

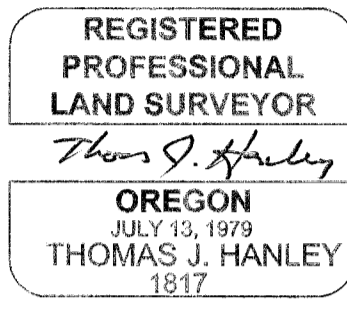
SECTION 29, T. 8 S., R. 39 E., W.M.

PARTITION PLAT NO. P2002-005

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted three 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 Southeast quarter of the Southeast quarter of Section 29, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of Parcel No. 2 of Baker County Partition Plat No. P1991-004, said corner being N. 4' 14' 26" W., 396.72 feet from the Southeast corner of said Section 29; thence along the West Right of Way line of Brown Road (Ba. Co. Road No. 701), N. 0' 05' 47" E., 47.87 feet, to the true point of beginning; thence continuing along said Right of Way line, N. 0' 05' 47" E., 821.22 feet, to intersect the South Right of Way line of Wingville Lane (Ba. Co. Road No. 1122), said intersection being S. 28' 15' 41" W., 63.56 feet from the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 29; thence along said South Right of Way, S. 89' 38' 09" W., 1301.00 feet to intersect the West line of the said Southeast quarter of the Southeast quarter; thence along said West line, S. 0' 14' 58" E., 878.24 feet, to the Northwest corner of said Parcel No. 2; thence along the North line of said Parcel No. 2, N. 89' 13' 44" E., 884.82 feet; thence N. 0' 46' 11" W., 47.87 feet; thence N. 89' 13' 44" E., 411.70' feet to the true point of beginning.



Renews June 30, 2003

LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
Found 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206". set by Partition Plat No. P1991-004.
Found, monument as noted.
Found brass cap monument.
Record Data Per Ba. Co. Sur. No. 8-39-7.
Record Data Per Partition Plat No. P1991-004.

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 it's 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 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.

NARRATIVE

The purpose of this survey and plat for William E. Bailey and Leslee J. Bailey is to partition the above described land into three parcels and to monument the corners of future parcels. Baker County Survey No. 8-39-7 previously provided the proper subdivision of Section 29. Monumentation from said survey was recovered. Slight differences were found between the previous section subdivision and this survey. Basis of bearing was obtained through ties to the Northeast corner of the Southeast quarter of the Southeast quarter and the Northeast corner of said Section 29. No evidence was found of the East quarter corner or the Southeast section corner. Said corners were reestablished by proportioning the excess distance between the Northeast corner of the Southeast quarter of the Southeast quarter and the Northeast section corner. The 1/2" x 24" rebar reference monument to the North quarter corner has been destroyed. It's position was reestablished by proportioning the excess distance between the Northeast and Northwest section corners. Baker County Partition Plat No. P1991-004 established the 60' Wingville Lane Right of Way as being centered on the North line of the Southeast quarter of the Southeast quarter. This is supported by Baker County Surveyor's Book No. 1, Page 101, surveyed in 1884, however the driven road & Right of Way fences do not follow the 1/16 line. This partition establishes the said 60' Right of Way to closely follow the actual lines of occupation.

DECLARATION

Know all people by these presents that William E. Bailey and Leslee J. Bailey 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 three parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easements as described hereon.

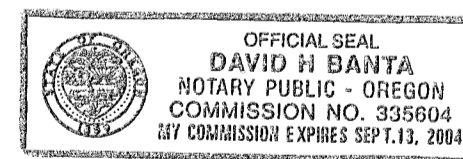
William E. Bailey signature and name

Leslee J. Bailey signature and name

ACKNOWLEDGMENT

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

On August 20, 2002 before me did personally appear the within named William E. Bailey and Leslee J. Bailey who acknowledged to me that they executed the same freely and voluntarily.



David H Banta signature and name
NOTARY PUBLIC
My Commission Expires 9/13/2004

APPROVALS

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

Baker County Surveyor by: [Signature] Date August 19, 2002.

Baker County Planning by: [Signature] Date August 30, 2002.

