

T. 8 S., R. 39 E., W.M.

PARTITION PLAT NO. P2002-001

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows; Land located in the South half of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 30, Township 8 South, Range 39 East, Willamette Meridian, County of Baker, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of said Section 30; thence along the West line of the said South half of the Northwest quarter, N. 0° 23' 24" W., 1337.73 feet, to the Northwest corner thereof; thence along the North line of the said South half of the Northwest quarter, N. 89° 55' 53" E., 2492.45 feet, to the Northeast corner thereof; thence along the North line of the said Southwest quarter of the Northeast quarter, S. 89° 55' 52" E., 53.00 feet; thence 53 feet East of and parallel to the East line of the said South half of the Northwest quarter, S. 0° 42' 08" E., 922.90 feet, to the Northeast corner of Parcel No. 2 of Baker County Partition Plat No. P1991-001; thence along the North line of said Parcel No. 2, S. 89° 48' 12" W., 544.50 feet to the Northwest corner thereof; thence along the West line of said Parcel No. 2, S. 0° 42' 08" E., 408.55 feet, to the Southwest corner thereof, said Southwest corner being on the South line of the said South half of the Northwest quarter; thence along said South line, S. 89° 48' 12" W., 2008.19 feet, to the point of beginning.

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

Land Containing 73.00 Acres.

Renews June 30, 2003

NARRATIVE

The purpose of this survey and plat for O & R, LLC, is to partition the above described land into two parcels. Baker County Partition Plat No. P1991-001 provided the breakdown of Section 30. All bearings and distances shown hereon are derived from said partition plat.

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, feeders and sub-ditches, 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 this 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 a location designated by the property owner, unless other reasonable access is available.

DECLARATION

Know all people by these presents that O & R, LLC are the owners of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and they 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 easements and the public access easement as described hereon.

Signatures of Joseph O. Rudi, Sharon A. Rudi, Michael R. Nelson, and Jane Nelson, all Members.

ACKNOWLEDGMENT

State of Oregon } S.S. On Feb. 19, 2002 before me did personally appear the within named Joseph O. Rudi, Sharon A. Rudi, Michael R. Nelson, and Jane Nelson, members of O & R, LLC, and acknowledged to me that they executed the same freely and voluntarily.

OFFICIAL SEAL KIMBERLY ANN SRACK NOTARY PUBLIC-OREGON COMMISSION NO. 308559 MY COMMISSION EXPIRES FEB. 24, 2002

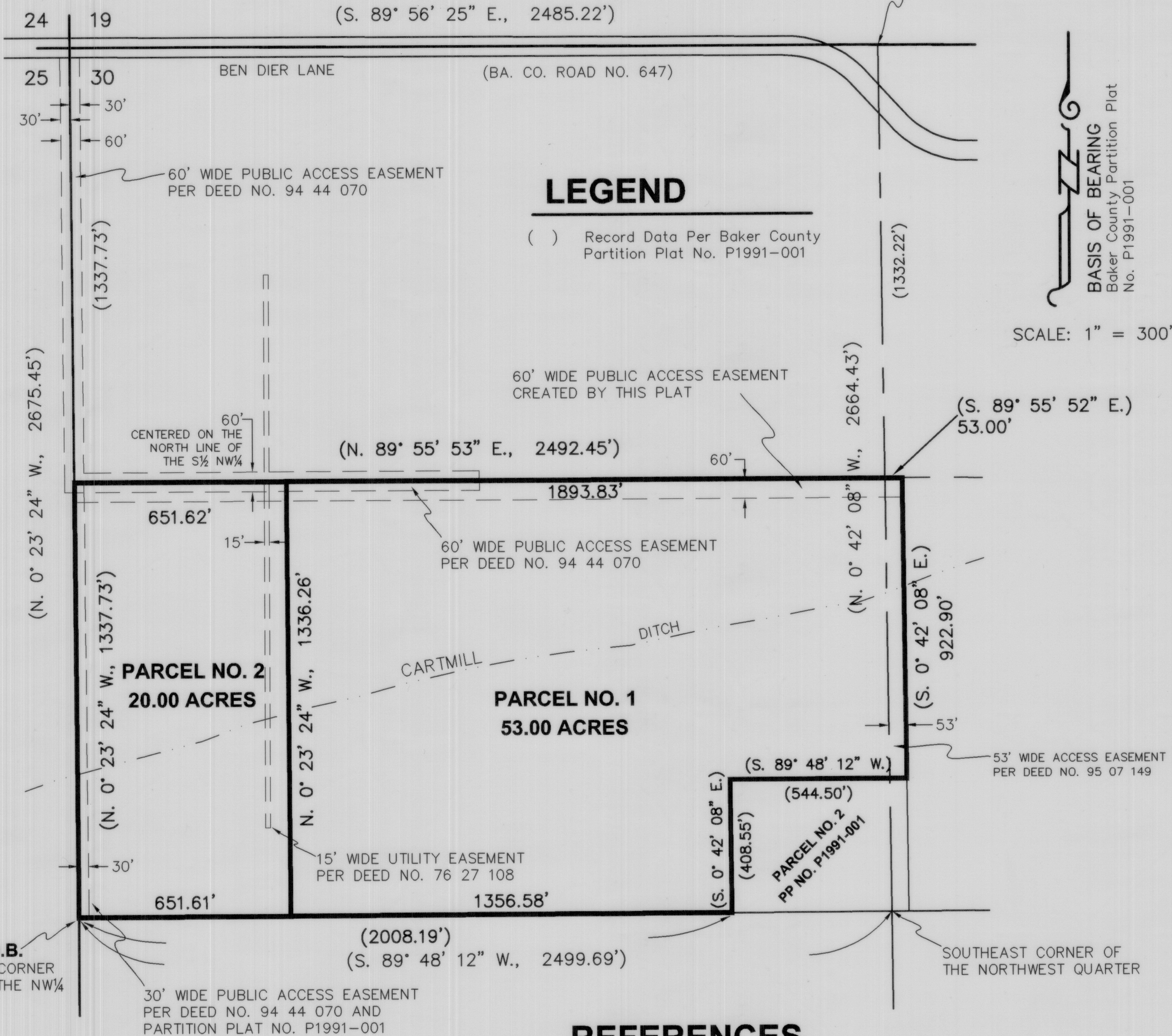
Signature of Kimberly Ann Srack, NOTARY PUBLIC, My Commission Expires 2/24/02

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat. Baker County Surveyor by: Nick G. Nelson; Date FEB. 14 2002. Baker County Planning by: Paul E. Bennett; Date FEB 17th 2002. I hereby certify that all taxes for subject property have been paid as required. Baker County Tax Collector by: Alice Duflinger; Date 2/19 2002.

State of Oregon } S.S. I do hereby certify that this minor partition plat was received for recording on the 19th day of February, 2002 at 3:15 o'clock P. m., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Tamara J. Green



LEGEND

() Record Data Per Baker County Partition Plat No. P1991-001

SCALE: 1" = 300'

BASIS OF BEARING Baker County Partition Plat No. P1991-001

REFERENCES

- Baker County Partition Plat No. P1991-001
Baker County Deed Book 76, Page 142
Baker County Deed Book 167, Page 884
Baker County Deed Book 167, Page 886
Baker County Deed No. 76 27 108
Baker County Deed No. 85 31 058
Baker County Deed No. 94 44 070
Baker County Deed No. 95 07 045
Baker County Deed No. 95 07 139
Baker County Deed No. 95 14 236
Baker County Deed No. 96 36 158
Baker County Deed No. 97 32 150
Baker County Deed No. B0039 0146
Baker County Deed No. B0039 0152

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

PUBLIC ACCESS EASEMENT

A public access easement covering the North 60' of the South Half of the Northwest quarter and the North 60' of the West 53' of the Southwest quarter of the Northeast quarter of said Section 30 is hereby created by this plat. Easement shall also be for the placement of utilities and for the relocation of the Cartmill Ditch if the ditch is relocated from its current location.

EXISTING UTILITY EASEMENT

Electric power line easement granted to Oregon Trail Electric Consumers Cooperative, recorded in Baker County Deed No. 95 07 045. Easement is 15 feet in width, 7.5 feet on each side of the following described centerline: Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 30, T. 8 S., R. 39 E., W.M., Baker County, Oregon; thence S. 76° E., 285 feet, more or less, to the true point of beginning; thence N. 16° E., 120 feet, more or less, to the end point.