

# PARTITION PLAT NO. P2001-004

## SURVEYOR'S CERTIFICATE

### NARRATIVE

The purpose of this survey and plat for the Amanda A. Steele Fund and the Haines Stampede & Rodeo Association, Inc., an Oregon Corporation, is to partition the above described land into three parcels. Baker County Deed 00 24 0202 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 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.

### DEED REFERENCES

- DEED NO. 91 12 063
- DEED NO. 99 35 197
- DEED NO. 89 48 100
- DEED NO. 97 49 218
- DEED NO. 88 13 002
- DEED NO. 80 04 008

### MAP REFERENCES

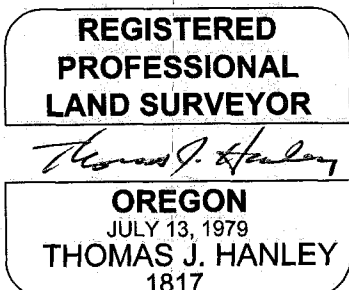
- Ba. Co. Survey No. 7-39-5
- Ba. Co. Survey No. 7-39-11
- Ba. Co. Survey No. 7-39-12
- Ba. Co. Survey No. 7-39-14
- Ba. Co. Survey No. 7-39-15
- Ba. Co. Survey No. 7-39-30
- Ba. Co. Survey No. 7-39-43

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley  
Thomas J. Hanley

I, Thomas J. Hanley, certify that I have correctly platted three parcels and surveyed and monumented Parcel No. 2 on the annexed partition map in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows; A parcel of land lying in the SE¼ NE¼, NE¼ SE¼ and the SE¼ SE¼ of Section 33 and in the NW¼, SW¼ and the SE¼ of Section 34, all in Township 7 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows; Beginning at the Southeast corner of Section 33, also being the Southeast corner of Deed 91 12 063; thence S. 89° 51' 25" W., 411 feet, m/l, to the East right of way line of U.S. Highway 30, also being the Southwest corner of said deed; thence Northwesterly, 1109 feet, m/l, along said highway, to the Southwest corner of a 1 acre parcel of land owned by the State of Oregon; thence N. 67° 58' 48" E., 200.00 feet to the Southeast corner of said parcel; thence N. 22° 01' 12" W., 218.00 feet to intersect the South line of Deed 99 35 197; thence N. 69° 27' 48" E., 193 feet, m/l, along the said South line to the Southeast corner thereof; thence N. 27° 39' W., 697 feet, m/l, along the East boundary line of Deeds 99 35 197 and 89 48 100 to intersect the South Right of way line of Sixth Street, also being the South line of the Revised Plat of Haines Townsite; thence N. 62° 42' 47" E., 841 feet, m/l, to the East right of way line of School Street, also being the Southeast corner of the Revised Plat of Haines Townsite; thence N. 27° 17' 13" W., 460 feet, m/l, along the East right of way line of School Street, also being the East line of the Revised Plat of Haines Townsite, to the South line of Deed 97 49 218; thence Northeasterly, 515 feet along the said South line to the Southeast corner of said deed; thence Northwesterly, 80 feet, m/l, along the East line of said deed to the South line of Deed 88 13 002; thence Northeasterly, 600 feet along the South line of said deed to the Southeast corner of said deed; thence Northwesterly, 600 feet along the East line of said deed to intersect the South right of way line of Coffey Lane (Baker Co. Rd. No. 690); thence Easterly, 149 feet, m/l, along the said South right of way line to the Northwest corner of Deed 80 04 008; thence S. 2° 11' 43" E., 100 feet, m/l, to the Southwest corner thereof; thence N. 87° 48' 17" E., 100.00 feet to the Southeast corner thereof; thence N. 2° 11' 43" W., 100 feet, m/l, to intersect the said South right of way line of Coffey Lane; thence Northeasterly, 2193 feet, m/l, along the said South right of way line to intersect the mid-section line of said Section 34; thence South, 1528 feet, m/l, along said mid-section line to the Northwest corner of the NW¼ SE¼; thence East, 503 feet, m/l, along the said North line to intersect a point on the West boundary line of Parcel No 2 as described in Deed 83 16 130; thence following the said boundary line in a Southerly direction the following courses; thence S. 48° 18' 28" W., 96 feet, m/l; thence S. 32° 47' 21" E., 185.54 feet; thence S. 43° 52' 05" E., 430.62 feet; thence S. 68° 39' 16" E., 193.00 feet; thence N. 89° 41' 25" E., 294.14 feet; thence S. 72° 51' 40" E., 311.35 feet; thence S. 55° 20' 29" E., 331.98 feet; thence S. 49° 01' 35" E., 212.49 feet; thence N. 48° 20' 01" E., 798.54 feet to intersect the East line of said Section 34; thence South, 2126 feet, m/l, along the said East line to the Southeast corner of Section 34; thence West, 5280 feet, m/l, along the South line of said section to the point of beginning.

The partition contains approximately 396.41 acres.



Renews June 30, 2001

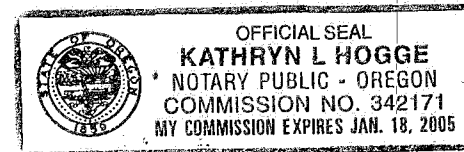
### ACKNOWLEDGMENT

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

On April 5, 2001 before me did personally appear the within named Chuck Christensen, President and Bill Taylor, Vice President, officers of the Haines Stampede & Rodeo Association, Inc., an Oregon Corporation, who acknowledged to me that they executed the same freely and voluntarily.

Kathryn L. Hogge  
NOTARY PUBLIC

My Commission Expires 1-18-05



### APPROVALS

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

Baker County Surveyor by: Ann J. Blue; Date 4/3/ 2001.

Baker County Planning by: SK Hickman; Date 4-9 2001.

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

Baker County Tax Collector by: Nice Durlinger; Date April 9, 2001.

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

I do hereby certify that the annexed minor partition plat was received for record on the 10 day of April, 2001 at 10 o'clock A M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Jamara J. Green, By Karen Phillips, Deputy

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

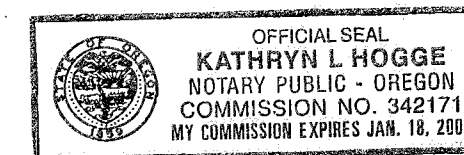
### ACKNOWLEDGMENT

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

On April 5, 2001 before me did personally appear the within named Amanda A. Steele, Trustee for the Amanda A. Steele Fund, who acknowledged to me that she executed the same freely and voluntarily.

Kathryn L. Hogge  
NOTARY PUBLIC

My Commission Expires 1-18-05



### DECLARATION

Know all people by these presents that the Amanda A. Steele Fund and the Haines Stampede & Rodeo Association, Inc., an Oregon Corporation, 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 three parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easements as described on the annexed plat.

Amanda A. Steele Fund

Amanda A. Steele  
Amanda A. Steele, Trustee

Haines Stampede & Rodeo Association, Inc.

Chuck Christensen  
Chuck Christensen, President

Bill Taylor  
Bill Taylor, Vice President