

### EASEMENTS OF RECORD

1. Any matters, including easements if any, pertaining to a spring. Recorded September 12, 1905, in Deed Book 61, page 3.
2. Roadway easement granted to Baker City. Recorded September 12, 1905, in Deed Book 61, page 4.
3. The following ditch easements.
  - (a) Recorded January 4, 1915, in Deed Book 82, page 206.
  - (b) Recorded January 4, 1915, in Deed Book 82, page 207.
  - (c) Recorded December 13, 1915, in Deed Book 83, page 563.
4. Roadway easement granted to Roy Coyle. Recorded December 2, 1940, in Deed Book 129, page 338.
5. Water Line Easement and Agreement to City of Baker. Recorded February 27, 1962, in Deed Book 172, page 696.
6. Underground communication lines easement granted to Pacific Northwest Bell Telephone Company, a Washington corporation. Recorded January 3, 1984, in Deeds 84 01 013.
7. Pipeline easement granted to C.P. National Corporation. Recorded May 14, 1984, in Deeds 84 20 002.
8. Easement granted to City of Baker City. Recorded December 1, 1992, in Deeds 92 48 082.

### DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and its laterals, feeder and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc. restore and repair the existing ditch in the same manner as the same presently exists upon, over and across the property shown on the annexed minor partition plat. The total easement width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch.

### REFERENCES

- Baker County Survey No. 8-38-1.
- Baker County Survey No. 9-38-5.
- Baker County Survey No. 9-38-17.
- Elkhorn Title Co. preliminary title report. File No. T00009599A, dated Dec. 17, 1997.
- Deed Book 174, page 1253.
- Deed 67 19 036.
- Deed 69 21 012.
- Deed 83 42 046.
- Deed 91 05 116.
- Deed 92 48 097.
- Deed 93 51 081.
- Deed 73 04 012.
- Baker County Surveyor's Book I, Page 72.

## PARTITION PLAT NO. 1998-002

### SURVEYOR'S CERTIFICATE

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

Beginning at the Southeast corner of Section 35, T. 8 S., R. 38 E., W.M., Baker County, Oregon; thence West 1320 feet, m/l, to the Southwest corner of the SE1/4 SE1/4 of said Section 35; thence North 1320 feet, m/l, to the Northwest corner of said SE1/4 SE1/4; thence East 1320 feet, m/l, to the Northeast corner thereof; thence North 330 feet, m/l, to the Northwest corner of the S1/2 S1/2 N1/2 SW1/4 of Section 36, T. 8 S., R. 38 E., W.M.; thence East 2640 feet, m/l, to the Northeast corner of the said S1/2 S1/2 N1/2 SW1/4; thence South 330 feet, m/l, to the Northeast corner of the SE1/4 SW1/4 of Section 36, said township and range; thence South 1320 feet, m/l, to the Southeast corner thereof; thence S. 89° 49' 31" E., 2073 feet, m/l, along the North line of Section 1, T. 9 S., R. 38 E., W.M. to the Northwest corner of the parcel described in Deed 83 42 046; thence S. 0° 32' 37" W., 1318.75 feet to the Southwest corner of said parcel at a point on the South line of Lot 4 of said Section 1, the point being N. 89° 39' 09" W., 576.5 feet from the Southeast corner of said Lot 4; thence N. 89° 39' 09" W., 623 feet, m/l, along the South line of Lot 4 to a point S. 89° 39' 09" E., 47.39 feet from the Southwest corner of Lot 4; thence North 650.00 feet to the Northeast corner of the parcel described in Deed 92 48 097; thence West 802.66 feet to the Northwest corner of the parcel described in Deed 93 51 081; thence South 650.00 feet to a point on the South line of Lot 5, which is the Southwest corner of the parcel described in Deed 93 51 081; thence N. 89° 39' 09" W., 569.77 feet, m/l, along the South line of Lot 5 to the Southwest corner of Lot 5, Section 1, T. 9 S., R. 38 E., W.M.; thence N. 89° 40' 09" W., 1330.31 feet, m/l, to the Southwest corner of Lot 6, said Section 1; thence S. 0° 12' 10" W., 661.06 feet, m/l, to the Southeast corner of the N1/2 SW1/4 NW1/4 said Section 1; thence N. 89° 40' 34" W., 1330.24 feet, m/l, to the Southwest corner thereof; thence N. 0° 11' 31" E., 1917.85 feet, m/l, along the West line of Section 1 to a point that is S. 0° 11' 31" W., 46.00 feet from the Northwest corner of said Section 1, the said point being the Southwest corner of a parcel described in document recorded January 23, 1973, in Deeds 73 04 012; thence N. 89° 09' E., 903.0 feet, m/l, to the Southeast corner of the said parcel; thence North 25.6 feet, m/l, to the North line of Section 1, T. 9 S., R. 38 E., W.M., said point being the Southeast corner of the parcel described in Deed 69 21 012; thence North 1292.3 feet, m/l, to the Northeast corner of the parcel described in said Deed 69 21 012, the point being on the North line of the SW1/4 SW1/4, Section 36, T. 8 S., R. 38 E., W.M.; thence N. 89° 33' W., 690.0 feet, m/l, along the North line of the said SW1/4 SW1/4 to a point which is S. 89° 33' E., 300.00 feet from the Northwest corner of the said SW1/4 SW1/4, the said point being the Northeast corner of the parcel described in Deed Book 174, page 1253; thence S. 45° 14' W., 422.6 feet, m/l, to the West line of Section 36; thence South, 992.3 feet, m/l, along the said West line of Section 36 to the Point of Beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James D. Hanley*

OREGON  
SEPTEMBER 23, 1977  
JAMES D. HANLEY  
1206

Renews June 30, 1999

### NARRATIVE

This partition plat for Oscar and Virginia Coen Family Trust is for the purpose of dividing the Coen tracts into two parcels. This partition was not surveyed for this purpose. Record bearings, distances and deed descriptions were used to describe the partition boundary. References shown hereon were used in compiling these descriptions into the boundary description.

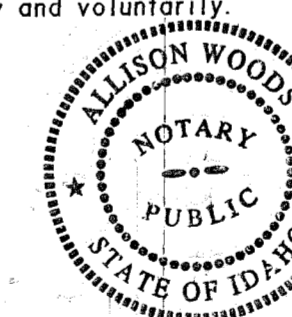
### DECLARATION

Know all people by these presents that Robin Kay Coen, Trustee of the Oscar and Virginia Coen Family Trust, who is the owner of the land represented on the annexed map and particularly described in the accompanying Surveyor's Certificate and that she has caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92.060.

*Robin Kay Coen, Trustee*  
Robin Kay Coen, Trustee.

### ACKNOWLEDGMENT

State of Idaho }  
County of Ada } s.s. On 1-22, 1998, before me did personally appear the within named Robin Kay Coen who acknowledged to me that she executed the same freely and voluntarily.



*Allison Woods*  
NOTARY PUBLIC  
My Commission Expires 5-11-2000

### APPROVALS

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

Baker County Surveyor by: *James L. Blunk* ; Date 12/30, 1997.

Baker County Planning by: *Janet Spruit for Director Bill Seales* ; Date 1-26, 1998.

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

Baker County Tax Collector by: *Lynne Taylor* ; Date 1/31, 1997.

State of Oregon }  
County of Baker } s.s. I do hereby certify that the annexed minor partition plat was received for record on the 26<sup>th</sup> day of Jan, 1998 at 1:30 o'clock P. M., and recorded in Baker County records, and is hereby approved.

*Julia Woods Spruit*  
Baker County Clerk by: *Janet Spruit*

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON