

# PARTITION PLAT NO. P2017-007

A PARTITION OF LAND LOCATED IN THE NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> SEC. 29,  
T. 9 S., R. 40 E., WILLAMETTE MERIDIAN,  
BAKER CITY, BAKER COUNTY, OREGON.  
DEC., 2017

B17 52 0176

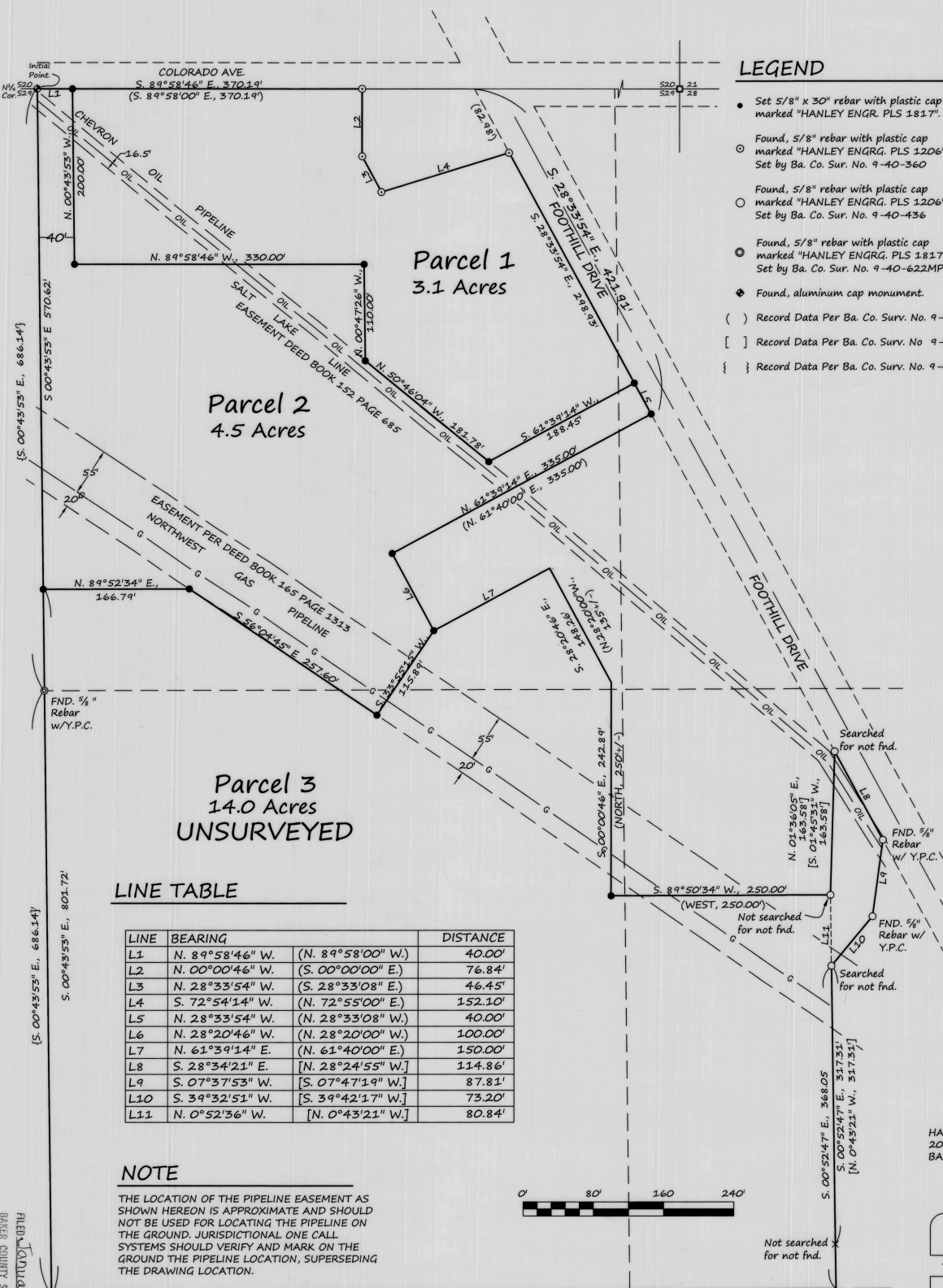
B17 52 0177

B17 52 0178

## LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206". Set by Ba. Co. Sur. No. 9-40-360
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206". Set by Ba. Co. Sur. No. 9-40-436
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817". Set by Ba. Co. Sur. No. 9-40-622MP
- ◆ Found, aluminum cap monument.
- ( ) Record Data Per Ba. Co. Surv. No. 9-40-360M(P1992-014).
- [ ] Record Data Per Ba. Co. Surv. No. 9-40-436.
- { } Record Data Per Ba. Co. Surv. No. 9-40-622MP (P2006-012).

**BASIS OF BEARING**  
BAKER CO. SURVEY NO. 9-40-622MP  
WEST LINE OF THE NE<sup>1</sup>/<sub>4</sub> OF SEC. 29  
BEARS N. 6°46'35" W.



