

PARTITION PLAT No. _____ in the W1/2NW1/4 Section 4 and NE1/4NE1/4 Section 5 T10S, R37E, WM Baker County, Oregon

LEGEND

Found Monuments as Described

Set No. 5 x 30" Rebar with Yellow Plastic Cap Marked "PLS 699"

Sewer Pump Line Easement (20' wide)

Power Line Easement (15' wide)

Irrigation Ditch (40' wide)

BASIS FOR BEARINGS
BAKER COUNTY MOS 10-37-36

DECLARATION

We, the Haynes Family Trust with Richard G. Haynes, Trustee, and Marjorie B. Haynes, Trustee, do hereby declare that we have caused this partition plat to be prepared and the property partitioned in accordance with Oregon Revised Statutes Chapter 92. We hereby recognize and/or grant the easements as shown on this plat and described in the Narrative.

Richard G. Haynes, Trustee
Richard G. Haynes, Trustee

Marjorie B. Haynes, Trustee
Marjorie B. Haynes, Trustee

(STATE OF OREGON)
SS
(COUNTY OF BAKER)

Signed and sworn to before me on February 17, 1995, 1995, by Richard G. Haynes and Marjorie B. Haynes, Trustees for the Haynes Family Trust.

My Commission Expires 6/19/97

OFFICIAL SEAL
JULIA WOODS
NOTARY PUBLIC - OREGON
COMMISSION NO. 0221
MY COMMISSION EXPIRES JUNE

APPROVALS

I have reviewed this plat and find it complies with the regulations of Baker County.

James P. Coconan
Baker County Planning Director

Date 2-21-95

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected.

James P. Coconan
Baker County Treasurer

Date 2/17/95

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

James P. Coconan
Baker County Surveyor

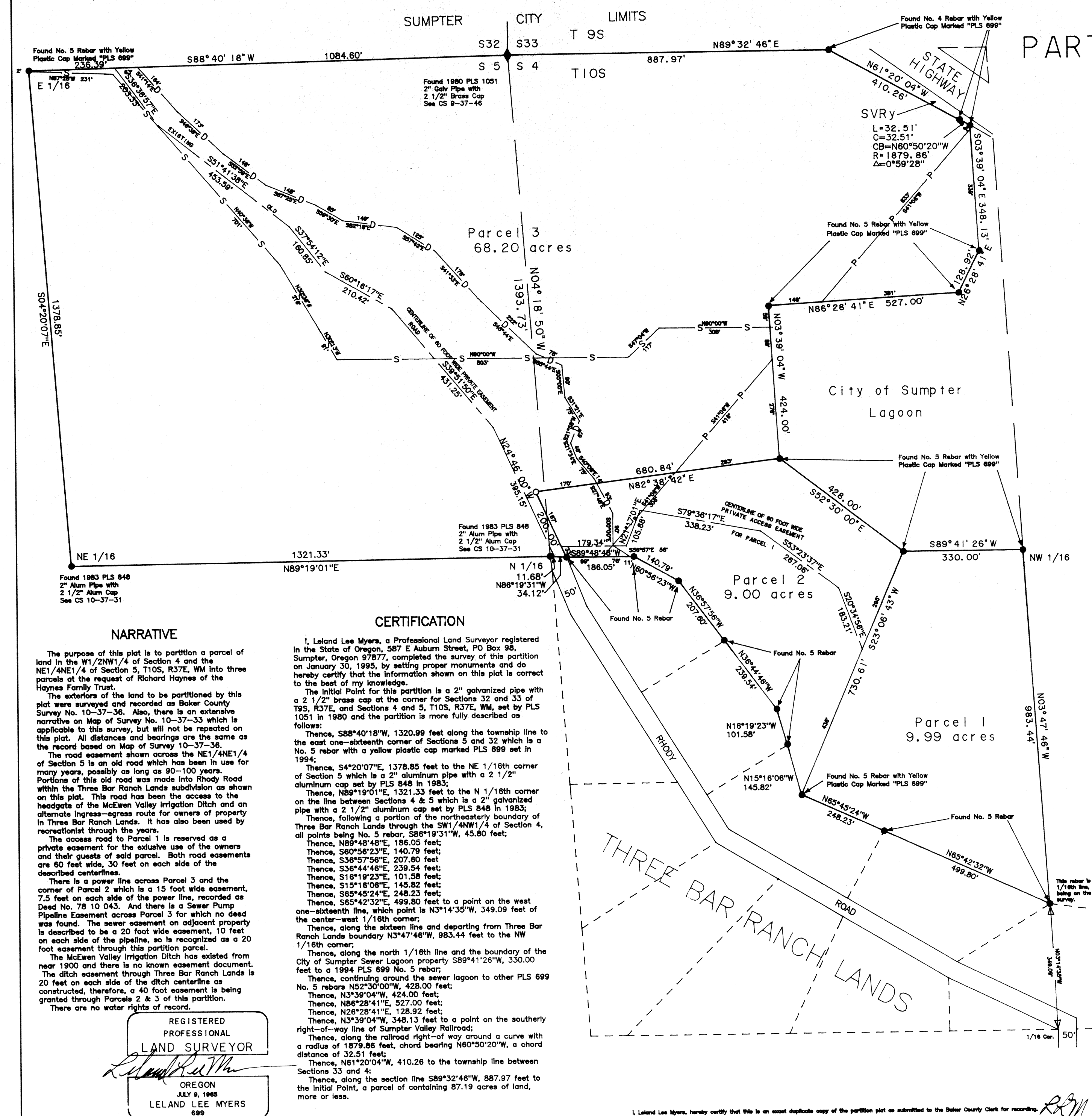
Date 2-15-95

(STATE OF OREGON)
SS
(COUNTY OF BAKER)

I do hereby certify that the attached partition plat was received for recording on the _____ day of _____, 1995, at _____ o'clock _____ M and recorded as Partition Plat No. _____, Baker County Records.

