERTIFICATE

I, TIMOTHY P. ROUSE, A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED ON THE GROUND WITH PROPER MONUMENTATION THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92.

LOT 1:

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF BAKER, IN BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION'S 9 & 16, SAID TOWNSHIP AND RANGE, SAID POINT BEING A BAKER COUNTY SURVEYOR 2-1/2" BRASS CAP ON A 1-1/2" GALVANIZED IRON PIPE;

THENCE UPON CENTER OF SAID SECTION 9 LINE, N02°19'49"W 803.86FT.;

THENCE LEAVING SAID CENTER OF SECTION LINE N88°37'05"E 7.49FT. TO THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET (BAKER-HOMESTEAD HWY NO. 86) AND TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE UPON SAID EAST RIGHT-OF-WAY LINE, N02°06'00"W 94.93FT., TO A FENCE LINE;

THENCE UPON SAID FENCE LINE, N88°17'37"E 200.00FT.;

THENCE S01°38'32"E 96.06FT.;

THENCE S88°37'05"W 199.25FT., TO SAID TRUE POINT OF BEGINNING.

CONTAINING 19,063 SQUARE FEET (0.437 ACRES) MORE OR LESS

LOT 2:

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF BAKER, IN BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION'S 9 & 16, SAID TOWNSHIP AND RANGE, SAID POINT BEING A BAKER COUNTY SURVEYOR 2-1/2" BRASS CAP ON A 1-1/2" GALVANIZED IRON PIPE;

THENCE UPON CENTER OF SAID SECTION 9 LINE, N02°19'49"W 803.86FT.;

THENCE LEAVING SAID CENTER OF SECTION LINE N88°37'05"E 7.49FT. TO THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET (BAKER-HOMESTEAD HWY NO. 86) AND TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N88°37'05"E 199.25FT.;

THENCE N01°38'32"W 415.69FT, ALONG A FENCE LINE TO A FENCE LINE INTERSECTION;

THENCE N88°06'14"E 459.36FT., TO A FENCE LINE INTERSECTION;

THENCE S01°32'47"E 13.86FT., TO THE NORTH RIGHT-OF-WAY LINE OF "L" STREET;

THENCE S01°32'47"E 60.00FT., TO THE SOUTH RIGHT-OF-WAY LINE OF "L" STREET;

THENCE S01°32'47"E 311.57FT., ALONG A FENCE LINE TO AN ANGLE POINT;

THENCE S01°47'01"E 207.17FT. TO A FENCE LINE INTERSECTION;

THENCE S87°54'24"W 456.89FT. TO A FENCE LINE INTERSECTION;

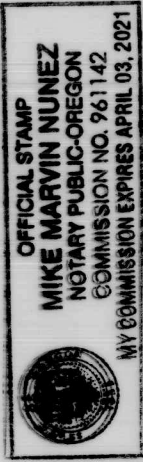
THENCE N01°17'00"W 136.45FT. TO A FENCE LINE INTERSECTION;

THENCE S88°37'05"W 202.12FT. TO THE EAST RIGHT-OF-WAY LINE OF SAID CEDAR STREET;

THENCE N02°06'00"W, UPON SAID RIGHT-OF-WAY LINE, 42.00FT., TO THE TRUE POINT OF BEGINNING. CONTAINING 280,351 SQUARE FEET (6.436 ACRES) MORE OR LESS

ACKNOWLEDGMENT

STATE OF OREGON } ON MAY 23, 2017 BEFORE ME DID PERSONALLY
COUNTY OF WATULU } s.s. APPEAR THE WITHIN NAMED ALAN J. AND LINDA D. SCHMEITS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.



NOTARY PUBLIC Mike Marvin Nunez
MY COMMISSION EXPIRES 4-3-21

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALAN J. AND LINDA D. SCHMEITS, DO HEREBY DECLARE THEY ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

Alan J. Schmeits
Linda D. Schmeits

FILED JUNE 23 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-158

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS MINOR PARTITION PLAT. BY SIGNING BELOW, NEITHER THE CITY PLANNER NOR THE CITY SURVEYOR SIGNATURES SHOULD BE CONSIDERED TO BE A DETERMINATION OR JUDGEMENT BY THE CITY OF BAKER CITY AS TO THE LOCATION OF THE LEGAL PROPERTY LINES OF THE PARCEL PARTITIONED NOR THE ADJACENT PROPERTIES.

BAKER CITY SURVEYOR BY: Steve D. Field DATE MAY 23, 2017

BAKER CITY PLANNING BY: Holly Davis DATE May 23, 2017

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

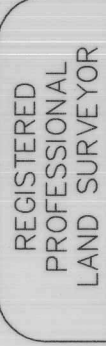
BAKER COUNTY TAX COLLECTOR BY: Alice Duestlinger by Tracey Thamsert DATE May 23, 2017

STATE OF OREGON } s.s.
COUNTY OF BAKER }

I DO HEREBY CERTIFY THAT THIS REPLAT WAS RECEIVED FOR RECORDING ON THE 23rd DAY OF MAY, 2017 AT 3:45 O'CLOCK P.M., AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: Cindy Ogden Co. Clerk
FILED by Karen Phillips, Deputy

I, TIMOTHY P. ROUSE, HEREBY CERTIFY THAT THIS IS AN EXACT DUPLICATE COPY OF THE PARTITION PLAT AS SUBMITTED TO THE BAKER COUNTY CLERK FOR RECORDING.
Timothy P. Rouse
BAKER COUNTY SURVEYOR
SURVEY NO. _____



Timothy P. Rouse 5/23/2017

OREGON
JANUARY 21, 1997
TIMOTHY P. ROUSE
2799

RENEWAL DATE 12/31/2018

SHEET 2 OF 2

SURVEY FOR
ALAN J. & LINDA D. SCHMEITS

ROUSE SURVEYING, INC.

4900 N.E. 229TH ST.
RIDGEFIELD, WA 98642

PH: 360-607-1204
E-MAIL: ROUSESURVEY@CENTURYLINK.NET

05/22/2017