

NE 1/4 NW 1/4 Sec. 33, T. 8 S., R. 45 E., W.M.

PARTITION PLAT NO. P1998-015 SURVEYOR'S CERTIFICATE

EASEMENTS

- (A)** 12 FOOT WIDE UTILITY EASEMENT CREATED BY THIS PLAT. 6' EA. SIDE EXIST. POWER LINE. EASEMENT BEARS S. 13° 06' 22" E., 383.61' FROM PROPERTY LINE TO EXISTING POWER POLE.
- (B)** 20 FOOT BY 30 FOOT EASEMENT WATER STORAGE TANK
- (C)** 20 FOOT WIDE ROADWAY ACCESS EASEMENT CREATED BY THIS PLAT IN FAVOR OF PARCEL NUMBER 1, 10 FEET EACH SIDE OF EXIST. ROAD
- (D)** EXIST. 16 FOOT EASEMENT PER BAKER COUNTY DEEDS 89 04 080 AND 89 06 026 8 FEET EACH SIDE OF EXIST. ROAD

LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGRG. PLS 1206".
- Fnd. 5/8" x 30" rebar mkd. " B.
- ⊙ Hanley Surv. ORLS 1639" per Survey No. 8-45-60,
- ⊠ Recovered monument estab. by Doug Kimmel - Brass cap on iron pipe. See Narrative Sur. 8-45-60.
- Record monument estab. by Doug Kimmel - Brass cap on iron pipe. See Narrative Sur. 8-45-60.
- Found, monument as noted.
- Power pole.
- () G.L.O.
- { } Map of Survey No. 8-45-139

DITCH, WATER LINE AND WATER STORAGE TANK 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, as granted a perpetual, non-exclusive easement for its and its laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use maintain, etc. restore and repair the existing ditch in the same manner as same presently exists upon, over and across the property as shown on the annexed minor partition plat. The total width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch.

A new water line for irrigation purposes will be installed from the P.O.D./ pump location at the Southwest corner of Parcel No. 1 to the proposed water storage tank in the Northeast corner of said Parcel No. 1. Said water line easement agreement was filed on November 25, 1998 as Baker County Deed 98 47 205. The water tank easement is also for the above stated purposes.

HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON

SCALE: 1" = 200'

BNDY CURVE DATA

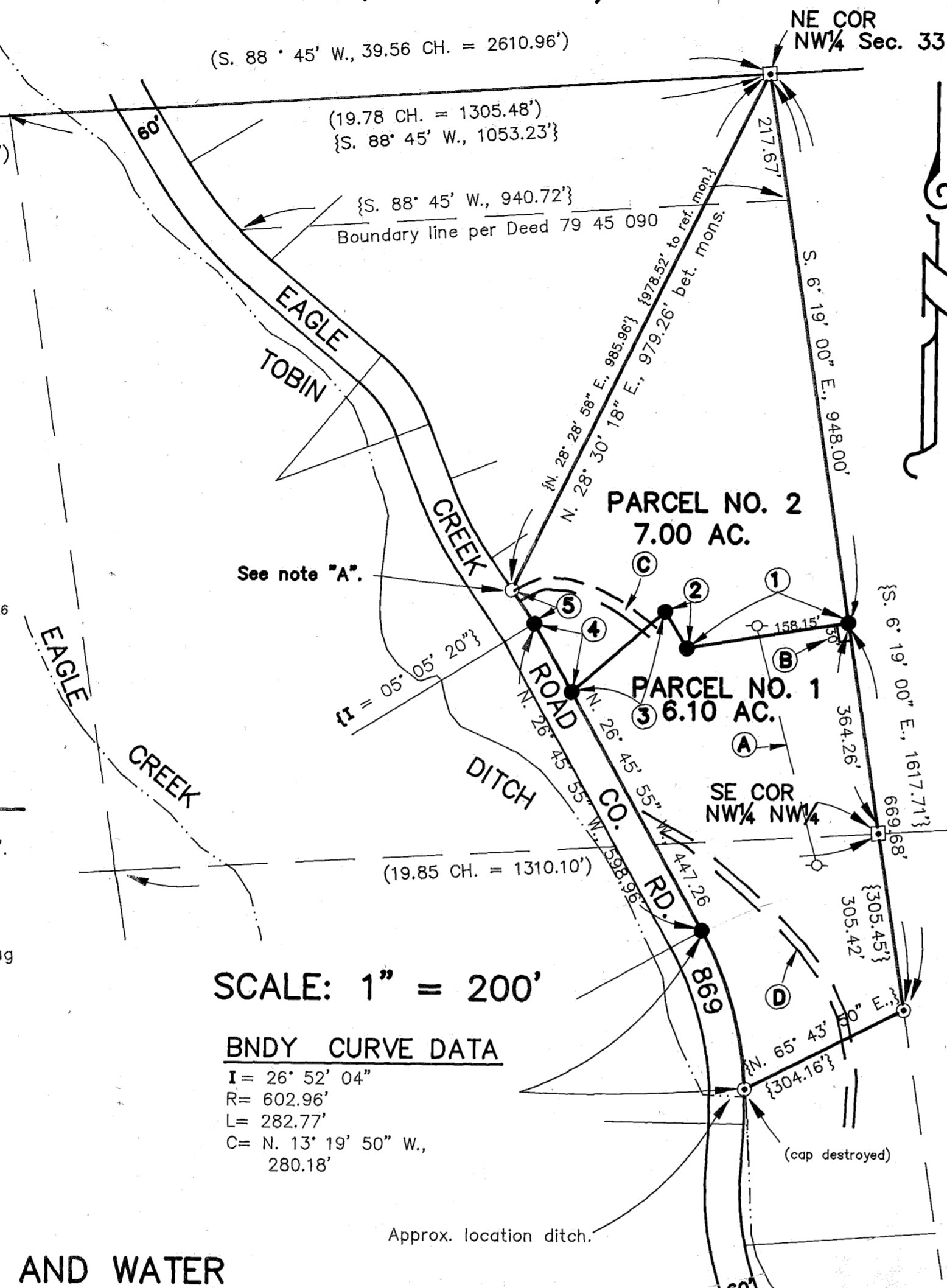
I = 26° 52' 04"
R = 602.96'
L = 282.77'
C = N. 13° 19' 50" W.,
280.18'

NOTE "A"

Found reference monument, 5/8" X 30" rebar, set by Co. Survey No. 8-45-139. Rebar was disturbed but not replaced. Rebar now located N. 25° 15' 12" E., 6.71 feet from true corner position. The rebar was bent so Wayne Miller straightened it out and drove a large iron plumbing cap on top of it.

LOT LINE DATA

- ① S. 80° 38' 48" W., 279.92'
- ② N. 31° 13' 04" W., 73.00'
- ③ S. 48° 55' 12" W., 206.39'
- ④ N. 26° 45' 55" W., 151.70'
- ⑤ N. 31° 51' 15" W., 69.30'



BASIS OF BEARINGS
Baker Co. Sur. No. 8-45-60

I, Thomas J. Hanley, certify that I have correctly surveyed and marked with proper monumentation the two parcels of land represented by this partition plat for Wayne D. Miller and Dorothy M. Miller in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows; Land in the NE 1/4 NW 1/4 Section 33, Township 8 South, Range 45 East, W.M. Beginning at the Northeast corner of the NW 1/4 of said Sec. 33; thence S. 06° 19' 00" E., 1617.71 feet; thence S. 65° 43' 50" W., 304.16 feet to intersect the East right of way line of Eagle Creek Road (County Road No. 869); thence following the said East road right of way line along a 602.96 foot radius curve left 282.77 feet (the chord which bears N. 13° 19' 50" W., 280.18 feet); thence continuing along the said East right of way line N. 26° 45' 55" W., 598.96 feet to an angle point in the the road right of way; thence N. 31° 51' 15" W., 69.30 feet to a point which bears S. 25° 15' 12" W., 6.71 feet from a 5/8" X 30" rebar reference monument; thence N. 28° 28' 58" E., 985.96 feet to the point of beginning. This partition contains 13.10 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Thomas J. Hanley
OREGON
JULY 13, 1978
THOMAS J. HANLEY
1817

Renews June 30, 1999

NARRATIVE

The purpose of this survey and plat for Wayne D. Miller and Dorothy M. Miller is to partition the above described land into two parcels. Monumentation described in Baker County Survey No. 8-45-60 and 8-45-139 was recovered; Baker County Deed 89 07 065 provided the property descriptions for the subject property.

DECLARATION

Know all people by these presents that Wayne D. Miller and Dorothy M. Miller are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92, and do hereby grant the ditch easement and those easements described as A, B and C on the annexed plat.

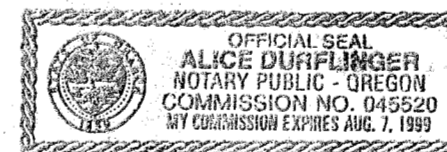
Wayne D. Miller
Wayne D. Miller

Dorothy M. Miller
Dorothy M. Miller

ACKNOWLEDGMENT

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

On Dec. 17, 1998 before me did personally appear the within named Wayne D. Miller and Dorothy M. Miller who acknowledged to me that they executed the same freely and voluntarily.



Alice Durflinger
NOTARY PUBLIC
My Commission Expires 8-7-99

APPROVALS

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

Baker County Surveyor by: *Nick G. Robinson*, DEPUTY; Date DECEMBER 15, 1998.

Baker County Planning by: *Franklin G. Director*, Bill Seaves; Date December 17, 1998.

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

Baker County Tax Collector by: *Ann Taylor by Alice Durflinger*; Date Dec. 17, 1998.

State of Oregon } S.S.
County of Baker } I do hereby certify that the annexed minor partition plat was received for record on the 18th day of December, 1998 at 1:30 o'clock P. M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Julia Woods C. Clark*