

LAND PARTITION PLAT NO. P2011-005

SITUATED IN THE NW1/4 OF SECTION 17,
T12S, R37E, W.M.,
BAKER COUNTY, OREGON

Sheet 2 of 2

Approvals

Approved this 8TH day of July, 2011

TL S. Huelcy
Baker County Surveyor

Approved this 19TH day of July, 2011

Bob [Signature]
Baker County Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Alice [Signature]
Baker County Tax Collector
Date 7/20/11

I do hereby certify that this plat was received on the 20th day of July, 2011 at 11:55 o'clock A M., and recorded as Land Partition Plat No. P2011-005 Baker County Records.

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

Declaration and Dedication

Know all people by these presents that we, Leo Jacobs and Joanne Jacobs, do hereby declare that we are the owners of the land described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon.

We do hereby grant a 30 foot wide private access easement, together with a 60 foot radius cul-de-sac, over and across Parcel 1, for ingress and egress to Parcel 2 and 3 as shown hereon.

We do hereby grant a 30 foot wide private access easement, together with a 60 foot radius cul-de-sac, over and across Parcel 2, for ingress and egress to Parcel 1.

We do hereby grant a 60 foot wide private access easement, over and across Parcel 2, for ingress and egress to Parcel 3 as shown hereon.

We do hereby grant a 20 foot wide public utility easement, over and across Parcel 2, for ingress and egress and maintenance, to Parcel 3 as shown hereon.

Leo Jacobs
Leo Jacobs

Joanne Jacobs
Joanne Jacobs

Acknowledgment

STATE OF OREGON }
COUNTY OF BAKER } SS

Know all people by these presents on this 16th day of July, 2011, before me a Notary in and for said State and County, personally appeared Leo Jacobs and Joanne Jacobs, who being first duly sworn did say that they are the identical persons named in the foregoing declaration and dedication and that they executed the same freely and voluntarily.

Megan Nissley
Notary Public for the State of Oregon

My commission expires: 8/26/14



THIS PARTITION IS SUBJECT TO THE FOLLOWING EASEMENTS:

- 1) A private pole line easement, 10 feet wide, granted to Idaho Power Company, a corporation, including the terms and provisions thereof, recorded in deed 81-44-084, deeds of Baker County, Oregon.
- 2) A private access easement, 29.37 feet wide, recorded in deed 93-42-083, deeds of Baker County, Oregon.

Note:
There are no water rights appurtenant to this property.

Surveyor's Certificate

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 2 and 3 of this land partition in accordance with the statutes of the State of Oregon, and that Parcel 1 was not surveyed.

This partition is situated in the NW1/4 of Section 17, T12S, R37E, W.M., Baker County, Oregon.

Beginning at the Initial Point, which is 732.44 feet South and 1348.55 feet East of the NW corner of said Section 17;
Thence S39°26'45"E, 650 feet, more or less, to the South line of the NE1/4NW1/4 of said Section 17;
Thence East, 305 feet, more or less, to the West line of Unity Reservoir;
Thence N28°01'E, 475 feet;
Thence N01°13'E, 455.0 feet;
Thence N23°48'E, 376 feet;
Thence N17°31'E, 5 feet, more or less, to the North line of said Section 17;
Thence N89°43'26"W, along the North line of said Section 17, 820 feet;
Thence S12°51'W, 680 feet;
Thence S39°04'00"W, 264 feet, more or less, to the Initial Point.

This partition contains 21.04 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813



Narrative

This survey was performed at the request of Leo Jacobs. The purpose of this survey was to partition this property into three parcels.

A search was made of the available records pertaining to this survey. I recovered several iron pins from Survey No. 12-37-3 which I accept. I also found and accept the aluminum pipe monuments at the NW corner of Section 17 and at the witness corner to the N1/4 corner of Section 17. I used the deed record bearings and distances for the boundary of this partition. The location of the new division lines between these parcels is approved by Mr. Jacobs.