

SW¼SE¼, SECTION 29, T. 8 S., R. 39 E., W.M.

PARTITION PLAT NO. P2006-003

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on this major partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:
 Land located in the Southwest quarter of the Southeast quarter of Section 29, T. 8 S., R. 39 E., Willamette Meridian, Baker County, Oregon, more particularly described as the East half of the said Southwest quarter of the Southeast quarter, the exterior boundary of which is as described as follows:
 Beginning at the Southwest corner of the said East half of the Southwest quarter of the Southeast quarter; thence along the West line of the said East half of the Southwest quarter of the Southeast quarter, N. 0° 25' 18" W., 1327.12 feet, to the Northwest corner thereof; thence along the North line of the said East half of the Southwest quarter of the Southeast quarter, N. 89° 24' 59" E., 665.67 feet, to the Northeast corner thereof; thence along the East line of the said East half of the Southwest quarter of the Southeast quarter, S. 0° 14' 58" E., 1324.97 feet, to the Southeast corner thereof; thence along the South line of the said East half of the Southwest quarter of the Southeast quarter, S. 89° 13' 44" W., 661.71 feet, to the Southwest corner thereof, and the Point of Beginning.

Land Containing 20.20 acres.

Subject to public easements and Right of Ways for roads.

REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS J. HANLEY
JULY 13, 1979
1817

Renews June 30, 2007

NARRATIVE

The purpose of this survey and plat for Rex J. Johnson and Dorothy H. Johnson is to partition the above described land into two parcels. Monumentation described in Baker County Partition Plat No. P2002-005 was recovered and held as the basis of bearing for this survey. The proper subdivision of Section 29 is per Baker County Partition Plat No. P2002-005. Baker County Deed No. 92 31 061 provided the property description for the subject property.

DECLARATION

Know all people by these presents that Rex J. Johnson and Dorothy H. Johnson are the owners of the land represented on this major 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 easement and the access/utility easement as described hereon.

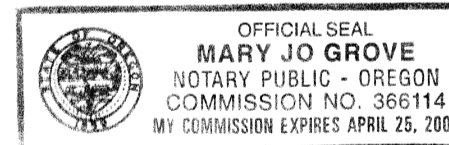
Rex J. Johnson
Rex J. Johnson

Dorothy H. Johnson
Dorothy H. Johnson

ACKNOWLEDGMENT

State of OR }
County of Baker } S.S.

On 3/27, 2006 before me did personally appear the within named Rex J. Johnson and Dorothy H. Johnson who acknowledged to me that they executed the same freely and voluntarily.



Mary Jo Grove
NOTARY PUBLIC

My Commission Expires 4/25/07

APPROVALS

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

Baker County Surveyor by: *Mark G. Melvin*; Date MARCH 9 2006.

Baker County Planning by: *Shawn M. Berry*; Date MARCH 27 2006.

