

PARTITION PLAT NO. 201700147

LAND SITUATED IN THE THE NE1/4 AND SE1/4 SECTION 8 AND THE
NW1/4 SECTION 9, T.4S., R.35E., W.M.,
UNION COUNTY, OREGON
SURVEY COMPLETED JUNE 7, 2017

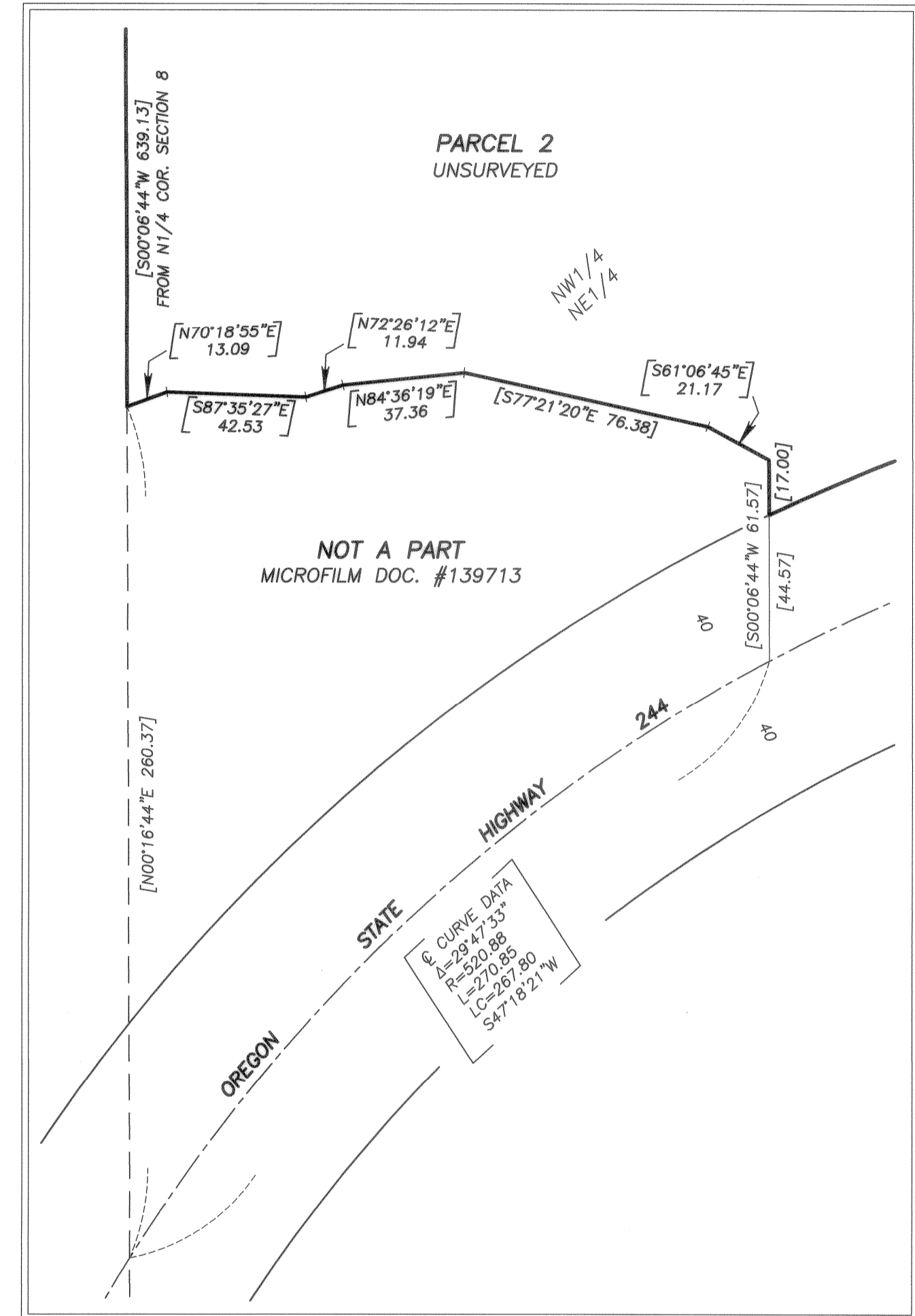
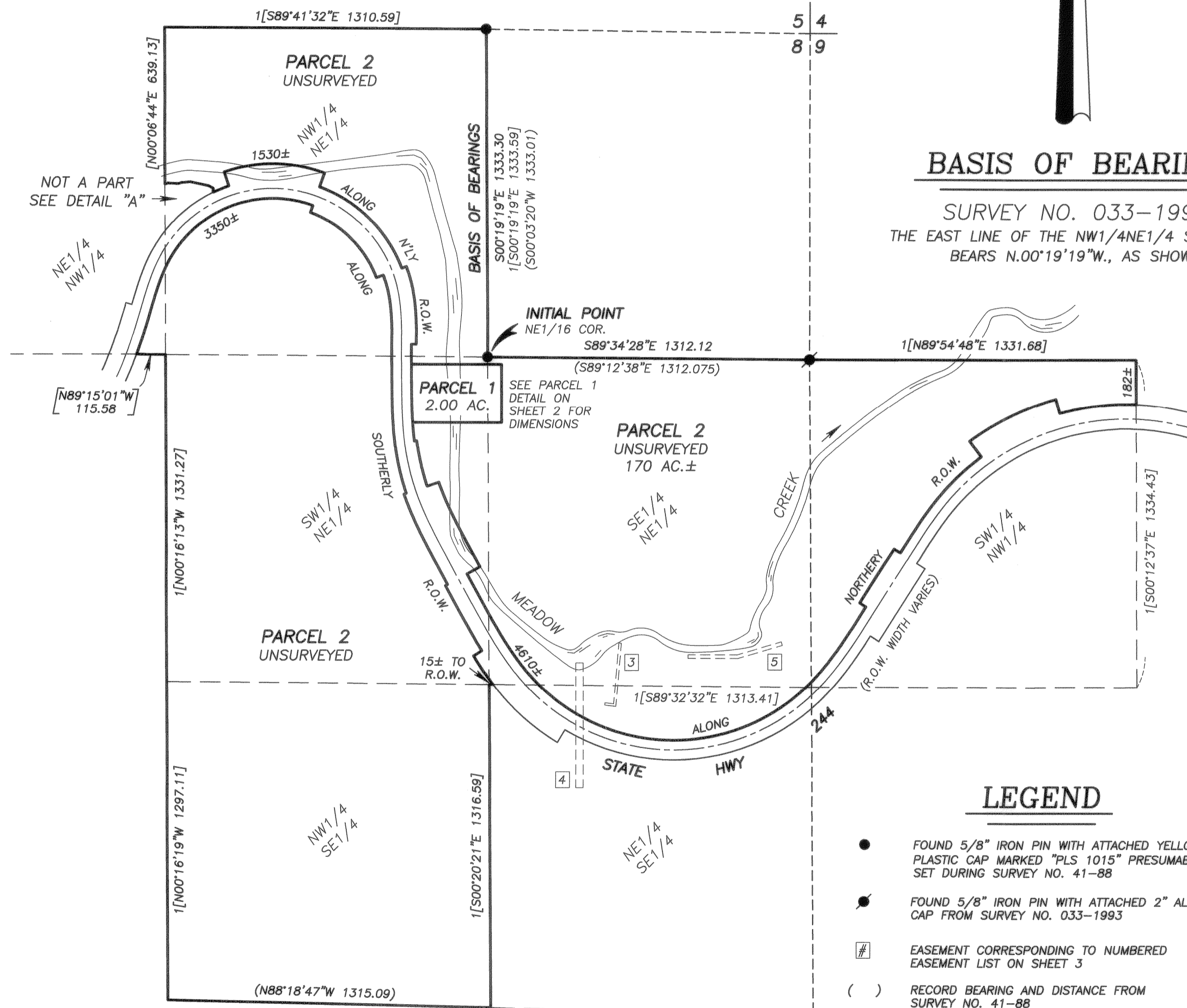
DETAIL "A"

SCALE: 1" = 40'



