

PARTITION PLAT NO. 2019-005
within the NE1/4 of Section 13,
Township 14 S., Range 44 E., W.M.,
Baker County, Oregon

1/4 CORNER SECTIONS 12/13
T14S, R44E, W.M.
FND. 2-1/2" BRASS CAP
AS PER (R3)

RECORD PARCEL DESCRIPTION OF LAND BEING PARTITIONED PER QUIT
CLAIM DEED INST. NO. 97-11-095

An irregular shaped parcel of land situate in the W1/2E1/2 of Section 13,
Township 14 South, Range 44 East of the Willamette Meridian, in the City
of Huntington, County of Baker, State of Oregon, said parcel being more
particularly described as follows:

COMMENCING at the northwest corner of the SW1/4NE1/4 of Section
13, Township 14 South, Range 44 East of the Willamette Meridian;
thence easterly along the north line of said SW1/4NE1/4 a distance of
290.48 feet, more or less, to a point in the easterly line of Arthur Street,
said point being the TRUE POINT OF BEGINNING;

thence easterly along the north line of said street, a distance of
505.00 feet to a point 250.00 feet distant southerly, as measured along said
easterly line, from the southwest corner of that certain parcel of land as
heretofore acquired by Oregon-Washington Railroad & Navigation
Company (predecessor to Union Pacific Railroad Company) from Union
Pacific Land Resources Corporation by Bargain and Sale Deed dated
December 2, 1977;
thence N85°25'00"E, parallel with and 250.00 feet distant southerly, as
measured at right angles, from the southerly line of said acquired parcel, a
distance of 352.81 feet to a point 100.00 feet distant westerly, as measured
at right angles, from the centerline of the main track of the LaGrande
Subdivision of said Union Pacific Railroad Company, as presently
constructed and operated;
thence N19°40'30"W, parallel with and 100.00 feet distant westerly, as
measured at right angles, from said centerline a distance of 502.66 feet to a
point in aforesaid north line of said SW1/4NE1/4;
thence along said north line a distance of 222.80 feet to the TRUE POINT
OF BEGINNING.

Containing an area of 141,650 square feet or 3.25 acres, more or less.

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF BURNT RIVER FARMS, FOR THE PURPOSE OF
PARTITIONING A PARCEL OF LAND KNOWN AS TAX LOT 400 OF MAP 14S44E13 AND
DESCRIBED IN CORRECTION QUITCLAIM DEED INST. NO. 97-11-095 CREATING 3 NEW
PARCELS. AS APPROVED BY THE CITY OF HUNTINGTON, PLANNING DEPARTMENT.

SECTIONAL CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM AN
A.L.T.A. SURVEY DONE BY CK3, LLC ON THE WIND FARM AROUND THE CITY OF
HUNTINGTON. EXISTING SURVEY MONUMENTS WERE FOUND AND HELD AS ACCEPTABLE
POSITIONS FOR THE CORNERS.

ALTHOUGH THERE IS NO RECORD OF THE CORNERS MARKED AS FOUND THEIR
RELATIONSHIP TO THE NORTH LINE OF THE SW1/4NE1/4 AND THE RAILROAD TRACKS
WERE FOUND IN ACCEPTABLE POSITIONS. THE FOUR CORNERS WERE DETERMINED TO BE
THE BEST EVIDENCE OF THE PROPERTY CORNERS AS THEY FIT USAGE LINES AND FENCE
LINES AND ARE ACCEPTED AS PROPERTY LINES.

THE RAILROAD RIGHT OF WAY WAS DETERMINED BY MAPPING THE CENTERLINE OF THE
EXISTING TRACKS THEN TRANSLATING AND ROTATING THE RECORD ALIGNMENT
INFORMATION TO THE TRACK LOCATION AND THEN OFFSETTING IT 100.00 FEET
WESTERLY. THE 5/8 REBAR SET AT THE BEGINNING OF THE SPIRAL CURVE WAS PLACED
OPPOSITE AND 100.00 FEET DISTANT FROM THE POSITION DETERMINED AT CENTERLINE.

THE LOT LINES OF PARCELS 1, 2, AND 3 WERE DETERMINED BY THE OWNER.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT
I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES OF THE PARCELS AS
SHOWN IN ACCORDANCE WITH ORS CHAPTER 92. I CERTIFY THAT THE FIRST MONUMENT
ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 6/17/2019.
THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS
DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR
UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A
TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

BASIS OF BEARINGS (ALL MEASURED DISTANCES ARE GRID)

BASE: NGS TRIANGULATION STATION "CANTREL" PID: QB1227, NAD 83 (1991)
44' 25' 54.64989(N), 117' 14' 57.51958(W), STATE PLANE OREGON
NORTH: N296,048.6120, E9,051,020.2610 (FT) ELEVATION: 4,976.32,
SCALE FACTOR: 0.99997665, CONVERGENCE: +2'18"19.2", COMBINED
SCALE FACTOR: 0.99974161.