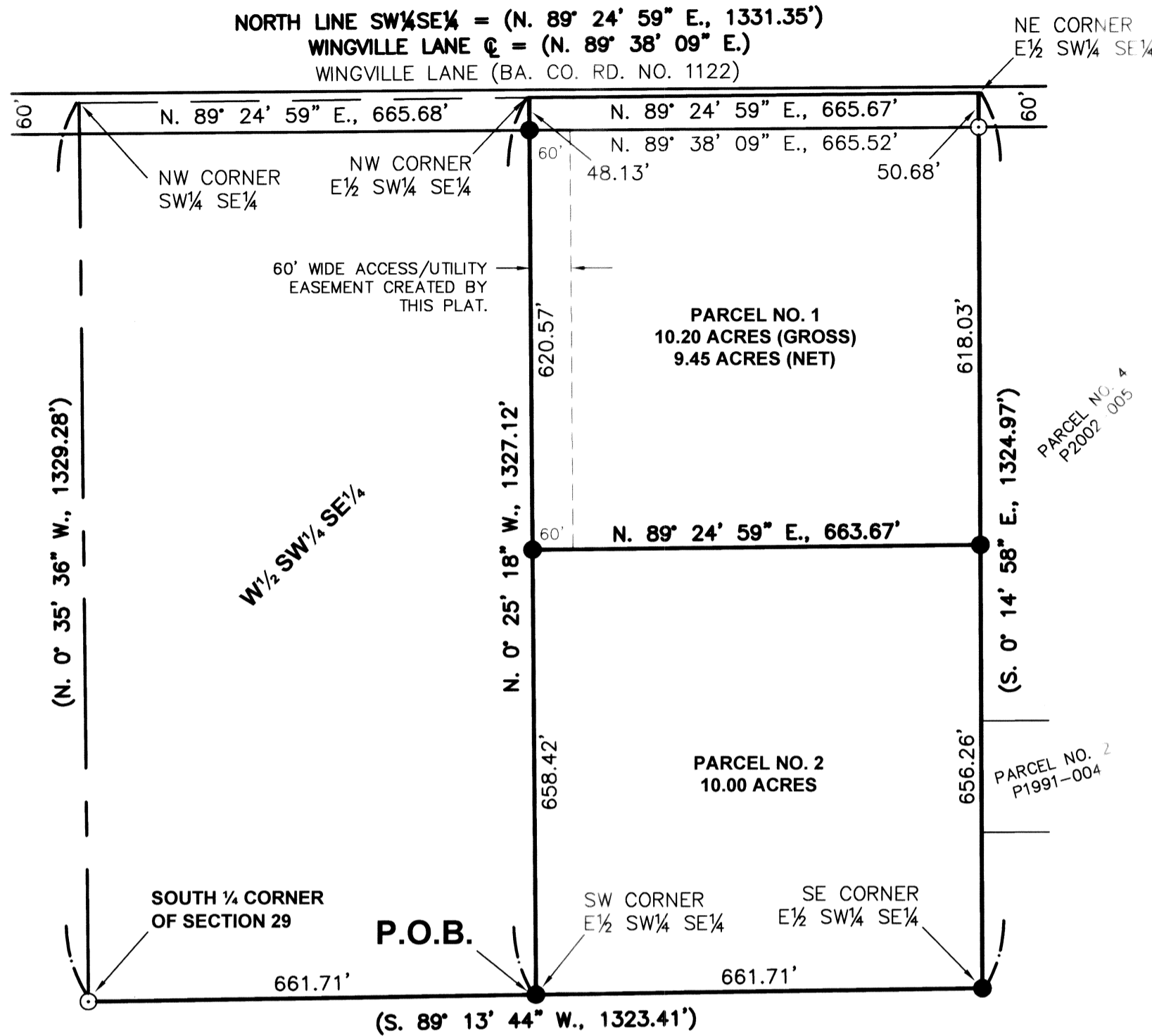
I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: *Alie Dufinger*; Date MARCH 27 2006.

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

I do hereby certify that this major partition plat was received for recording on the 27th day of MARCH, 2006 at 3:55 o'clock P.M., and recorded in Baker County records and is hereby approved.

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



BASIS OF BEARING
 BAKER COUNTY PARTITION PLAT
 NO. P2002-005, SOUTH LINE
 OF THE SE¼ BEARS S. 89° 13' 44" W.

SCALE: 1" = 200'

LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817" set by Ba. Co. Partition Plat No. P2002-005.
- () Record Data Per Ba. Co. Part. Plat No. 2002-005.

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.
- BA. CO. PARTITION PLAT NO. P2002-005.
- BA. CO. PARTITION PLAT NO. P2003-010.

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 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.

ACCESS / UTILITY EASEMENT

A sixty (60) feet wide access/utility easement is hereby created by this plat. The easement shall consist of the West 60 feet of Parcel No. 1 as shown hereon. Said easement shall be for ingress and egress and the placement of utilities to serve Parcel No. 2. The beneficiaries of this easement shall be limited to the owners of Parcel No. 2, their heirs and successors, and their guests. The owners of Parcel No. 2, their heirs and successors shall be responsible for the maintenance of the easement.

HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803