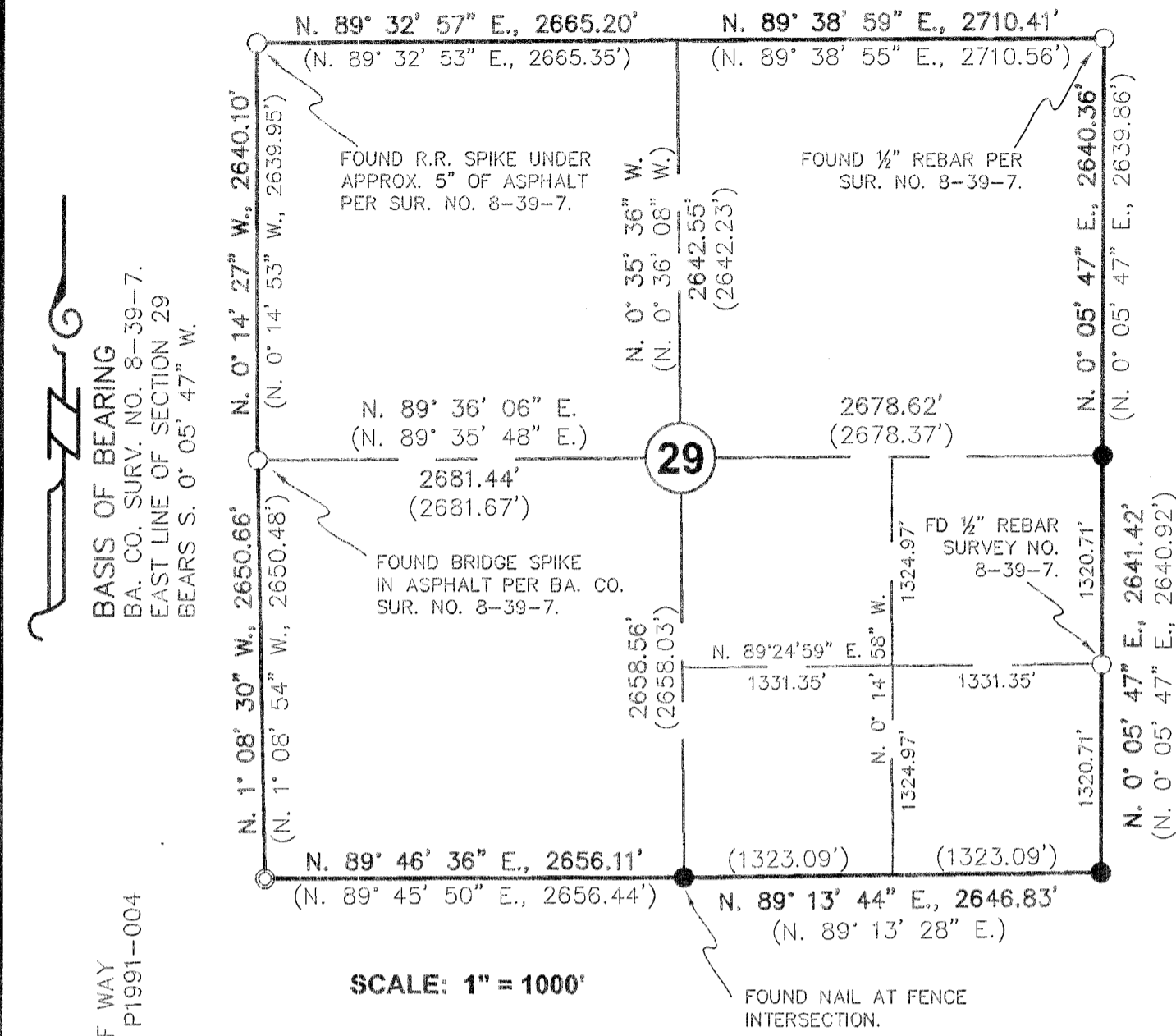
I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: [Signature] Date August 20, 2002.