BASIS OF BEARINGS

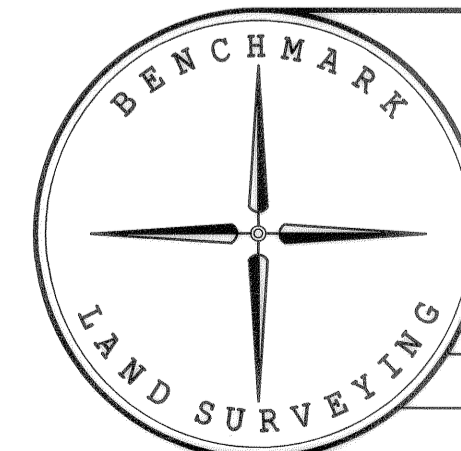
SURVEY NO. 033-1993
THE EAST LINE OF THE NW1/4NE1/4 SECTION 8
BEARS N.00°19'19"W., AS SHOWN



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2019



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION
LAND SITUATED IN THE THE NE1/4 AND SE1/4 SECTION 8 AND THE
NW1/4 SECTION 9, T.4S., R.35E., W.M.,
UNION COUNTY, OREGON

SURVEYED FOR	BLUE MT. CONSERVATIVE BAPTIST ASSOCIATION	
SURVEYED BY	JLH	6/7/2017
SCALE: 1"=200'	DRAWN BY: JLH	SHEET 1 OF 3

PARTITION PLAT NO. 20170014T

LAND SITUATED IN THE THE NE1/4 AND SE1/4 SECTION 8 AND THE
NW1/4 SECTION 9, T.4S., R.35E., W.M.,
UNION COUNTY, OREGON
SURVEY COMPLETED JUNE 7, 2017

PARCEL 1 DETAIL

SCALE: 1" = 60'

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TOM SELMAN, DIRECTOR OF CAMP ELKANAH, ON BEHALF OF THE BLUE MOUNTAIN CONSERVATIVE BAPTIST ASSOCIATION. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT PARCEL 1 OF THIS PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. IN 1988, RICHARD SHAVER, PLS #1015 PERFORMED A PARTIAL SUBDIVISION OF SECTION 8 RECORDED AS SURVEY NO. 41-88. IN 1991, MR. SHAVER ALSO PERFORMED A SURVEY FOR TWO PROPERTY LINE ADJUSTMENTS, RECORDED AS SURVEY NO. 061-1991. THE PROPERTY LINE ADJUSTMENTS WERE PERFECTED BY DEED CONVEYANCES AS EVIDENCED BY MICROFILM NO.'S 139713 AND 139714. IN 1989, LELAND MYERS PERFORMED SURVEY NO. 21-89, IN WHICH HE SUBDIVIDED SECTION 8. IN 1993, DAVID HADDOCK PERFORMED SURVEY NO. 033-1993, IN WHICH HE FURTHER SUBDIVIDED SECTIONS 8 AND 9 FOR A BOUNDARY SURVEY OF CAMP ELKANAH. THE RIGHT OF WAY FOR HIGHWAY 244 WAS SURVEYED BY THE STATE, SHOWN ON O.S.H.D. DRAWING NO. 7B-24-18 DATED NOVEMBER, 1953. THE HIGHWAY RIGHT OF WAY WAS CONVEYED TO THE STATE IN DEED BOOK 133 PAGE 571.

FIELD MEASUREMENTS WERE MADE TO LOCATE THREE MONUMENTS ON THE BOUNDARY, TWO OF WHICH ARE UNRECORDED. THESE MONUMENTS ARE 5/8" IRON PINS WITH YELLOW CAPS MARKED "PLS 1051", PRESUMABLY SET DURING SURVEY NO. 41-88. THESE PINS WERE FOUND AND ACCEPTED BY MR. HADDOCK DURING SURVEY NO. 033-1993, AND I ACCEPT THEM FOR THIS SURVEY AS WELL. I ALSO FOUND AND ACCEPTED HADDOCK'S MONUMENT AT THE N1/16 CORNER ON THE EAST LINE OF SECTION 8.

