

PARTITION PLAT NO. P1999-003

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, hereby certify that I have correctly platted two parcels of land on the annexed partition plat in accordance with the owners instructions and O.R.S. Chapter 92.

A parcel of land in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 34, T. 7 S., R. 46 E., W.M. and in Sections 2, 3 and 11, T. 8 S., R. 46 E., W.M. described as follows:

Beginning at the Northeast corner of said Section 3; thence West, 1320 feet, m/l, along the North line of Lot 1, said Section 3 to the Northwest corner thereof; thence North, 2640 feet, m/l, along the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 34, to the Northeast corner thereof; thence West, 1320 feet, m/l, to the Northwest corner of the said W $\frac{1}{2}$ SE $\frac{1}{4}$; thence South, 2640 feet, m/l, to the Southwest corner of the said W $\frac{1}{2}$ SE $\frac{1}{4}$; thence East, 1320 feet, m/l, to the Southeast corner of said Lot 2; thence South, 1320 feet, m/l, along the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of the said Section 3 to the Southwest corner hereof; thence East, 1320 feet, m/l, to the Southeast corner of the said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence South, 2640 feet, m/l, along the West line of the SW $\frac{1}{4}$ of said Section 2 to the Southwest corner thereof; thence South, 2640 feet, m/l, to the Southwest corner of the NW $\frac{1}{4}$ of Section 11; thence South, 1290 feet, m/l, along the West line of the W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of the said Section 11 to intersect the North right of way line of said county road; thence North, 30 feet; thence East, 20 feet; thence South, 30 feet to intersect the said North right of way line of said county road; thence East, 57 feet, m/l, to intersect the East line of the said West half of the NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence North, 1290 feet, m/l, to the Northeast corner of the said West half of the NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence East, 1950 feet, m/l, along the North line of the SW $\frac{1}{4}$ of Section 11 to intersect the West right of way line of Buchanan Loop road (Baker County Road No. 1017); thence Northeasterly, 2018 feet, m/l, along the said West right of way line of Buchanan Loop Road to intersect the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 11; thence West, 700 feet, m/l, along the said North line to the Northwest corner of the said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North, 1320, m/l, along the mid-section line of said Section 11 to intersect the South line of said Section 2; thence North, 650 feet, m/l, along the mid-section line of said Section 2 to intersect the West right of way line of Buchanan Loop Road; thence Northwesterly 590 feet, m/l, along the said West right of way line of Buchanan Loop Road to intersect the gulch on the south side as stated in Baker County Deed 71 07 004; thence Westerly, 1754 feet, m/l, along the gulch on the South side thereof until it intersects the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2; thence East, 561 feet, m/l, along the said South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the Southeast corner thereof; thence North, 1320 feet, m/l, along the East line of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the Northeast corner thereof; thence North, 2621 feet, m/l, along the East line of the West half of the NW $\frac{1}{4}$ to the Northeast corner thereof; thence West, 1320 feet, m/l, along the North line of the said West half of the NW $\frac{1}{4}$ to the Northwest corner thereof, the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Thomas J. Hanley
OREGON
 JULY 13, 1979
THOMAS J. HANLEY
 1817

Renews June 30, 1999

NARRATIVE

The purpose of this plat for Stanley Gulick, Grace Gulick, Roger N. Gulick and Kerry C. Gulick is to partition the land described in the Surveyor's Certificate into two parcels. Baker County Deed 70 51 024 provided the property descriptions for the subject property.

DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing ditch. To those persons, is granted a perpetual, non-exclusive easement for it and it's 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 width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. Reasonable access to the easement will be granted at location designated by the property owner, unless other reasonable access is available.

REFERENCES

ELKHORN TITLE COMPANY preliminary title report File Nos. 000105800 and 0001058A.

LEGEND

() G.L.O. DISTANCES

AND EXCEPTING portions conveyed to Baker county for road by deed recorded July 8, 1959 in Deed Book 69, page 827, and Deed Book 169, page 829, and all portions of Baker County Roads lying within the boundary of this partition plat.

FURTHER EXCEPTING the coal and other minerals underlying the surface of the land, reserved in deed from the state of Oregon, state Land Board, recorded June 29, 1946, in Deed Book 139, page 598, and all rights and easements in favor of the estate of said coal and other minerals, as to that portion of the South half of the Southwest quarter of Section 2, T. 8 S., R. 46 E., W.M.

DECLARATION

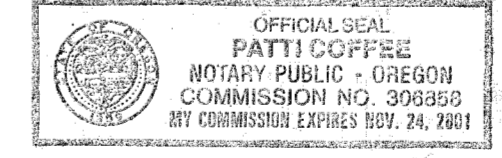
Know all people by these presents that Stanley Gulick, Grace Gulick, Roger N. Gulick and Kerry C. Gulick are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and they have caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92, and hereby grant ditch easement as shown on annexed plat.

Stanley Gulick, Grace Gulick, Roger N. Gulick, Kerry C. Gulick

ACKNOWLEDGMENT

State of Oregon }
 County of Baker } s.s.

On Feb. 22, 1999 before me did personally appear the within named Stanley Gulick, Grace Gulick, Roger N. Gulick and Kerry C. Gulick who acknowledged to me that they executed the same freely and voluntarily.



Patti Coffee
 NOTARY PUBLIC
 My Commission Expires 11-24-2001

APPROVALS

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

Baker County Surveyor by: Rick G. Adkins, DEPUTY; Date FEBRUARY 12 1999.

Baker County Planning by: Bill Seales; Date February 23, 1999.

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

Baker County Tax Collector by: Nico Sturgenjor; Date 2-23 1999.

State of Oregon }
 County of Baker } s.s.
 Julia Woods
 Baker County Clerk by: Charlita Beck, Deputy Clerk

I do hereby certify that the annexed minor partition plat was received for record on the 23rd day of February, 1999 at 1:45 o'clock P. M., and recorded in Baker County records and is hereby approved.

HANLEY ENGINEERING
 2043 MAIN STREET
 BAKER CITY, OREGON

SCALE: 1" = 1000'

ROAD NOTE

Road use agreement, Deed 97 09 001 from SW corner Lot 2, Section 3 through mid-section line of Section 34.

DEED REFERENCES

1. Ditch agreement recorded March 28, 1934 in Deed Book 119, page 275, regarding the Koopman Ditch.
2. Reservation for coal and other minerals recorded June 29, 1946 in deed Book 139 page 598.
3. Easement for ditches, canals and reservoir sites, recorded June 29, 1946 in Deed Book 139, pages 312 & 598.
4. Lease and sale of road material, recorded November 5, 1958 in Leases and Agreements Book "S", page 1062.
5. Easement to Idaho Power Company for down-guy recorded December 3, 1942, in Deed Book 132, page 296.
6. Easement for road granted to U.S.A. through the B.L.M. recorded February 27, 1997, in Book 97 09 001.

I do hereby certify that Minor Partition Plat P 1999-003 was corrected and rerecorded on 1st day of March, 1999 at 3:59 o'clock P.M.

State of Oregon } s.s.
 County of Baker }
 Baker County Clerk by: Julia Woods