

# LAND PARTITION PLAT NO. 2008-033

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2000-008 SITUATED IN THE SW1/4 AND NW1/4 SECTION 36, T.10S., R.39E., AND IN THE NW1/4 AND SW1/4 SECTION 1 AND IN THE NE1/4, SE1/4, SW1/4 AND NW1/4 SECTION 2, T.11S., R.39E., W.M., BAKER COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 2 OF THIS LAND PARTITION AND THAT I DID NOT SURVEY THE REMAINING EXTERIOR BOUNDARY OF THIS LAND PARTITION, WHICH IS SITUATED IN BAKER COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

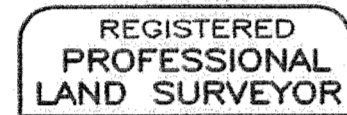
TWP. 10 S., R. 39 E. AND TWP. 11 S, R. 39 E., W.M.:

PARCEL 1 OF LAND PARTITION NO. 2000-008, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON.

SAID PARTITION CONTAINS 395 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NE CORNER OF SECTION 2, T.11S., R.39E., W.M., AS THE INITIAL POINT OF THIS LAND PARTITION.

BAGETT, GRIFFITH & BLACKMAN  
PROFESSIONAL LAND SURVEYORS  
217 N. CANYON BLVD.  
JOHN DAY, OREGON  
541-575-1251



OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2010

SURVEYED AUGUST 18, 2008

## NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF CHUCK HOOVER. THE PURPOSE OF THIS PARTITION WAS TO CREATE THREE PARCELS AND TO SURVEY PARCEL 2 AND PORTIONS OF PARCEL 1, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM BAKER COUNTY RECORD SURVEY NO. 11-39-157. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM SAID SURVEY.

THE EASTERN BOUNDARY LINE OF THIS PARTITION IS THE RESULT OF TWO SEPARATE BOUNDARY BY AGREEMENT DOCUMENTS. BOTH DOCUMENTS STATE THAT THE AGREED UPON BOUNDARY IS THE EXISTING FENCE. THE COURSES AND DISTANCES, SHOWN HEREON, ON THE EASTERN BOUNDARY LINE ARE RECORD FROM LAND PARTITION PLAT NO. 2000-008. I DID NOT SURVEY THE EXISTING FENCE FOR THIS LAND PARTITION.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. HOOVER, AS SHOWN HEREON.

## APPROVALS

APPROVED THIS 16<sup>TH</sup> DAY OF Sept., 2008  
*Thomas J. Hawley*  
BAKER COUNTY SURVEYOR

APPROVED THIS 23<sup>RD</sup> DAY OF Sept., 2008  
*Holly Kerns*  
BAKER COUNTY PLANNING-DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Alice Dierlinger by Isaac Thamer* Sept. 23, 2008  
BAKER COUNTY TAX COLLECTOR DATE

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 23 DAY OF Sept., 2008 AT 2:30 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2008-033 BAKER COUNTY RECORDS.

*Myra Green* Co Clerk  
BAKER COUNTY CLERK  
*Karen Phillips* Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2008-033

*M.C.S.*  
BAGETT, GRIFFITH AND BLACKMAN

## REFERENCES

- RECORD MAP OF SURVEY NO. 11-39-157
- RECORD LAND PARTITION PLAT NO. 2000-008
- DEED RECORD INSTRUMENT NO.'S 95-38-091, 98-48-018 & 01230150
- PRELIMINARY TITLE REPORT ORDER NO. 0027530

## SUBJECT TO THE FOLLOWING:

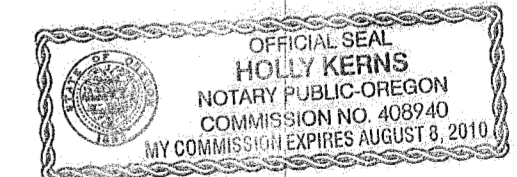
1. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
2. PRIVATE EASEMENT AND RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF SECRETARY OF UNITED STATES DEPARTMENT OF AGRICULTURE FOR AND IN BEHALF OF THE UNITED STATES OF AMERICA, FOR THE CONSTRUCTION, MAINTENANCE, AND FULL FREE AND QUITE USE AND ENJOYMENT OF ONE ROAD, 12 FEET IN WIDTH, INCLUDING FOUR EXISTING CATTLE GUARDS, RECORDED MARCH 18, 1944, IN BOOK 134, AT PAGE 462, BAKER COUNTY DEED RECORDS. 12 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN RICHARD E. TRUSCOTT, HERBERT GRAY HESTER AND NELL EVELYN HESTER, THERE HEIRS AND ASSIGNS, FOR JOINT AND MUTUAL PRIVATE ROADWAY EASEMENT, RECORDED JANUARY 8, 1973, IN DEED 73 02 015, BAKER COUNTY DEED RECORDS. MAXIMUM WIDTH OF EASEMENT IS 40 FEET. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF GERALD J. DIAS AND JANICE G. DIAS, THERE HEIRS AND ASSIGNS, FOR A ROADWAY FOR INGRESS AND EGRESS FOR PEDESTRIAN TRAFFIC VEHICULAR TRAFFIC, INCLUDING MACHINERY, TRACTORS AND EQUIPMENT, RECORDED NOVEMBER 30, 1998, IN DEED 98 48 022, BAKER COUNTY DEED RECORDS. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF RALPH MORGAN AN MYRNA MORGAN, THEIR HEIRS AND ASSIGNS, FOR ROADWAY PURPOSES OVER AN EXISTING ROAD, FOR INGRESS AND EGRESS, FOR PEDESTRIAN TRAFFIC VEHICULAR TRAFFIC, INCLUDING MACHINERY, TRACTORS AND EQUIPMENT, RECORDED DECEMBER 11, 2000, IN DEED 0050 0083, BAKER COUNTY DEED RECORDS. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., A COOPERATIVE CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM, 10 FEET IN WIDTH, RECORDED SEPTEMBER 6, 2001, IN DEED 0136 0358, BAKER COUNTY DEED RECORDS. APPROXIMATE LOCATION SHOWN HEREON.
7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PINE TELEPHONE SYSTEMS, INC. A CORPORATION ORGANIZED AND EXISTING UNDER THE LAW OF THE STATE OF OREGON AND ITS ASSIGNS, A PERPETUAL EASEMENT 10 FEET IN WIDTH FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF BURIED COMMUNICATION LINES AND FACILITIES, RECORDED NOVEMBER 11, 2004, IN DEED 04460025, BAKER COUNTY DEED RECORDS. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
8. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, CHARLES C. HOOVER, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

I DO HEREBY CREATE A PRIVATE ACCESS EASEMENT, OVER AND ACROSS PORTIONS OF PARCEL 1 AND PARCEL 3, TO THE BENEFIT OF PARCEL 1 AND PARCEL 2. SAID EASEMENT IS CENTERED ON AN EXISTING ROAD AND BEING 60 FEET IN WIDTH, 30 FEET ON EACH SIDE OF THE CENTER LINE, AS SHOWN HEREON.

*Charles C. Hoover*  
CHARLES C. HOOVER



## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF BAKER SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 23, 2008, BY CHARLES C. HOOVER

*Holly Kerns*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug. 8, 2010

## NOTES:

1. THE LOCATIONS OF THE RELOCATED SUMPTER VALLEY HIGHWAY, DENNY CREEK COUNTY ROAD NO. 773 AND UNSURVEYED EASEMENTS ARE APPROXIMATE.
2. UNSURVEYED BEARINGS AND DISTANCES ARE APPROXIMATE.
3. THE UNSURVEYED LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.