I LOCATED THE EXISTING CENTERLINE OF THE HIGHWAY BETWEEN STATIONS 224+00 TO 249+00, AND ROTATED THE RECORD HIGHWAY ALIGNMENT 00°02'00" COUNTERCLOCKWISE TO CONFORM TO THE BASIS OF BEARINGS FOR THIS SURVEY.

PARCEL 2 OF THIS PARTITION IS UNSURVEYED, AND THE AREA SHOWN IS APPROXIMATE. ALL UNSURVEYED LINES SHOWN HEREON ARE APPROXIMATE OR OF RECORD. FIELD MEASUREMENTS WERE MADE TO LOCATE THAT PORTION OF MEADOW CREEK BETWEEN THE BRIDGE AND THE NORTH LINE OF PARCEL 1. THE LOCATIONS OF THE REMAINING PORTIONS OF THE CREEK ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY.

THE CORNERS OF PARCEL 1 WERE MONUMENTED AT LOCATIONS APPROVED BY MR. SELMAN AND ACCORDING TO THE EVIDENCE FOUND.

LEGEND

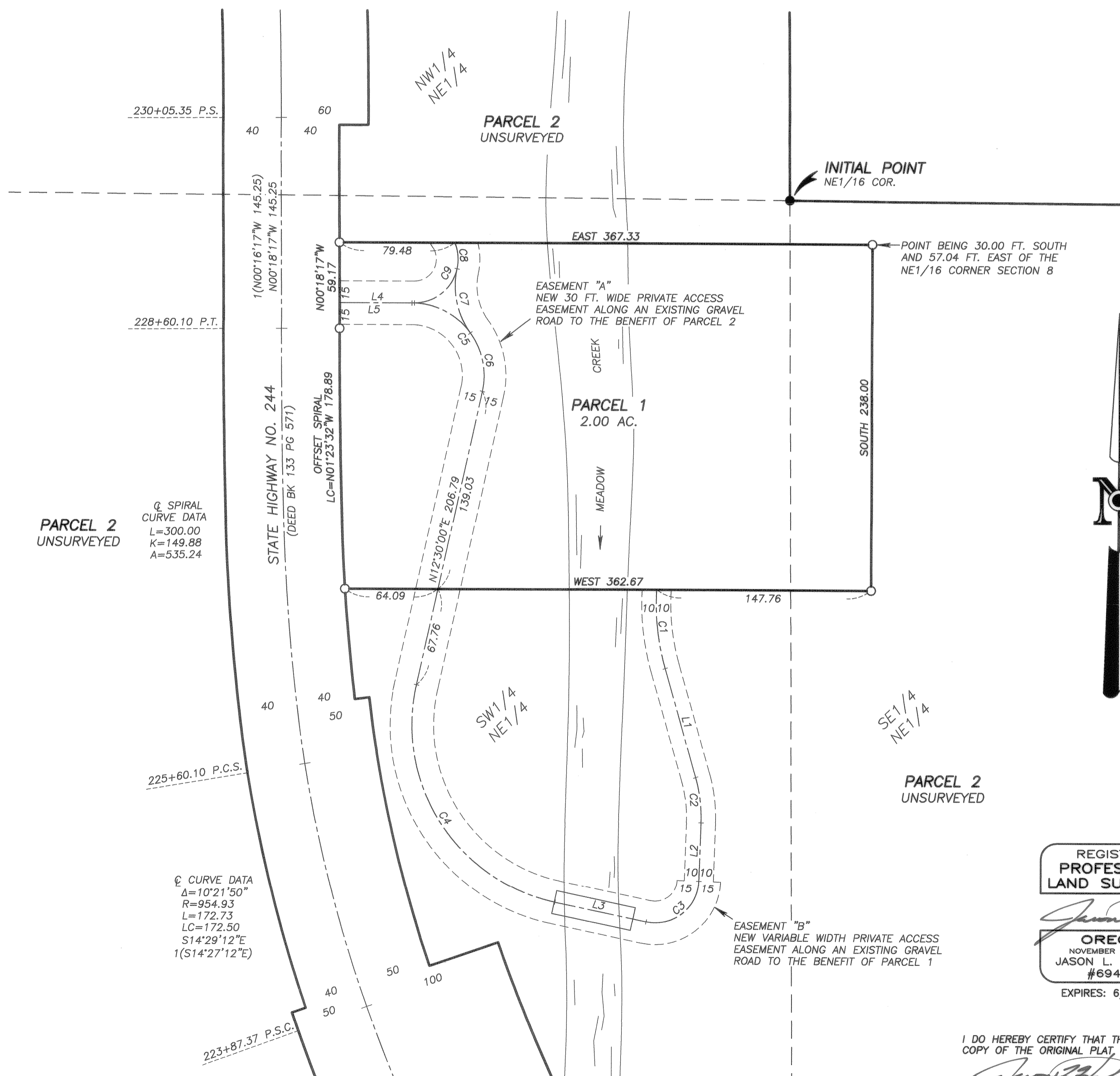
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "PLS 1051" PRESUMABLY SET DURING SURVEY NO. 41-88
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () RECORD DIMENSION FROM O.S.H.D. DRAWING 7B-24-18

