

1" Square bolt
W/4 Cor., Sec. 30,
T. 8 S., R. 39 E., W.M.

N. 89° 48' 12" E., 490.75'

PARCEL NO. 5
6.0 ACRES

PINE CREEK

N. 89° 48' 12" E., 492.41'

N. 0° 07' 36" W., 1096.11'
EXISTING 30' WIDE EASEMENT CREATED BY PARTITION PLAT P 1990-011

PARCEL NO. 1
7.12 ACRES

30 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES CREATED BY THIS PLAT.

S. 0° 18' 21" E., 1231.13'

699.46'

226.47'
30' 30'
80.84'
P.O.T.
CH. = N. 76° 13' 24" W., 80.83'
R = 2884.79'
X = 80.84'

CH. = N. 71° 29' 06" W., 81.56'
R = 5923.6'
X = 81.52'

① CURVE DATA
10° C.I.R. = 5723.96'
Δ = 17° 57' 20"
S = 30.52'
L = 179.56'

81.62'
P.T.
20.20'
P.C.

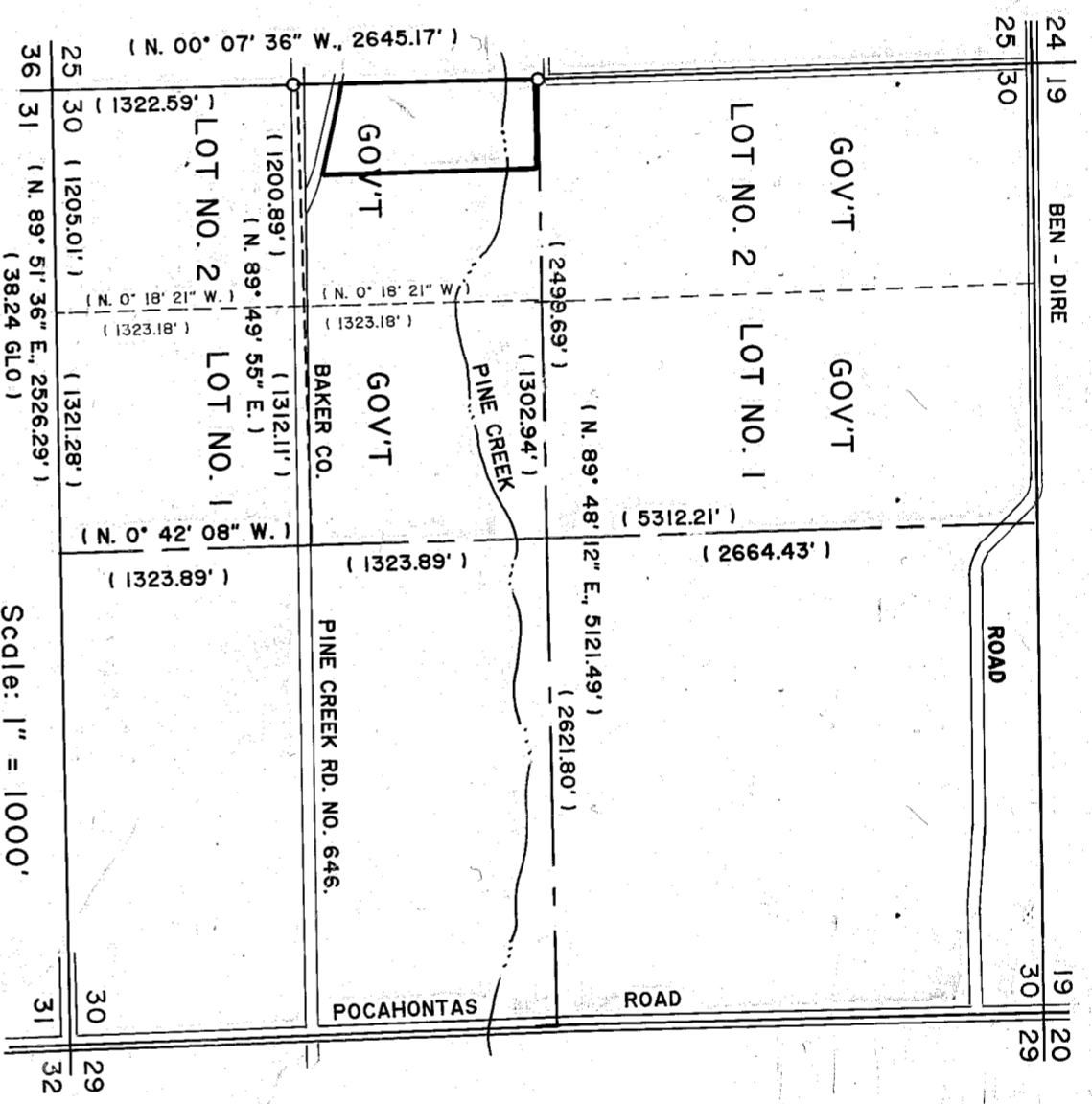
① CURVE DATA
2° C.I.R. = 2836.79'
Δ = 3° 26' 47"
S = 86.19'
L = 132.72'

Scale: 1" = 100'

Found 5/8" rebar on Co. Rd. R/W Meadowbrook West Subdivision.