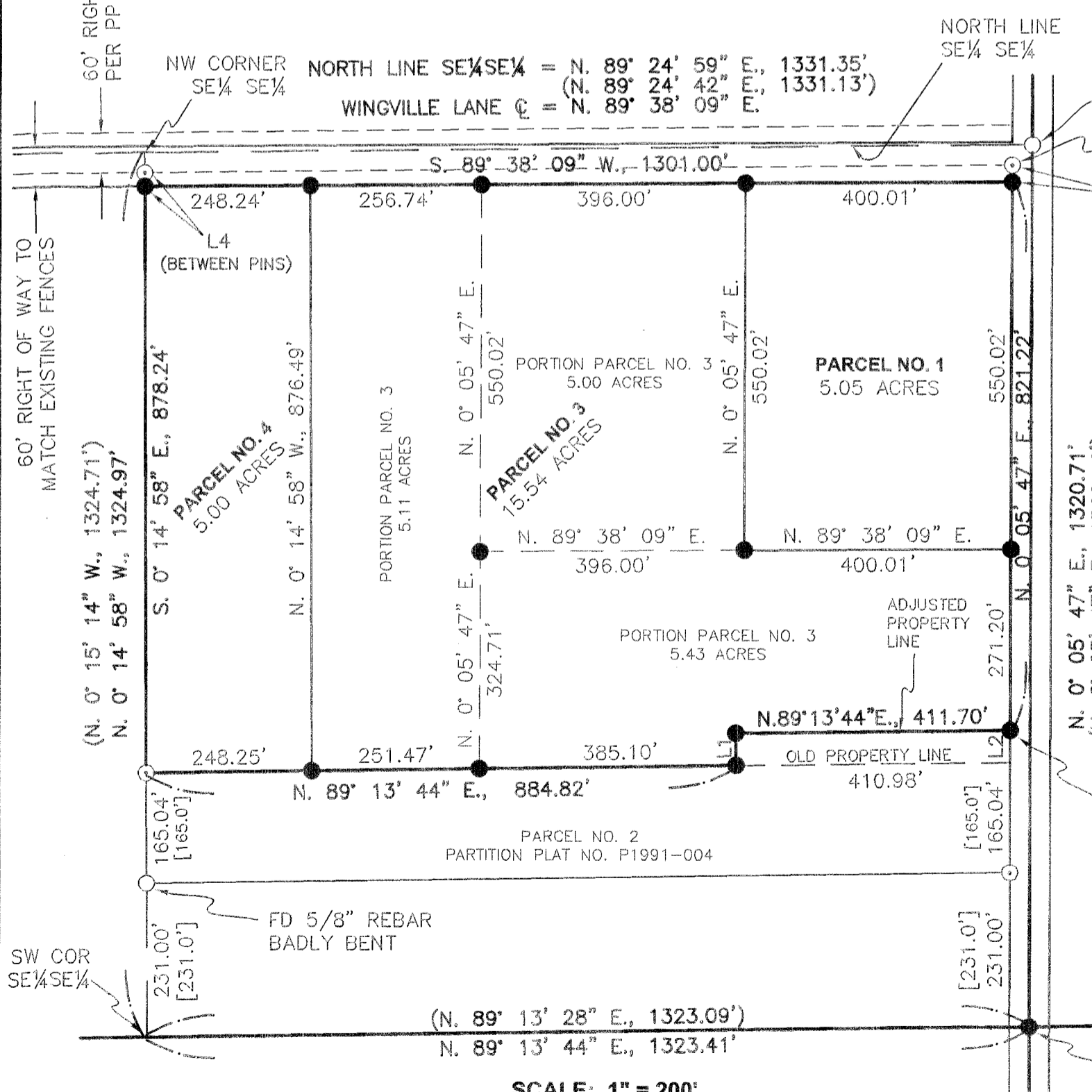
State of Oregon }
County of Baker } S.S.

I do hereby certify that this minor partition plat was received for recording on the 30th day of August, 2002 at 1:35 clock A. M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: [Signature]



SCALE: 1" = 1000'



SCALE: 1" = 200'

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2, L3, L4 with corresponding bearings and distances.

REFERENCES

- BA. CO. SURVEYOR'S BOOK NO. 1, PAGE 101.
BAKER COUNTY SURVEY NO. 8-39-7.
BAKER COUNTY SURVEY NO. 8-39-11.
BAKER COUNTY SURVEY NO. 8-39-22.
BAKER COUNTY SURVEY NO. 8-39-43.
BAKER COUNTY SURVEY NO. 8-39-44.
BAKER COUNTY SURVEY NO. 8-39-45.
BA. CO. PARTITION PLAT NO. P1991-004.
BA. CO. PARTITION PLAT NO. P1998-003.

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