**Parcel 1**  
3.1 Acres

**Parcel 2**  
4.5 Acres

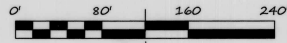
**Parcel 3**  
14.0 Acres  
UNSURVEYED

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N. 89°58'46" W. (N. 89°58'00" W.)	40.00'
L2	N. 00°00'46" W. (S. 00°00'00" E.)	76.84'
L3	N. 28°33'54" W. (S. 28°33'08" E.)	46.45'
L4	S. 72°54'14" W. (N. 72°55'00" E.)	152.10'
L5	N. 28°33'54" W. (N. 28°33'08" W.)	40.00'
L6	N. 28°20'46" W. (N. 28°20'00" W.)	100.00'
L7	N. 61°39'14" E. (N. 61°40'00" E.)	150.00'
L8	S. 28°34'21" E. [N. 28°24'55" W.]	114.86'
L9	S. 07°37'53" W. [S. 07°47'19" W.]	87.81'
L10	S. 39°32'51" W. [S. 39°42'17" W.]	73.20'
L11	N. 0°52'36" W. [N. 0°43'21" W.]	80.84'

## NOTE

THE LOCATION OF THE PIPELINE EASEMENT AS SHOWN HEREON IS APPROXIMATE AND SHOULD NOT BE USED FOR LOCATING THE PIPELINE ON THE GROUND. JURISDICTIONAL ONE CALL SYSTEMS SHOULD VERIFY AND MARK ON THE GROUND THE PIPELINE LOCATION, SUPERSEDING THE DRAWING LOCATION.



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

*Thomas J. Hanley*  
Thomas J. Hanley

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 1979  
THOMAS J. HANLEY  
1817

Renews June 30, 2019

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T. 9 S., R. 40 E., WILLAMETTE MERIDIAN  
BAKER CITY, BAKER COUNTY, OREGON.  
DEC., 2017

B17 52 0179

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and partitioned three parcels of land on this partition in accordance with O.R.S. Chapter 92. The description of the partition is as follows:

Parcel 2 of Partition Plat P1992-014, plus the parcel of land described as follows:

Commencing at the NW corner of the NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 29, T. 9 S., R. 40 E., W.M.; thence S. 50°34'14" E., 1189.75 feet to a point on the West right of way of Foothill Drive, the Point of Beginning; thence S. 28°34'21" E., along said West right of way, 114.86 feet; thence S. 7°37'53" W., 87.81 feet; thence S. 39°32'51" W., 73.20 feet to the P.O.B described in Baker Co. Survey 9-40-436; thence N. 0°52'36" W., 80.84 feet; thence N. 1°36'05" E., 163.58 feet to the Point of Beginning.

## NARRATIVE

The purpose of this survey and partition for Dick Haynes Trading, LLC is to partition the above described land into three parcels. Monumentation described in Baker County Survey No. 9-40-360MP and 9-40-622MP was recovered. Baker County Deeds 96 40 154 and 98 29 057 provided the property descriptions for the subject property.

## DECLARATION

Know all people by these present that Robert C. Haynes, member of Dick Haynes Trading, LLC is the owner of the land represented on this partition, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92.

Robert C. Haynes  
Robert C. Haynes

## ACKNOWLEDGMENT

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

On December 28, 2017 before me did personally appear the within named Robert C. Haynes who acknowledged to me that he executed the same freely and voluntarily.



Heidi Louann Jones  
NOTARY PUBLIC  
My Commission Expires January 16, 2021

## APPROVALS

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

Baker City Surveyor by: Thom D. Fisk Date December 28, 2017.  
Baker City Planning by: [Signature] Date December 28<sup>th</sup>, 2017.

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

Baker County Tax Collector by: Alice Duffinger Date December 29, 2017.

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

I do hereby certify that this partition was received for recording on the 28 day of Dec., 2017 at 8:30 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

## REFERENCES

BAKER CO. SURVEY 9-40-360MP  
BAKER CO. SURVEY 9-40-436  
BAKER CO. SURVEY 9-40-622MP  
BAKER CO. PARTITION PLAT P1990-001  
BAKER CO. PARTITION PLAT P1992-014  
BAKER CO. PARTITION PLAT 2006-012  
BAKER CO. DEED BK. 152, PG. 685  
BAKER CO. DEED BK. 152, PG. 686  
BAKER CO. DEED BK. 153, PG. 63  
BAKER CO. DEED BK. 158, PG. 422  
BAKER CO. DEED BK. 164, PG. 1313  
BAKER CO. DEED BK. 165, PG. 250  
BAKER CO. DEED BK. 166, PG. 894  
BAKER CO. DEED 79 16 165  
BAKER CO. DEED 92 46 089  
BAKER CO. DEED 98 29 057  
BAKER CO. DEED 13 26 0038  
BA. CO. PLAN. STAFF REP. RP-16-041  
ELKHORN TITLE CO. 17-21574

## HANLEY ENGINEERING, INC.

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

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

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Thomas J. Hanley  
Thomas J. Hanley

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renews June 30, 2019

B17 52 0180

B17 52 0181

FILED JANUARY 22 2018  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-714