VICINITY AND SECTIONAL SUBDIVISION MAP

T. 8 S., R. 39 E., W.M.
Section 30



LEGEND

- Set 5/8" X 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206".
- Found 5/8" X 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206".
- Found monument as noted.
- () Record data, Baker Co. Survey No. 8-39-51.

NOTE:

Easement for any ditch or pipe line serving persons with legal water rights downstream of the subject parcel, easement is 30 feet in width, 15 feet each side of the banks of the ditch or center of the pipeline. This easement is for access for maintenance and services of the ditch or pipeline.

APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this minor partition plat.

Baker County Surveyor by [Signature] Date 9/5, 1997.

Baker County Planning by [Signature] Date 9-18, 1997.

I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by [Signature] Date 9-18, 1997.

State of Oregon } S.S.
County of Baker }

I do hereby certify that the annexed minor partition plat was received for record on the 13th day of September, 1997 at 3:59 o'clock P.M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: [Signature]

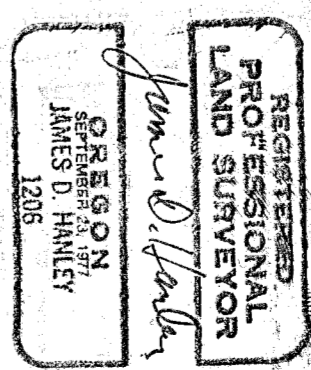
PARTITION PLAT NO. P 1997-012
SURVEYOR'S CERTIFICATE

I, James D. Hanley certify that I have correctly surveyed and platted two parcels of land on the annexed partition map in accordance with O.R.S. Chapter 92 and the instructions of the owners. The boundary of this partition is described as follows:

A tract of land in the North half of Lot 2 of the Southwest quarter of Section 30, Township 8 South, Range 39 East of the Willamette Meridian in the County of Baker, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the North half of said Lot 2; thence N. 89° 48' 12" E., 490.75 feet; thence S. 0° 18' 21" E., 1231.13 feet to the Northernly line of the former 40 foot wide Baker County Pine Creek Road; thence along a 81.52 foot arc of a 5923.96 foot radius curve left the chord of which bears N. 71° 29' 06" W., 81.56' feet; thence N. 75° 25' 20" W., 350.32 feet along the said road; thence along a 80.84 foot arc of a 2884.79 foot radius curve left the chord of which bears N. 76° 13' 24" W., 80.83' feet to intersect the West line of the said Section 30; thence N. 0° 07' 36" W., 1096.11 feet along the section line to the point of beginning. The partition contains 13.12 acres.

I performed the survey and prepared the plat by order of and under the direction of the owners. All parcel and boundary corners are marked in accordance with O.R.S. Chapter 92.050 and 92.060.



Renews June 30, 1999

NARRATIVE

The purpose of this survey for Virgel L. and Doris A. Keithley is to repartition Parcel No. 1 of Partition P 1990-011 into two parcels identified hereon as Parcel No. 1 and Parcel No. 5 of this current partition plat in conformance with article 10 of Baker County Zoning and Subdivision Ordinance. Monumentation was recovered from P. 1994-001 and bearings were taken for this subject survey. County road alignment data is from Meadowbrook West Subdivision Plat.

Survey references: Meadowbrook West Subdivision Plat, MP 1990-011, MP 1994-001.
Other references: Elkhorn Title Company Preliminary Title Report File No. T00003332, dated September 9, 1997.
Baker County Department of Planning Staff Report and Decision MJP-97-04 dated August 28, 1997.

DECLARATION

Know all people by these presents that Virgel L. and Doris A. Keithley are the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and have caused this land to be surveyed and partitioned into two parcels as shown in accordance with O.R.S. Chapter 92 and do hereby declare the Easternly 30 feet of the Westernly 60 feet of Parcel No. 1 this partition for a road and utility easement. The Westernly 30 feet of Parcel 1990-011 was previously dedicated with the filing of that plat.

[Signature]
Virgel L. Keithley

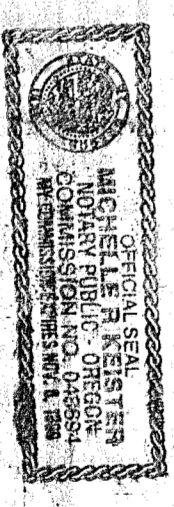
[Signature]
Doris A. Keithley

ACKNOWLEDGMENT

State of Oregon } S.S.
County of Baker }

On September 18, 1997 before me did personally appear the within named Virgel L. and Doris A. Keithley, who acknowledged to me that they executed the same freely and voluntarily.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11-10-99



HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON