

PARTITION PLAT NO. 2008-030

WITHIN THE NW¹/₄SE¹/₄ OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 37 EAST, W.M. BAKER COUNTY, OREGON

LEGEND, ABBREVIATIONS

PARTITION LINE	---
NEW PARCEL LINE	---
EXISTING PARCEL LINE	---
SECTION LINE	---
EASEMENT LINE	---
CENTER LINE	---
FENCE LINE	---
RECORD MEASUREMENT	()
FD. ALUMINUM MON.	□
FD. #4 REBAR	○
FD. NAIL	⊗
SET #5 REBAR w/CAP	●
STAMPED "D. COON LS65687"	●
CALCULATED POINT	△
EX.	△
R/W	---
C.R.	---
B.C.	---
SEC.	---
COR.	---
R.O.S.	---
EXISTING RIGHT-OF-WAY CORNER RECORD	△
BAKER COUNTY SECTION CORNER	△
RECORD OF SURVEY	---

REFERENCES (IDENTIFIED BY SUPERSCRIPTS)

- DEED RECORD 94 06 142
- B.C. SURVEY NO. 12-37-4
- B.C. SURVEY NO. 12-37-18
- B.C. SURVEY NO. 12-37-78

DECLARATION (ORS 92.075)

STATE OF OREGON
COUNTY OF BAKER

KNOW ALL MEN BY THESE PRESENTS

THAT WE, RICHARD W. & PATRICIA R. TROST, THE UNDERSIGNED, ARE THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH O.R.S. CHAPTER 92. NEW PARCELS ARE SUBJECT TO THE CONDITIONS & RESTRICTIONS FOR UNITY LAKE SUBDIVISION II, PER DEED RECORD 73 31 052, RECORDS OF BAKER COUNTY.

Richard W. Trost
RICHARD W. TROST

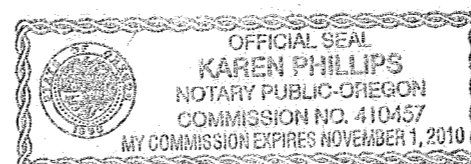
Patricia R. Trost
PATRICIA R. TROST

ACKNOWLEDGMENT (ORS 92.075)

STATE OF OREGON
COUNTY OF BAKER

ON THIS 5 DAY OF August, 2008, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD W. & PATRICIA R. TROST, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING DECLARATION AND UPON BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 5 DAY OF August, 2008, A.D.

Karen Phillips OR
NOTARY PUBLIC RESIDING AT MY COMMISSION EXPIRES 11-1-10



NARRATIVE (ORS 209.250)

Pursuant to ORS 209.250, the following narrative is offered explaining how the boundary lines were established or reestablished for this survey, made at the request of Rick Trost, which was completed to partition Tax Lot 4200 (Tax Map 12S37E18) into two separate parcels, in a part of the NW¹/₄SE¹/₄ of Section 18, T. 12 S., R. 37 E., W.M., Baker County, Oregon.

A) AVAILABILITY/CONDITION OF REFERENCE MONUMENTS

Monuments were found in good condition at the southeast and southwest corners of Section 18. A monument was also found at the SW¹/₄ corner of Sections 13, 18. These three monuments were set by PLS1106 (Wells) in 1987 (see R.O.S. No. 12-37-18). Measurements taken for this partition plat agree very well with Wells' reported distances/bearings, so those monuments have been held as the true and correct controlling locations for the respective section corners.

#4 rebar were found at the northern- and western-most corners of the subject tract. They agree with the subject parcel's deed record distance within 0.5', so they were held to control the northwesterly line of the partition. No monuments were found at the eastern- and southern-most corners. These corners were calculated based on deed bearings and distances from the two found monuments along the northwest line.

A #4 rebar was also found along the southwest line of the partition. It appears to be the eastern most corner of Parcel III shown on B.C. R.O.S. No. 12-37-4.

B) INCONSISTENCIES OF OCCUPATION IN RELATION TO THE SURVEYED LINES

Fence lines run along the exterior boundary of the partition. The fence along the southeast line varies the most from the exterior boundary. Dimensions between the fence lines and surveyed lines are shown.