RECORDS OF REFERENCE

- R1 CORRECTION QUITCLAIM DEED INST. NO. 97-11-095
R2 PARTITION PLAT NO. 2006-002 BY HANLEY ENGINEERING.
R3 UNRECORDED A.L.T.A. SURVEY FOR SITE CONSTRUCTORS BY CK3, LLC.
R4 RIGHT OF WAY AND TRACK MAP FOR OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY DATED JUNE 30, 1918
R5 BARGAIN AND SALE DEED NO. 78-10-021 AS STATED IN THE DESCRIPTION ABOVE AS DEED DATED DECEMBER 2, 1977

LEGEND

- PROPERTY LINE (PL)
NEW PARTITION LINE
SECTIONAL LINE (SEC.)
RIGHT-OF-WAY (ROW)
RAILROAD TRACKS
CENTERLINE
DATA OF RECORD
CALCULATED DISTANCE
MONUMENT AS NOTED
SET 5/8"x30" REBAR WITH RED CAP MARKED PLS 61420
FND. 5/8" IRON BAR AS NOTED
CALCULATED POINT

I, LANCE C. KING,
HEREBY CERTIFY
THAT THIS IS AN
EXACT
REPRODUCTION OF
THE ORIGINAL.
Lance King

APPROVALS

We the undersigned officers in and for The City of Huntington and Baker County, Oregon do
hereby approve this minor partition plat.
Baker County Surveyor: [Signature] Date July 16, 2019
City of Huntington Mayor: [Signature] Date 6-26-2019
Baker County Tax Collector: [Signature] Date July 30, 2019

STATE OF OREGON } S.S.
COUNTY OF BAKER }

I do hereby certify that this minor partition plat was
received for recording on the 30th day of July
2019 at 1:30 o'clock P.M., and recorded in Baker
County Records and is hereby approved.

Baker County Clerk: [Signature]

ACKNOWLEDGMENT

STATE OF OREGON } S.S.
COUNTY OF BAKER }
ON THIS 25 DAY OF JUNE IN
THE YEAR OF 2019, BEFORE ME, C.A. KING,
A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY APPEARED SHAWN MCKAY AND GUS YOUNG,
AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT,
AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL

CINDY ANN KING,
NOTARY PUBLIC
COMMISSION No. 978056
EXPIRES: AUGUST 13, 2022



ALL STATIONING SHOWN
IS REFERENCED FROM R4

SPIRAL TABLE

Table with 5 columns: SPIRAL #, A VALUE, LENGTH, DELTA, CHORD, CHORD BEARING. Row 1: S1, 836.23, 387.10, 6°18'49", 386.89', S24° 26' 42"E

ABBREVIATIONS

- POT = POINT ON TANGENT
TS = TANGENT TO SPIRAL
POS = POINT ON SPIRAL
SC = SPIRAL TO CURVE

OWNER'S DECLARATION:

STATE OF OREGON } S.S.
COUNTY OF BAKER }
KNOW ALL MEN BY THESE PRESENTS: THAT WE, 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 ORS CHAPTER 92.
WE HEREBY ACKNOWLEDGE THE FOLLOWING EASEMENTS.

- 1-RESERVATION IN DEED INST. NO. 77-02-104 DATED JANUARY 13, 1977
2-RESERVATION IN DEED INST. NO. 77-02-111 DATED JANUARY 13, 1977

SHAWN MCKAY OWNER/MANAGER SR-71-LLC

GUS YOUNG OWNER/MANAGER SR-71-LLC

FILED July 30, 2019
Baker County Surveyor
Survey No. 14-44-42

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON MAY 10, 2011 LANCE CLARK KING 61420
RENEWS: 6/30/2021

SURVEY FOR: BURNT RIVER FARMS
CK3, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
ONTARIO HERMISTON
368 SW 5TH AVE. 945 W. ORCHARD AVE.
ONTARIO, OR 97914 HERMISTON, OR 97838
PHONE (541) 889-5411 PHONE (541) 567-2345
FAX (541) 889-2074 FAX (541) 567-2305
WEB: CK3LLC.NET
CHECKED BY: LCK FIELDBOOK No.: 0-314 PAGE(S): 11
DRAWN BY: ADP DWG FILE No.: B-1249
APPROVED BY: LCK FILENAME: V017038.dwg JOB No.VO-17038
DATE: 6/17/2019 DATE REVISED: SHEET: 1 of 1