EASEMENT & LINE TABLE

LINE	BEARING	DIST.
L1	S16°00'00"E	77.68
L2	S02°00'00"W	40.31
L3	N78°00'00"W	64.30
L4	WEST	51.53
L5	WEST	49.81

EASEMENT & CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	160.00	19°44'25"	55.13	S06°07'48"E 54.85
C2	100.00	18°00'00"	31.42	S07°00'00"E 31.29
C3	30.00	100°00'00"	52.36	S52°00'00"W 45.96
C4	125.00	90°30'00"	197.44	N32°45'00"W 177.55
C5	50.00	102°30'00"	89.45	N38°45'00"W 77.99
C6	50.00	48°38'10"	42.44	N11°49'05"W 41.18
C7	55.05	48°23'27"	46.49	N11°56'27"W 45.12
C8	30.00	34°40'00"	18.15	N05°04'43"W 17.88
C9	30.00	112°24'43"	58.86	N33°47'38"E 49.86

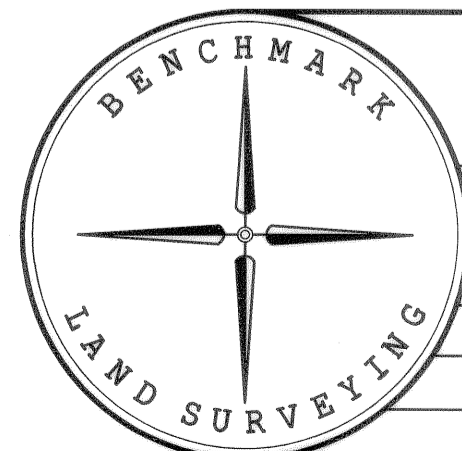


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2019

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jason L. Hatfield
BENCHMARK LAND SURVEYING



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION		
LAND SITUATED IN THE THE NE1/4 AND SE1/4 SECTION 8 AND THE NW1/4 SECTION 9, T.4S., R.35E., W.M., UNION COUNTY, OREGON		
SURVEYED FOR	BLUE MT. CONSERVATIVE BAPTIST ASSOCIATION	
SURVEYED BY	JLH	6/7/2017
SCALE: 1"=400'	DRAWN BY: JLH	SHEET 2 OF 3

PARTITION PLAT NO. 20170014T

LAND SITUATED IN THE THE NE1/4 AND SE1/4 SECTION 8 AND THE
NW1/4 SECTION 9, T.4S., R.35E., W.M.,
UNION COUNTY, OREGON
SURVEY COMPLETED JUNE 7, 2017

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 1 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY THE ENTIRE BOUNDARY OF PARCEL 2 OF THIS LAND PARTITION, BEING SITUATED IN UNION COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 4 S., R. 35 E., W.M.:

SECTION 8: W1/2NE1/4, THE SE1/4NE1/4, NW1/4SE1/4;

THAT PORTION OF THE NE1/4NW1/4 LYING SOUTHEAST OF OREGON STATE HIGHWAY 244;

