

LAND PARTITION PLAT NO. P2017-00Z

A PARTITION OF A TRACT OF LAND SITUATED IN THE SE1/4NE1/4 SECTION 17,
T.13S., R.37E., W.M., CITY OF UNITY, BAKER COUNTY, OREGON
SURVEY COMPLETED DECEMBER 16, 2016

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCELS 1 AND 2 OF THIS LAND PARTITION, BEING SITUATED IN THE SE1/4NE1/4 SECTION 17, T.13S., R.37E., W.M., CITY OF UNITY, BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE RIGHT OF WAY FOR COUNTY ROAD NO. 600, SAID POINT BEING N.85°56'31"W., 390.64 FEET (RECORD: N.85°25'W., 376.20 FEET) FROM THE EAST QUARTER CORNER OF SAID SECTION 17;
THENCE N.00°31'45"E., 1290.00 FEET (RECORD: NORTH, 1290 FEET);
THENCE S.89°28'15"E., 111.36 FEET (RECORD: EAST, 108 FEET) TO A POINT ON THE WEST BOUNDARY OF THE RIGHT OF WAY FOR U.S. HIGHWAY 26;
THENCE ALONG SAID RIGHT OF WAY, S.08°27'07"E., 1079.00 FEET (RECORD: S.09°46'E., APPROXIMATELY 1079 FEET);
THENCE CONTINUING ALONG SAID RIGHT OF WAY, S.21°12'17"E., 235.35 FEET (RECORD: S.18°30'E., APPROXIMATELY 238 FEET) TO A POINT ON THE NORTH BOUNDARY OF COUNTY ROAD NO. 600;
THENCE ALONG SAID RIGHT OF WAY, S.89°39'14"W., 367.00 FEET (RECORD: WEST, APPROXIMATELY 367 FEET) TO THE POINT OF BEGINNING.

CONTAINING 6.43 ACRES.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS PARTITION, SAID POINT BEING N.85°56'31"W., 390.64 FEET FROM THE EAST QUARTER CORNER OF SECTION 17.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF ROADS OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO DITCHES CROSSING SAID PROPERTY.
- TERMS AND PROVISIONS OF WATER USERS CONTRACT BETWEEN BURNT RIVER IRRIGATION DISTRICT AND HERBERT MORFITT ET UX, RECORDED MARCH 30, 1938, IN LEASE & AGREEMENTS BOOK "N," PAGE 388, AS APPLIED TO THE HEREIN DESCRIBED PROPERTY BY INSTRUMENT RECORDED APRIL 23, 1965, IN DEEDS 65 17 002.
- TERMS AND PROVISIONS OF RIGHT OF WAY DEEDS GRANTED TO THE COUNTY OF BAKER BY THE FOLLOWING INSTRUMENTS:
 - DEED BOOK 107, PAGE 177, RECORDED JANUARY 18, 1927
 - DEED BOOK 112, PAGE 265, RECORDED MAY 4, 1929
 THESE DOCUMENTS DESCRIBE A STRIP OF LAND 60 FEET IN WIDTH, SHOWN ON THE ANNEXED PLAT AS THE JOHN DAY HIGHWAY.
- DITCH RIGHT OF WAY CONVEYED TO CAMP CREEK WATER COMPANY BY INSTRUMENT RECORDED SEPTEMBER 6, 1930, IN DEED BOOK 114, PAGE 414, OVER A STRIP OF LAND TWO RODS (33 FEET) IN WIDTH BEING ONE ROD (16.5 FEET) IN WIDTH ON EACH SIDE OF THE CENTER LINE OF PROPOSED DITCH OR CANAL. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENT GRANTED TO OREGON TELEPHONE CORPORATION BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 4, 1975, IN DEEDS 75 06 052, OVER THAT PORTION WEST OF US HIGHWAY 26 LYING IN THE NE1/4 OF SEC. 17, IN T.13S., R.37E. W.M., THE SAME ALSO BEING A PORTION OF THAT DEED RECORDED IN DEED BOOK 168, PAGES 1402, 1403, 1404, AND 1405. NO EASEMENT WIDTH IS SPECIFIED IN THE DOCUMENT. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- RESERVATIONS AND EASEMENTS RESERVED IN DEED FROM THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE FOREST SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, TO CATHY A. ELDRÉD, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 17, 2011, IN BOOK 11 08 0078. NO SPECIFIED WIDTH OR LOCATION GIVEN.

APPROVALS

APPROVED THIS 10TH DAY OF Jan., 2017.

Theresa Stanley
BAKER COUNTY SURVEYOR

APPROVED THIS 16TH DAY OF February, 2017.

John Dorn
BAKER COUNTY PLANNING DIRECTOR, acting
on behalf of the City of Unity.

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

Miss Surlemis
BAKER COUNTY TAX COLLECTOR
DATE: 2/6/17

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 10TH DAY OF February, 2017 AT
1:20 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. P2017-00Z BAKER COUNTY RECORDS.

Cindy Carpenter
BAKER COUNTY CLERK by Karen Phillips, Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT
Jason L. Hatfield
BENCHMARK LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WHIPPLE SPRING, LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY DECLARE THAT SAID COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND DOES HEREBY CAUSE THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

SAID COMPANY DOES ALSO HEREBY CREATE A PRIVATE ACCESS AND UTILITY EASEMENT, TO THE BENEFIT OF PARCEL 1, BEING OVER, ACROSS AND UNDER THE NORTH 35 FEET OF PARCEL 2, AS SHOWN HEREON.

Cathy A. Eldred
CATHY A. ELDRÉD, MEMBER
WHIPPLE SPRING, LLC

ACKNOWLEDGMENT

STATE OF Idaho } SS
COUNTY OF Payette

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 20, 2017, BY
CATHY A. ELDRÉD.

Barbara Peterson
NOTARY PUBLIC FOR Idaho
MY COMMISSION EXPIRES 12-5-22



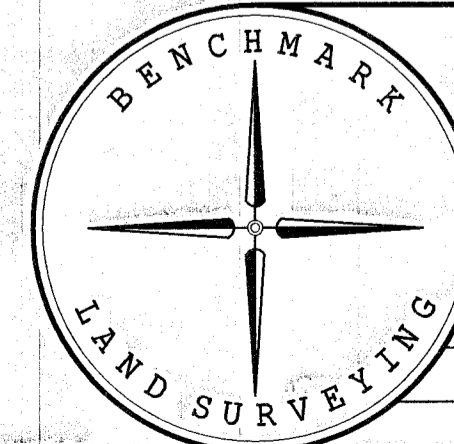
REFERENCES

- RECORD MAP OF SURVEY NO.'S 13-37-1, 13-37-2, 13-37-5, 13-37-18, 13-37-25, 13-37-27, 13-37-28MP & 13-37-29
- DEED RECORD INSTRUMENT NO.'S 70-44-013, 75-05-066, 75-05-073, B11-08-0078 & B12-52-0041
- DEED RECORD BOOK 168 PAGE 1402
- ELKHORN TITLE ORDER NO. 16-21299
- BAKER COUNTY PLANNING DEPARTMENT ADMINISTRATIVE REPORT MNP-16-005

BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 222 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION
SITUATED IN THE SE1/4NE1/4 SECTION 17, T.13S., R.37E., W.M.,
CITY OF UNITY, BAKER COUNTY, OREGON

SURVEYED FOR	WHIPPLE SPRING, LLC	
SURVEYED BY	JLH & MRT	12/16/2016
SCALE: 1"=100'	DRAWN BY: JLH	SHEET 2 OF 2



FILED March 22, 2017
BAKER COUNTY SURVEYOR
SURVEY NO. 13-37-31