C) DISCREPANCIES IN EXISTING DEEDS

No discrepancies were noted between existing deeds analyzed during the course of this survey.

D) RANDOM ERROR IN MEASUREMENTS

Measurements taken during the course of this survey were by a Leica System 500 GPS receiver using real-time kinematic methods, and a Leica TCA1100 total station. Uncertainties due to random error in these measurements are less than 0.10 feet.

APPROVALS ~ BAKER COUNTY

WE, THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY OREGON, DO HEREBY APPROVE THIS PARTITION PLAT.

Theresa J. Haly 8-5-2008
BAKER COUNTY SURVEYOR DATE
Haly Kerns 8/5/2008
BAKER COUNTY PLANNING DATE

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

Alice Dumbinger by Tracey Thumort 8/5/2008
BAKER COUNTY TAX COLLECTOR DATE

STATE OF OREGON } SS
COUNTY OF BAKER }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 5 DAY OF August, 2008 A.D., AT 11:30 O'CLOCK AM, AND RECORDED IN BAKER RECORDS AND IS HEREBY APPROVED.

Jamara J. Green by Karen Phillips
COUNTY CLERK DEPUTY

SURVEYOR'S CERTIFICATION (ORS 92.070)

I, DEAN J. COON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF OREGON, AND THAT THIS PARTITION PLAT, AS DESCRIBED BELOW AND AS SHOWN HEREON, REPRESENTS AN ACTUAL SURVEY, MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, AND HAVE PROPERLY LOCATED AND MONUMENTED THE INITIAL POINT IN ACCORDANCE WITH ORS 92.060(1). THE SURVEY WAS COMPLETED ON 05/22/08 (LAST MONUMENT SET).

Land in Baker County, Oregon, as follows:

In Township 12 South, Range 37 East, Willamette Meridian:
Section 18: In the NW¹/₄SE¹/₄, more particularly described as follows:
Commencing at the southeast corner of said SE¹/₄ of said Section 18, being monumented by a found aluminum post & cap monument; thence along the south line of said SE¹/₄, N89°29'25"W 1415.54 feet (previously described as "West 1435.50"); thence N00°30'35"E 1835.32 feet (previously described as "North 1844.72 feet") to the POINT OF BEGINNING, said point being the eastern-most corner of property conveyed in the Warranty Deed to R.W. & P.R. Trost, recorded February 10, 1994, at Deed Record 94 06 142, records of Baker County; thence along the southeasterly line of said Trost property, S40°04'09"W 499.56 feet (previously described as "S39°58'W 500 feet") to the southern-most corner of said Trost Property; thence along the southwesterly line of said Trost property, N49°55'51"W 933.10 feet (previously described as "N50°02'W 933.1 feet") to the western-most corner of said Trost Property; thence along the northwesterly line of said Trost property, N40°04'09"E 499.56 feet (previously described as "N39°58'E 500 feet") to the northern-most corner of said Trost Property; thence along the northeasterly line of said Trost property, S49°55'51"E 933.10 feet (previously described as "S50°02'E 933.1 feet") to the POINT OF BEGINNING;
Containing 10.70 acres, more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