THAT PORTION OF THE NE1/4SE1/4 LYING NORTH OF OREGON STATE HIGHWAY 244;

EXCEPTING THAT PORTION OF THE NW1/4NE1/4 OF SAID SECTION 8 CONVEYED TO WILLIAM G. TSIATSOS BY DEED RECORDED DECEMBER 23, 1991 AS MICROFILM DOCUMENT NO. 139713, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD THAT BEARS S.00°06'44"W., 639.13 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 8, SAID POINT ALSO BEING ON THE WEST LINE OF SAID NE1/4;
THENCE N.70°18'55"E., 13.09 FEET TO A 5/8 INCH DIAMETER IRON ROD;
THENCE S.87°35'27"E., 42.53 FEET TO A 5/8 INCH DIAMETER IRON ROD;
THENCE N.72°26'12"E., 11.94 FEET TO A 5/8 INCH DIAMETER IRON ROD;
THENCE N.84°36'19"E., 37.36 FEET TO A 5/8 INCH DIAMETER IRON ROD;
THENCE S.77°21'20"E., 76.38 FEET TO A 5/8 INCH DIAMETER IRON ROD;
THENCE S.61°06'45"E., 21.17 FEET TO A 5/8 INCH DIAMETER IRON ROD;
THENCE S.00°06'44"W., 17.00 FEET TO A 5/8 INCH DIAMETER IRON ROD;
THENCE S.00°06'44"W., 44.57 FEET MORE OR LESS TO THE CENTER OF OREGON STATE HIGHWAY NO. 244;
THENCE ALONG A 520.88 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°47'33", THE LONG CHORD BEARS S.47°18'21"W., 267.80 FEET, AN ARC DISTANCE OF 270.85 FEET TO THE WEST LINE OF SAID NE1/4;
THENCE N.00°06'44"E., 260.37 FEET MORE OR LESS ALONG THE WEST LINE OF SAID NE1/4 TO THE POINT OF BEGINNING.

SECTION 9: THAT PORTION OF THE SW1/4NW1/4 LYING NORTHERLY OF THE RIGHT OF WAY OF OREGON STATE HIGHWAY 244.

EXCEPTING THEREFROM, PARCELS OF LAND DESCRIBED IN DEED BOOK 133, PAGE 571, RECORDS OF UNION COUNTY, OREGON, CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION.

THIS PARTITION CONTAINS 172 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NE1/16 CORNER SECTION 8, T.4S., R.35E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BLUE MOUNTAIN CONSERVATIVE BAPTIST ASSOCIATION, AN OREGON NONPROFIT CORPORATION, HEREBY DECLARES THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT, AND THAT IT DOES HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT "A"

A PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 2 OF THIS PARTITION TO STATE HIGHWAY 244, SAID EASEMENT BEING OVER AND ACROSS PARCEL 1 OF THIS PARTITION, BEING 30 FEET WIDE, 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT "B"

A PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 1 OF THIS PARTITION TO STATE HIGHWAY 244, SAID EASEMENT BEING OVER AND ACROSS PARCEL 2 OF THIS PARTITION, BEING OF VARIABLE WIDTH AND CENTERED ON AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

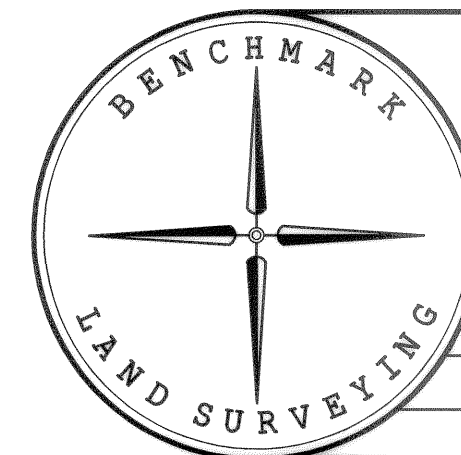
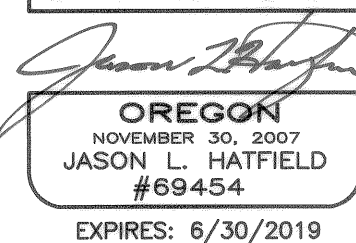
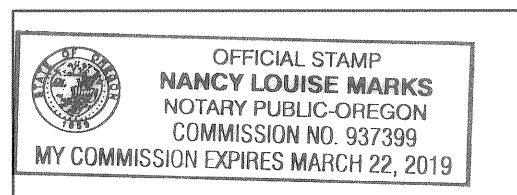