Baker County Clerk

2-23-95
BAKER COUNTY SURVEYOR
SURVEY NO. 10-37-78MP



NARRATIVE

The purpose of this plat is to partition a parcel of land in the W1/2NW1/4 of Section 4 and the NE1/4NE1/4 of Section 5, T10S, R37E, WM into three parcels at the request of Richard Haynes of the Haynes Family Trust.

The exterior of the land to be partitioned by this plat was surveyed and recorded as Baker County Survey No. 10-37-36. Also, there is an extensive narrative on Map of Survey No. 10-37-33 which is applicable to this survey, but will not be repeated on this plat. All distances and bearings are the same as the record based on Map of Survey 10-37-36.

The road easement shown across the NE1/4NE1/4 of Section 5 is an old road which has been in use for many years, possibly as long as 90-100 years. Portions of this old road was made into Rhody Road within the Three Bar Ranch Lands subdivision as shown on this plat. This road has been the access to the headgate of the McEwen Valley Irrigation Ditch and an alternate ingress-egress route for owners of property in Three Bar Ranch Lands. It has also been used by recreationist through the years.

The access road to Parcel 1 is reserved as a private easement for the exclusive use of the owners and their guests of said parcel. Both road easements are 60 feet wide, 30 feet on each side of the described centerlines.

There is a power line across Parcel 3 and the corner of Parcel 2 which is a 15 foot wide easement, 7.5 feet on each side of the power line, recorded as Deed No. 78 10 043. And there is a Sewer Pump Pipeline Easement across Parcel 3 for which no deed was found. The sewer easement on adjacent property is described to be a 20 foot wide easement, 10 feet on each side of the pipeline, so is recognized as a 20 foot easement through this partition parcel.

The McEwen Valley Irrigation Ditch has existed from near 1900 and there is no known easement document. The ditch easement through Three Bar Ranch Lands is 20 feet on each side of the ditch centerline as constructed, therefore, a 40 foot easement is being granted through Parcels 2 & 3 of this partition.

There are no water rights of record.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland Lee Myers
LELAND LEE MYERS
699

OREGON
JULY 9, 1985

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 98, Sumpter, Oregon 97877, completed the survey of this partition on January 30, 1995, by setting proper monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The Initial Point for this partition is a 2" galvanized pipe with a 2 1/2" brass cap at the corner for Sections 32 and 33 of T9S, R37E, and Sections 4 and 5, T10S, R37E, WM, set by PLS 1051 in 1980 and the partition is more fully described as follows:

Thence, S88°40'18"W, 1320.99 feet along the township line to the east one-sixteenth corner of Sections 5 and 32 which is a No. 5 rebar with a yellow plastic cap marked PLS 699 set in 1994;

Thence, S4°20'07"E, 1378.85 feet to the NE 1/16th corner of Section 5 which is a 2" aluminum pipe with a 2 1/2" aluminum cap set by PLS 848 in 1983;

Thence, N89°19'01"E, 1321.33 feet to the N 1/16th corner on the line between Sections 4 & 5 which is a 2" galvanized pipe with a 2 1/2" aluminum cap set by PLS 848 in 1983;

Thence, following a portion of the northeastern boundary of Three Bar Ranch Lands through the SW1/4NW1/4 of Section 4, all points being No. 5 rebar, S86°19'31"W, 45.80 feet;

Thence, N89°48'48"E, 186.05 feet;

Thence, S80°56'23"E, 140.79 feet;

Thence, S36°57'58"E, 207.80 feet;

Thence, S36°44'48"E, 239.54 feet;

Thence, S18°19'23"E, 101.58 feet;

Thence, S15°18'06"E, 145.82 feet;

Thence, S85°45'24"E, 248.23 feet;

Thence, S65°42'32"E, 499.80 feet to a point on the west one-sixteenth line, which point is N3°14'35"W, 349.09 feet of the center-west 1/16th corner;

Thence, along the sixteen line and departing from Three Bar Ranch Lands boundary N3°47'48"W, 983.44 feet to the NW 1/16th corner;

Thence, along the north 1/16th line and the boundary of the City of Sumpter Sewer Lagoon property S89°41'26"W, 330.00 feet to a 1994 PLS 699 No. 5 rebar;

Thence, continuing around the sewer lagoon to other PLS 699 No. 5 rebars N52°30'00"W, 428.00 feet;

Thence, N3°39'04"W, 424.00 feet;

Thence, N86°28'41"E, 527.00 feet;

Thence, N26°28'41"E, 128.92 feet;

Thence, N3°39'04"W, 348.13 feet to a point on the southerly right-of-way line of Sumpter Valley Railroad;

Thence, along the railroad right-of-way around a curve with a radius of 1879.86 feet, chord bearing N60°50'20"W, a chord distance of 32.51 feet;

Thence, N61°20'04"W, 410.26 to the township line between Sections 33 and 4;

Thence, along the section line S89°32'46"W, 887.97 feet to the Initial Point, a parcel of containing 87.19 acres of land, more or less.

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

Renewal Date 1/1/97