

PARTITION PLAT No. 1997-006

in the NE1/4NW1/4 of Section 18, T12S, R37E, WM, Baker County, Oregon

NARRATIVE

The purpose of this survey is to partition a 7.11 acre parcel into two parcels in the NE1/4NW1/4 of Section 18, T12S, R37E, WM, Baker County, Oregon, with a deed reference of 89 17 004, at the request of Marianne and John L. Burk Jr.

The original sectional survey was done in 1882 by William Gradon under Contract No. 409. The first parcel partitioned in this area is adjoining to the Burk parcel and was recorded as survey no. 12-37-2. This map of survey does not indicate any monuments were set calling the northwesterly, southwesterly and northeasterly corner as fence corners. The survey shows the distances to the nearest tenth of a foot and nearest minute for the bearings. Baker County Map of Survey No. 12-37-3 is a survey of about 30 plus parcels that have been informally known by three names the overall as the Elfering Subdivision, that portion east of the county road as Rattlesnake Estates, and that portion west of the county road as Wood Tick Village. However, it does not appear that the provisions of subdivision or partitioning law of the State of Oregon were complied with for this division of land. There are no lot or parcel numbers or an official subdivision name as should be the case in the development of so many small parcels of land at the same time. There may be circumstances of which I am not aware, but I do know that this development cries for the need of having a formal subdivision representing all these lots.

Further, it has been learned that the surveyor doing this project had just acquired an electronic distance meter and made an error in applying a correction factor to each distance measured. When monuments are missing as they are on the parcel which is the subject of this partition, the data shown on the plat is unreliable for resetting replacement monuments. Additional partitioning has been done in recent years that did not comply with ORS Chapter 92 either. And none of the private access roads within the development seem to have been surveyed and located on the maps of survey with distances and bearings.

During a cadastral survey performed in 1987 which is recorded as Map of Survey No. 12-37-18 the north quarter corner and the NE corner of Section 18 were found and monumented. These corners were not found in any of the earlier surveys and it does affect some of the parcels previously surveyed.

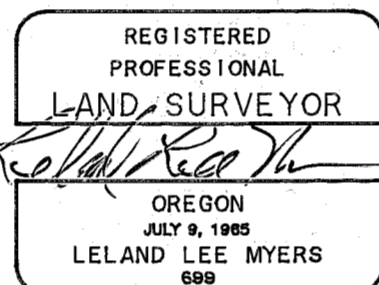
A partition was performed in 1996 on the parcel adjoining on the north of this parcel that was done in conformity with survey law. It is Partition No. 1996-016 and was used as the Basis for Bearings of this survey.

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 2, 1997, by setting the monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The Initial Point of this partition is a No. 4 Rebar with a weathered yellow plastic cap marked RPE 2808 set during Baker County Survey No. 12-37-3 which bears S0°44'23"W, 776.99 feet from the north quarter corner of Section 18, T12S, R37E, WM, which is a 2" aluminum pipe with a 2 1/2" aluminum cap set by PLS 1106 in 1987. The partitioned parcel is more fully described as follows:

Commencing S16°00'51"W, 100.35 feet to a No. 4 Rebar; thence, S22°38'11"W, 278.70 feet to a No. 4 Rebar; thence, S1°54'39"W, 130.03 feet to a No. 5 Rebar with a yellow plastic cap marked PLS 699; thence, N52°36'43"W, 538.58 to a No. 5 Rebar with a yellow plastic cap marked PLS 699; thence, S40°39'13"W, 80.05 feet to a No. 4 Rebar; thence, N43°29'29"W, 299.90 feet to a No. 4 Rebar; thence, N25°25'22"E, 305.02 feet to a No. 4 Rebar; thence, S68°21'23"E, 747.52 feet to the Initial Point, a parcel of land containing 7.11 acres.



Renewal Date 1/1/99

DECLARATION

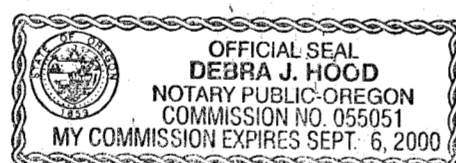
We, Marianne and John L. Burk Jr., do hereby declare that we have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. We also declare that the roads running through this property and as shown on the plat will continue to be private roads providing access to the parcels shown hereon and adjacent lands.

John L. Burk Jr.
 (STATE OF OREGON
 COUNTY OF BAKER

Marianne Burk

Signed and sworn to before me on August 4, 1997, by Marianne Burk and John L. Burk Jr., husband and wife.