TOM SELMAN, DIRECTOR OF CAMP ELKANAH

ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF UNION } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 27, 2017,
BY TOM SELMAN, DIRECTOR OF CAMP ELKANAH


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES MARCH 22, 2019



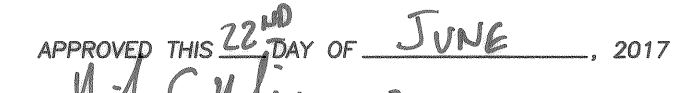
BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

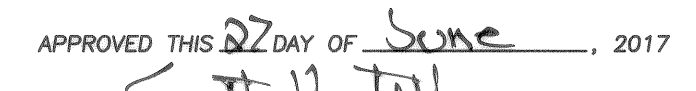
LAND PARTITION LAND SITUATED IN THE THE NE1/4 AND SE1/4 SECTION 8 AND THE NW1/4 SECTION 9, T.4S., R.35E., W.M., UNION COUNTY, OREGON		
SURVEYED FOR	BLUE MT. CONSERVATIVE BAPTIST ASSOCIATION	
SURVEYED BY	JLH	6/7/2017
DRAWN BY:	JLH	SHEET 3 OF 3

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, A CALIFORNIA CORPORATION, RECORDED AUGUST 30, 1973, AS MICROFILM DOCUMENT NO. 45955, DEED RECORDS OF UNION COUNTY, OREGON, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC POWER LINES AND/OR GAS OR WATER MAINS, AND ALL NECESSARY POLES, TOWERS AND APPURTENANCES OVER, UNDER AND UPON A STRIP OF LAND 10 FEET IN WIDTH. DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, THIS EASEMENT CANNOT BE ACCURATELY PLOTTED. SAID EASEMENT AFFECTS THOSE PORTIONS OF THE SUBJECT PROPERTY SITUATED IN THE NW1/4NE1/4 SECTION 8 AND THE SW1/4NW1/4 SECTION 9.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED APRIL 21, 1976, RECORDED APRIL 26, 1976, AS MICROFILM DOCUMENT NO. 61240, RECORDS OF UNION COUNTY, OREGON, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC POWER LINES AND/OR GAS OR WATER MAINS, AND ALL NECESSARY POLES, TOWERS AND APPURTENANCES OVER, UNDER AND UPON A STRIP OF LAND 10 FEET IN WIDTH. SAID EASEMENT AFFECTS THOSE PORTIONS OF THE SUBJECT PROPERTY SITUATED IN THE SE1/4NE1/4 AND THE NE1/4SE1/4 SECTION 8. THE APPROXIMATE LOCATION IS SHOWN HEREON.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED APRIL 12, 1978, RECORDED JULY 20, 1978, AS MICROFILM DOCUMENT NO. 78603, RECORDS OF UNION COUNTY, OREGON, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC POWER LINES AND/OR GAS OR WATER MAINS, AND ALL NECESSARY POLES, TOWERS AND APPURTENANCES OVER, UNDER AND UPON A STRIP OF LAND 30 FEET IN WIDTH. SAID EASEMENT PLOTS WITHIN THE SE1/4NE1/4 AND THE NE1/4SE1/4 SECTION 8. THE APPROXIMATE LOCATION IS SHOWN HEREON.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CP NATIONAL, A CORPORATION, DATED JANUARY 28, RECORDED APRIL 6, 1981, AS MICROFILM DOCUMENT NO. 99570, DEED RECORDS OF UNION COUNTY, OREGON, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN, REPAIR AND REPLACE ELECTRIC POWER OR TELEPHONE LINES AND APPURTENANCES OVER, UNDER AND UPON THE LAND AS MORE PARTICULARLY DESCRIBED THEREIN. SAID EASEMENT BEING 15 FEET IN WIDTH, AND PLOTS WITHIN THE SE1/4NE1/4 SECTION 8. THE APPROXIMATE LOCATION IS SHOWN HEREON.
