

PARTITION PLAT No. P2006-
In Sections 14, 22, 23, 24, 25, 26 & 35, T10S, R39E, WM
Baker County, Oregon

DECLARATION (cont.)

NARRATIVE

The purpose of this partition is to divide a 360 acre unsurveyed parcel and define a 2 acre parcel which was donated to the Greater Bowen Valley Rural Fire Protection District as a fire station site out of a 2400 acre ranch at the request of Wade and Janice Simpson.

There has been a problem with the width of the Sumpter Valley Highway right-of-way adjacent to this property in the E1/2E1/2 of Section 35, T10S, R39E. The Sumpter Valley Railway Co. deeded their old 200-foot wide right-of-way to the State of Oregon Department of Transportation by Deed Book 147, Page 491 in 1948.

I spent some time trying to work with ODOT to simplify their right-of-way to a fixed width of 60 or 65 feet from the highway center line on the Northerly side of the right-of-way rather than using the old railroad right-of-way line. In 1950, ODOT did quit claim "all that part of the Sumpter Valley RR right-of-way which lies Southerly of a line parallel to 40 feet Southerly of the relocated center line of the Sumpter Valley Highway (From Deed Book 154, Page 235)."

Based on my findings, I believe the quarter corner is located between 40 and 60 feet North of the current computed location for at least three reasons. The first would be the surplus distance of at least 40 feet between the found NE section corner and the proportioned quarter corner. Unfortunately the location where I believe the corner stone was located falls in the original road up Powder River or on the cut bank of the current Sumpter Valley Highway so no original corner evidence could be found.

I have shown on this plat a right-of-way line for the Sumpter Valley Highway that is 60 feet North of the centerline. There is a possible small sliver of land between the Highway right-of-way and the East-West center of section line which has been deeded to GBVRFD by Russell Truscott that has been included in this partition.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on August 26, 2006, by setting the monuments and do hereby certify that the information shown on this map is correct to the best of my knowledge.

Section 14: Beginning at the South quarter corner of said Section 14; thence East 761 feet along the South line of the SW1/4SE1/4, to the County Road; thence in a Northwesterly direction along said County Road to a point on the West line of said SW1/4SE1/4, at a point 265 feet North of the place of beginning; thence South along the West line of the said SW1/4SE1/4 265 feet to the place of beginning; and the SE1/4SW1/4.

Section 22: The E1/2.

Section 23: The NW1/4NE1/4; EXCEPTING THEREFROM the following described tract: Commencing at the Northeast corner of the said NW1/4NE1/4; thence South along the East line of the said NW1/4NE1/4 450 feet to the County Road; thence Northwesterly along said road 633 feet, more or less, to the North line of the said NW1/4NE1/4; thence East along the North line of the said NW1/4NE1/4 441 feet more or less, to the place of beginning; Lots 1, 2, 3, 4 and 5; the W1/2SE1/4; and that portion of the DANIEL BEST AND CO. PLACER MINING CLAIM, Mineral Survey No. 35 in Section 23 is described as the E1/2NW1/4SW1/4NE1/4; the W1/2NE1/4SW1/4NE1/4; the SE1/4SW1/4NE1/4; the NW1/4NE1/4SE1/4; the E1/2SW1/4NE1/4SE1/4; the W1/2SE1/4NE1/4SE1/4; the E1/2NE1/4SE1/4SE1/4.

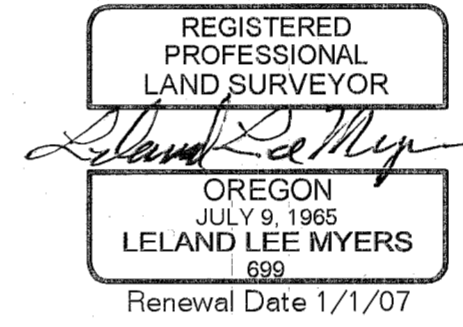
Section 24: Lots 1, 2, 3 and 4; and that portion of the DANIEL BEST AND CO. PLACER MINING CLAIM, Mineral Survey No. 35 in Section 24 is described as the W1/2NW1/4SW1/4SW1/4; the N1/2S1/2SW1/4SW1/4; and the N1/2S1/2SE1/4SW1/4.