Dean J. Coon 7/16/08

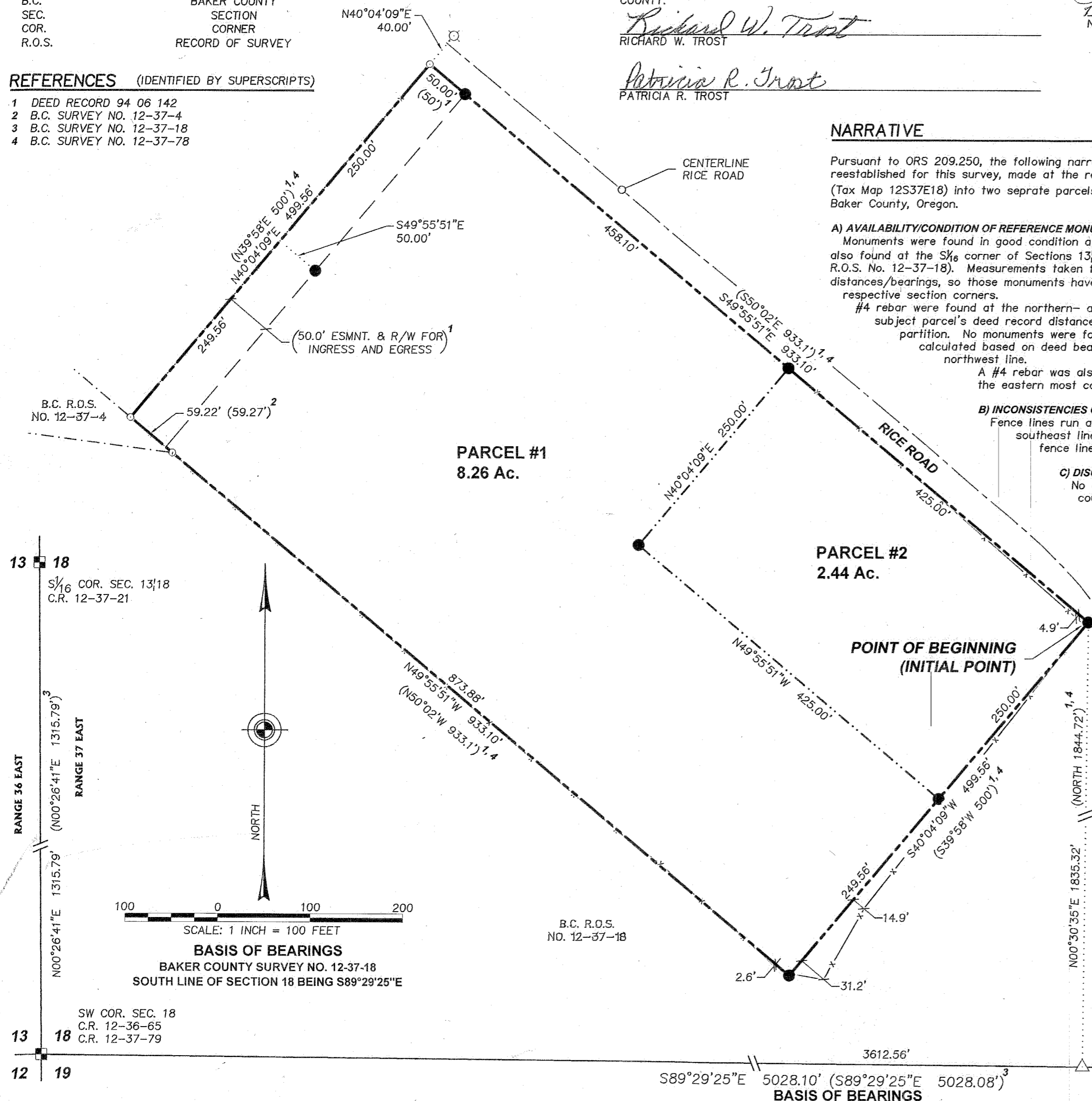
OREGON
JANUARY 8, 2002
DEAN J. COON
65687LS

RENEWAL DATE: 12/31/09

TRUE COPY CERTIFICATION (ORS 92.130)

I, DEAN J. COON, HEREBY CERTIFY THAT THIS COPY WAS MADE IN COMPLIANCE WITH ORS 92.130 AND THAT IT IS A TRUE AND EXACT COPY OF THE ORIGINAL RECORD.

Dean J. Coon 7/16/08
DEAN J. COON, PLS #65687



PREPARED FOR:
RICK TROST

HOLLADAY ENGINEERING CO.
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JOB NO: PRO8024	CADD FILE: G:\PR\PRO8024\dwg\PRO8024st.dwg	DATE: 07/16/08	SHEET 1 OF 1
DRAWN BY: DJC	FIELD BOOK/PAGE: LL, PG. 1-	REVISED:	CHECKED BY:

FILED August 5, 2008
BAKER COUNTY SURVEYOR
SURVEY NO. 12-37-80MP