- PRIVATE EASEMENT, GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED NOVEMBER 13, 1990, RECORDED NOVEMBER 19, 1990, AS MICROFILM DOCUMENT NO. 135375, DEED RECORDS OF UNION COUNTY, OREGON, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN; REPAIR UNDERGROUND TELEPHONE FACILITIES AND APPURTENANCES OVER, UNDER AND UPON A STRIP OF LAND 10 FEET IN WIDTH, AS MORE PARTICULARLY DESCRIBED THEREIN. DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, THIS EASEMENT CANNOT BE ACCURATELY PLOTTED. SAID EASEMENT AFFECTS THOSE PORTIONS OF THE SUBJECT PROPERTY SITUATED IN THE NE1/4 AND THE SE1/4 SECTION 8 AND IN THE SW1/4NW1/4 SECTION 9.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., A COOPERATIVE CORPORATION, DATED AUGUST 14, 2001, RECORDED AUGUST 29, 2001, AS MICROFILM DOCUMENT NO. 20013883, RECORDS OF UNION COUNTY, OREGON, FOR THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC POWER LINE ACROSS THIS PROPERTY, 5 FEET IN WIDTH, AS MORE PARTICULARLY DESCRIBED THEREIN. DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, THIS EASEMENT CANNOT BE ACCURATELY PLOTTED. SAID EASEMENT AFFECTS THAT PORTION OF THE SUBJECT PROPERTY SITUATED IN S1/2NE1/4 SECTION 8.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO WILLIAM G. TSIATSOS, DATED FEBRUARY 14, 2003, RECORDED FEBRUARY 26, 2003, AS MICROFILM DOCUMENT NO. 20031154, DEED RECORDS OF UNION COUNTY, OREGON, FOR USE AND FOR INGRESS AND EGRESS FOR DOMESTIC USE OF AN EXISTING SPRING AND FOR WATER LINES ON THIS PROPERTY. DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, THIS EASEMENT CANNOT BE ACCURATELY PLOTTED. SAID EASEMENT AFFECTS THAT PORTION OF THE SUBJECT PROPERTY SITUATED IN THE SW1/4NW1/4NE1/4 SECTION 8, LYING SOUTH OF THE HIGHWAY.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO RONALD LA GRANDE WAITE AND GWENDOLYN WAITE, HUSBAND AND WIFE, DATED FEBRUARY 28, 2003, RECORDED MARCH 3, 2003, AS MICROFILM DOCUMENT NO. 20031249, DEED RECORDS OF UNION COUNTY, OREGON, FOR A PERPETUAL ROAD EASEMENT FOR INGRESS AND EGRESS ACROSS THIS PROPERTY. DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, THIS EASEMENT CANNOT BE ACCURATELY PLOTTED. SAID EASEMENT AFFECTS THOSE PORTIONS OF THE SUBJECT PROPERTY SITUATED IN THE NW1/4NE1/4 AND THE NW1/4SE1/4 SECTION 8.

APPROVALS

APPROVED THIS 22ND DAY OF JUNE, 2017

UNION COUNTY SURVEYOR

APPROVED THIS 27 DAY OF JUNE, 2017

UNION COUNTY PLANNING DIRECTOR

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


UNION COUNTY ASSESSOR/TAX COLLECTOR
DATE: 6/27/17

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 27TH DAY OF JUNE, 2017 AT 3:20 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 20170014T, UNION COUNTY RECORDS.


UNION COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT


BENCHMARK LAND SURVEYING

REFERENCES

UNION COUNTY SURVEY NO.'S 41-88, 21-89,
061-1991 & 033-1993
DEED RECORD INSTRUMENT NO.'S 118641, 139713,
139714, 20031152 & 20031153
DEED RECORD BOOK 133 PAGE 571
EASTERN OREGON TITLE #17-28735
OREGON HIGHWAY DEPT. DRAWING NO. 7B-24-18