Section 25: Lots 3 and 4; the SW1/4NE1/4; the S1/2NW1/4; the N1/2SW1/4; the SE1/4SW1/4; the SW1/4SW1/4, and the SE1/4 of Section 25; EXCEPTING THEREFROM a tract commencing at the Southeast corner of said Section 25; thence due North to the middle channel of Powder River as same existed on January 17, 1929; thence Southwesterly tracing the middle of said channel, to a point where said channel crosses the South line of Section 25; thence East to the place of beginning.

Section 26: All.

Section 35: That portion of the NE1/4 and the NE1/4SE1/4 lying North of the Sumpter Valley Highway; EXCEPTING Parcel 1 of Partition No. 1995-005; FURTHER EXCEPTING THEREFROM a parcel commencing at the Northeast corner of Parcel 1, Partition No. 1995-005; thence S89°15'W 139 feet; thence N6°48'W 91.6 feet; thence S89°38'W 849.2 feet; thence N0°22'W, 580.0 feet; thence N89°38'E 700.0 feet; thence S0°22'E 480.0 feet; thence N89°38'E 299.0 feet; thence S0°22'E 191.0 feet to the true point of beginning; the E1/2NW1/4 EXCEPT that portion lying South of the Sumpter Valley Highway right of way. And the NW1/4NW1/4;

FURTHER EXCEPTING THEREFROM that portion of said Section 35 conveyed to the Sumpter Valley Railway Company for right of way, and ALSO EXCEPTING that portion reserved in deed from Sumpter Valley Railway, recorded August 13, 1938, in Deed Book 125, page 592; FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Deed Book 157, page 550;



DECLARATION

We, Wade L. Simpson and Janice M. Simpson, husband and wife, owner of the property represented as Parcel 2 on this plat do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92.

Wade L. Simpson Janice M. Simpson

STATE OF OREGON }
COUNTY OF BAKER } ss

Signed and sworn to before me on October 6, 2006, by Wade L. Simpson and Janice M. Simpson, husband and wife.

Karen Phillips
My Commission Expires 11-1-06



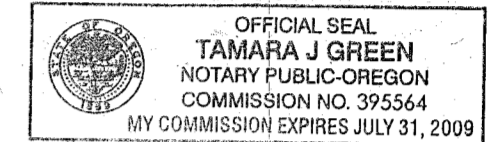
I, Mildred L. Frick, Trustee of the Mildred L. Frick Trust owner of the property represented as Parcel 3 on this plat do hereby declare that I agree with this partition being prepared in accordance with Oregon Revised Statutes Chapter 92.

Mildred L. Frick by Janice M. Simpson Attorney in fact
Mildred L. Frick
by Janice M. Simpson
Attorney-in-fact

STATE OF OREGON }
COUNTY OF BAKER } ss

Signed and sworn to before me on Oct 9th, 2006, by Janice M. Simpson, Attorney-in-fact for Mildred L. Frick

Tamara J. Green
My Commission Expires 7/31/09



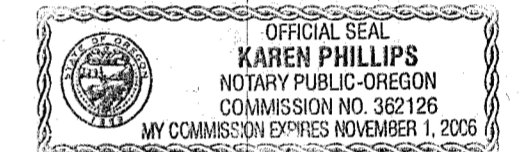
We, Calvin Foster, President and L. Rachel Copley, Treasurer, of the Greater Bowen Valley Rural Fire Protection District, a quasi-municipal organization, owner of the property represented as Parcel 1 on this plat do hereby declare that we agree with this partition being prepared in accordance with Oregon Revised Statutes Chapter 92.

Calvin J. Foster L. Rachel Copley
President Treasurer

STATE OF OREGON }
COUNTY OF BAKER } ss

Signed and sworn to before me on October 6, 2006, by Calvin Foster, President and L. Rachel Copley, Treasurer of the Greater Bowen Valley Rural Fire Protection District, a quasi-municipal organization.

Karen Phillips
My Commission Expires 11-1-06



APPROVALS

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

Steve J. Hinchey 10-6-2006
Baker County Surveyor Date

I have reviewed this partition and find it complies with the regulations of Baker County, Oregon.

Tamara J. Green 10-11-06
Baker County Planning Director Date

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

Alie Duffinger 10-11-06
Baker County Treasurer Date

STATE OF OREGON }
COUNTY OF BAKER } ss

I do hereby certify that the attached partition was received for recording on the 11th day of OCTOBER, 2006.

at 1:00 o'clock P M as Partition No. P2006-022.

Tamara J. Green Co. Clerk
Baker County Clerk by Karen Phillips, Deputy

FILED OCTOBER 11, 2006
BAKER COUNTY SURVEYOR
SURVEY No. 10-39-170MP