Debra J. Hood
 My Commission Expires 9-6-00



APPROVALS

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

Tom Hawley Aug. 4, 1997
 Baker County Surveyor Date

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

Heather For Bill Seales, Director 8-4-97
 Baker County Planning Director Date

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

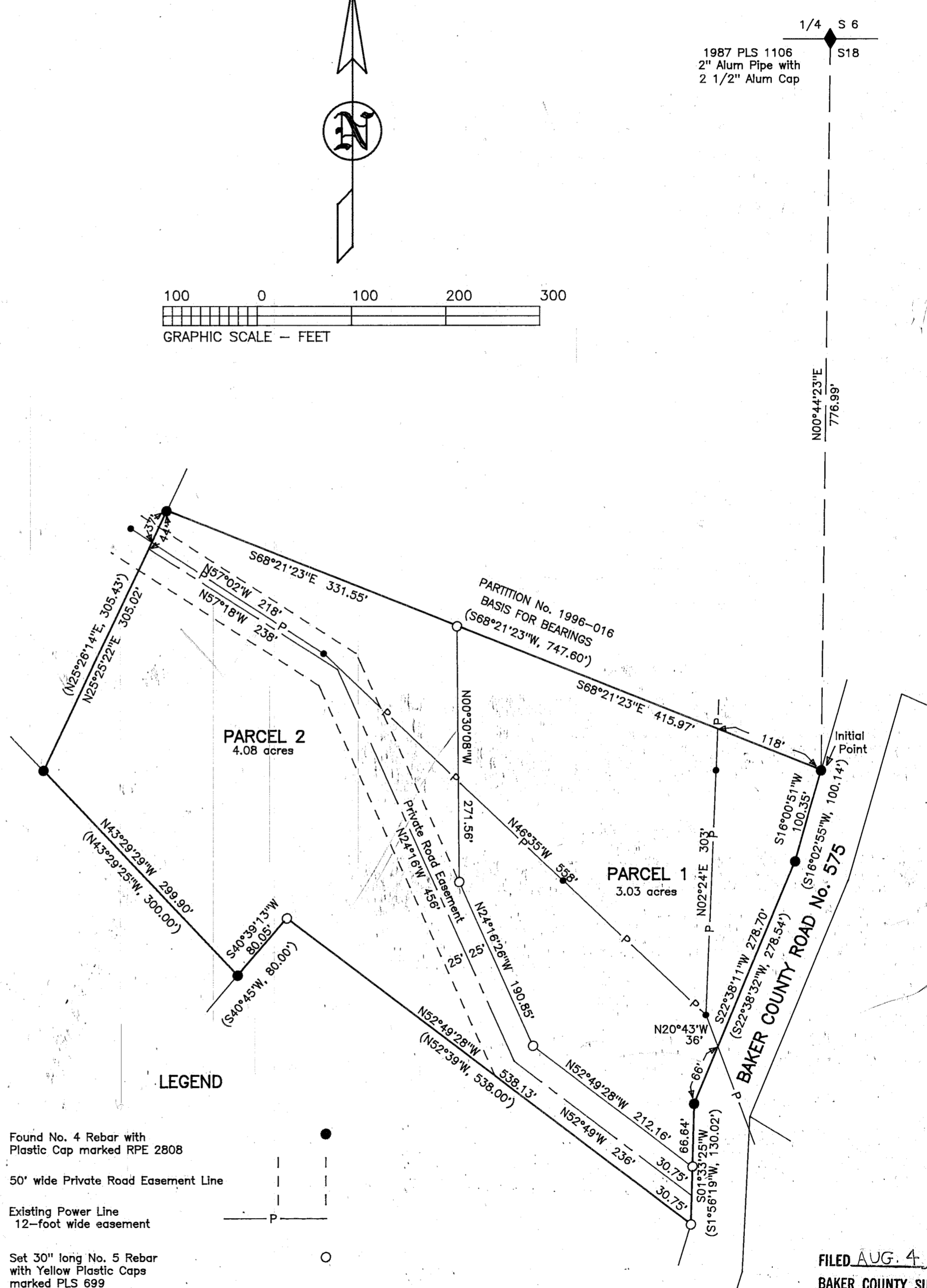
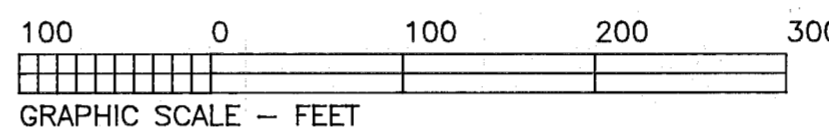
Donna Taylor by Alice Duffinger 8-4-97
 Baker County Treasurer Date

(STATE OF OREGON
 COUNTY OF BAKER

I do hereby certify that the attached partition plat was received for recording on the 4th day of August, 1997, at 10:45 o'clock A M and recorded as Partition Plat No. 1997-006, Baker

Julie Wood C. Clark
 Baker County Clerk

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.



LEGEND

- Found No. 4 Rebar with Plastic Cap marked RPE 2808
- 50' wide Private Road Easement Line
- Existing Power Line 12-foot wide easement
- Set 30" long No. 5 Rebar with Yellow Plastic Caps marked PLS 699

1/4 S 6

1987 PLS 1106
 2" Alum Pipe with
 2 1/2" Alum Cap

S18

N00°44'23"E
 776.99'

Initial Point

BAKER COUNTY ROAD No. 575
 S16°00'51"W 100.35'
 (S16°02'55"W, 100.14')

FILED AUG. 4, 1997
 BAKER COUNTY SURVEYOR
 SURVEY NO. 12-37-67