

NARRATIVE

The purpose of this survey and plat for James H. Webb and Carole S. Webb is to partition the land described in the accompanying Surveyor's Certificate into two parcels. Baker County Deed No. 99 17 179 provided the property description for the subject property. There are description problems with three parcels on the West side of Lot 3. Baker County Survey No. 9-38-2 shows the property boundaries for two of these parcels. Said Survey No. 9-38-2 was tied to steel pin monumentation believed at that time to reference the Northwest corner of Lot 3. Section 1 was subsequently subdivided by Baker County Survey No. 9-38-5. The subdivision location for the Northwest corner of Lot 3 was found to be 48.89 feet East and 13.14 feet South of the position shown on Baker County Survey No. 9-38-2. Baker County Survey No. 9-38-15 amended Baker County Survey No. 9-38-2. The descriptions for these three parcels contain gaps. This partition plat does not correct those description problems for these three parcels.

ACCESS EASEMENT NO. 1

A thirty (30) feet wide access easement to Robin K. Coen, Trustee of the Oscar and Virginia Coen Family Trust, which is the owner of Parcel No. 2 of Baker County Partition Plat No. P1998-002 is hereby created by this plat. The easement shall consist of the North thirty (30) feet of the Southwest quarter of the Northeast quarter of Section 1, Township 9 South, Range 38 East, Willamette Meridian, from the Western terminus of Baker County Mill Creek Lane (Co. Rd. No. 587) to the Northwest corner of the said Southwest quarter of the Northeast quarter. The said easement shall be for ingress and egress purposes only. The beneficiaries of this easement shall be limited to the above named owners of land, their heirs and successors, and their guests.

ACCESS EASEMENT NO. 2

A thirty (30) feet wide private access easement is hereby created by this plat. The easement shall consist of a strip of land thirty (30) feet in width, the centerline of which is forty-five (45) feet South of and parallel to the North line of the Southwest quarter of the Northeast quarter of Section 1, Township 9 South, Range 38 East, Willamette Meridian, from the Western terminus of Baker County Mill Creek Lane (Co. Rd. No. 587) to the West line of Parcel No. 2. The said easement shall be for ingress and egress purposes only. The beneficiaries of this easement shall be limited to the owners of land within the boundaries of this partition, their heirs and successors, and their guests.

DEED REFERENCES

BOOK "P", PAGE 413, REC. SEPT. 10, 1908.
 BOOK 67, PAGE 552, REC. AUG. 5, 1910.
 BOOK "P", PAGE 526, REC. AUG. 29, 1910.
 BOOK 82, PAGE 206, REC. JAN. 4, 1915.
 BOOK 82, PAGE 290, REC. FEB. 6, 1915.
 BOOK 83, PAGE 563, REC. DEC. 13, 1915.
 DEED 87 39 087, REC. SEPT. 30, 1987.
 DEED 89 36 002, REC. AUG. 31, 1989.
 DEED 89 36 004, REC. AUG. 31, 1989.
 DEED 99 17 179, REC. APRIL 26, 1999.

MAP REFERENCES

Baker County Survey No. 9-38-2
 Baker County Survey No. 9-38-5.
 Baker County Survey No. 9-38-15.
 Baker County Survey No. 9-38-17.
 Baker County Survey No. 9-38-50.
 Baker County Survey No. 9-38-51.
 Baker County Partition No. P1998-002.

OTHER REFERENCES

AMERITITLE PRELIMINARY TITLE REPORT
 ORDER NO. BA-21283, DATED JANUARY
 24, 2000
 BAKER COUNTY SURVEY BOOK 1, PAGE
 72, REFERRING TO B.D. MOSES ROAD
 (MILL CREEK LANE).
 BOND OF ROAD PETITIONERS DOCUMENT
 SIGNED MAY 2, 1917, BY D.B. MOSES
 AND GEORGE LONG.
 ROAD REVIEWER'S REPORT, FILED JUNE
 5, 1917.

DECLARATION

Know all people by these presents that James H. Webb and Carole S. Webb 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 do hereby grant the following ditch easement and access easements as they appear on the annexed plat.

JHW
James H. Webb
 James H. Webb

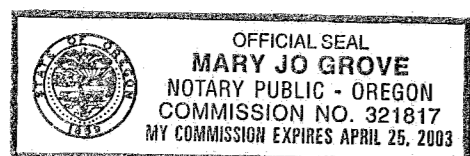
Carole S. Webb
 Carole S. Webb

ACKNOWLEDGMENT

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

On 11/7, 2000 before me did personally appear the within named James H. Webb and Carole S. Webb who acknowledged to me that they executed the same freely and voluntarily.

Mary D. Moore
 NOTARY PUBLIC
 My Commission Expires 4/25/03



HANLEY ENGINEERING, INC.
 2043 MAIN STREET
 BAKER CITY, OREGON

PARTITION PLAT NO. P2000-007

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed, monumented, and platted Parcel No. 2 of this minor partition plat in accordance with O.R.S. Chapter 92. Parcel No. 1 remains unsurveyed. The boundary of the partition is as follows:

Land located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and Lot 3 of Section 1, Township 9 South, Range 38 East, Willamette Meridian, in the County of Baker, State of Oregon, more particularly described as follows:
 Beginning at the Northwest corner of Lot 3, Section 1, T. 9 S., R. 38 E., W.M.; thence S. 89° 39' 09" E., along the North line of said Lot 3, a distance of 60.00 feet; thence S. 0° 07' 07" W., a distance of 46.50 feet, m/l, to the North line of the parcel of land described in Deed 94 47 026; thence S. 89° 59' 57" W., along the said North line, a distance of 49.90 feet, m/l, to the Northwest corner of said parcel; thence S. 0° 48' 00" W., along the West line of said parcel, a distance of 221.21 feet, m/l, to the Northwest corner of the parcel of land described in Deed 89 42 066; thence S. 0° 39' 00" E., along the West line of said parcel, a distance of 302.00 feet, m/l, to the Southwest corner thereof; thence N. 86° 23' 30" E., along the South line of said parcel, a distance of 48.64 feet, m/l, to a point that is 60 feet East of the West line of said Lot 3; thence S. 0° 07' 07" W., parallel to and 60.00 feet East of the said West line, a distance of 36.04 feet, m/l, to the North line of the parcel of land described in Deed 98 38 225; thence West, along the said North line, a distance of 60.00 feet, to intersect the West line of said Lot 3 at the Northwest corner of said parcel; thence S. 0° 07' 07" W., along the West line of said parcel, a distance of 624.00 feet, m/l, to the Southwest corner of said parcel; thence East, along the South line of said parcel, a distance of 60.00 feet, to a point that is 60 feet East of the said West line of Lot 3; thence S. 0° 07' 07" W., parallel to and 60.00 feet East of the said West line, a distance of 94.43 feet, m/l, to the South line of said Lot 3; thence N. 89° 40' 59" W., along the said South line, a distance of 60.00 feet, to the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1; thence N. 89° 40' 59" W., along the North line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 20.00 feet; thence S. 0° 07' 07" W., parallel to and 20.00 feet West of the East line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 1320.94 feet, to intersect the South line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$ at a point on said South line that bears N. 89° 42' 19" W., 20.00 feet from the Southeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence N. 89° 42' 19" W., along the South line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 1309.43 feet, to the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N. 89° 44' 05" W., along the South line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 1329.93 feet to the Southwest corner of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N. 0° 12' 31" E., along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 1322.64 feet, to the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N. 0° 12' 10" E., along the West line of the said SE $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 1322.12 feet, to the Northwest corner of the said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence S. 89° 40' 09" E., along the North line of the said SE $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 1330.31 feet, to the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S. 89° 39' 09" E., along the North line of the said SW $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 1325.04 feet, to the point of beginning.

This parcel contains 161 acres, more or less.
 Surveyed Aug. 26, 1999 through Sep. 14, 2000

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Thomas J. Hanley
 OREGON
 JULY 13, 1979
 THOMAS J. HANLEY
 1817

Renews June 30, 2001

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, nonexclusive easement for it and its laterals, feeders and subditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, (with heavy equipment when needed) 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 and shall include a reasonable work area surrounding all headgates to allow for persons, vehicles and heavy equipment to use and maintain said headgates. Reasonable vehicular access to the easement will be granted at location designated by the property owner, unless other reasonable access is available. No non-irrigation related structures shall be erected in said easement or within a 10 feet wide buffer zone of said easement.

APPROVALS

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

Baker County Surveyor by *Thomas J. Hanley*; Date Sept. 19 2000.

Baker County Planning by *Thomas J. Hanley*; Date 11/20 2000.

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

Baker County Tax Collector by *Alisa Jungling*; Date 11/7 2000.

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

I do hereby certify that the annexed minor partition plat was received for record on the 30 day of November, 2000 at 10:45 o'clock A. M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by *Julia Woods* SHEET 2 OF 2