


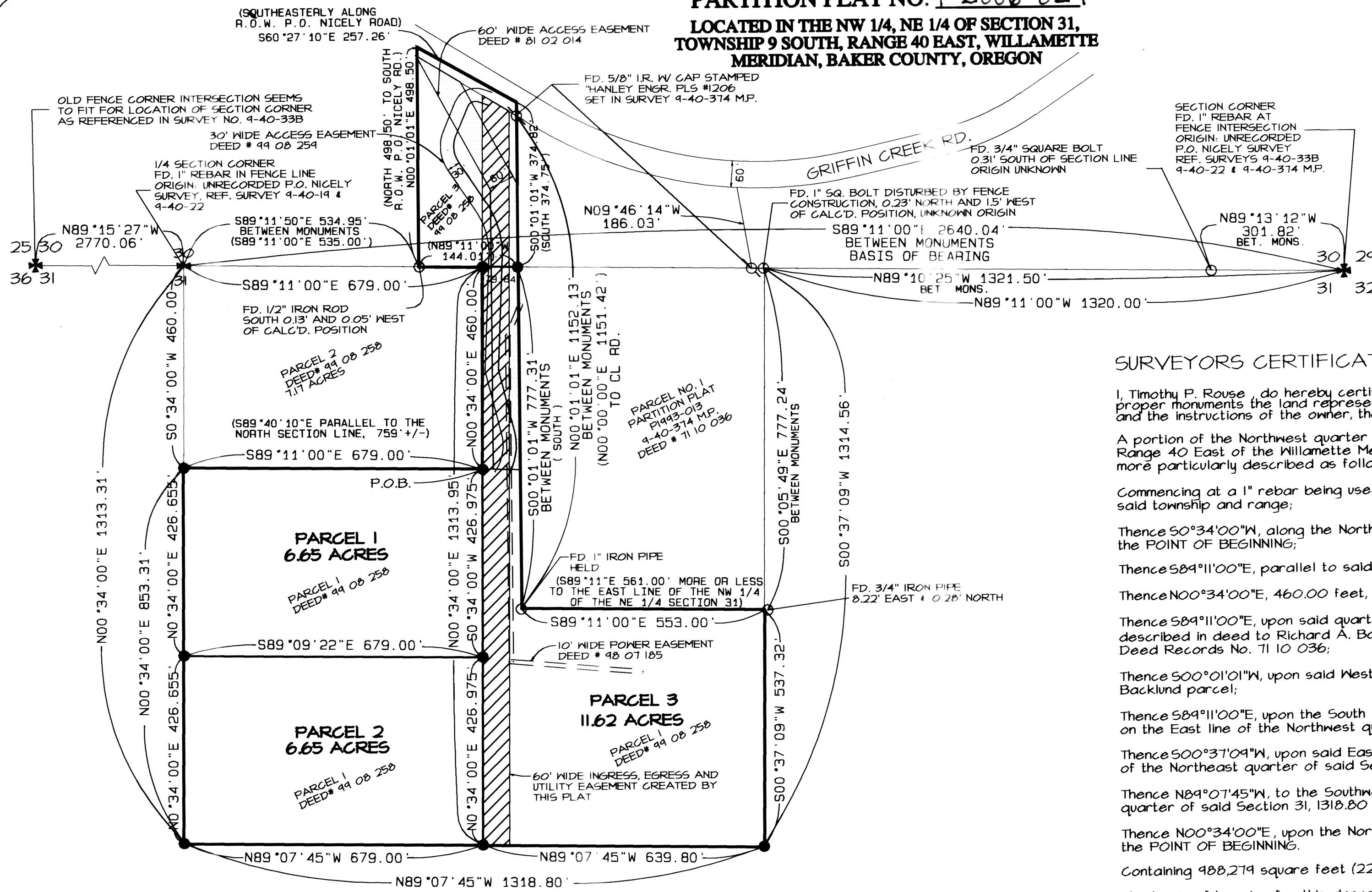


PARTITION PLAT NO. P2006-024
LOCATED IN THE NW 1/4, NE 1/4 OF SECTION 31,
TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE
MERIDIAN, BAKER COUNTY, OREGON

LEGEND

- FOUND 5/8" IRON ROD W/CAP STAMPED "HANLEY ENGR. PLS # 1206"
- SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED "ROUSE SURVEYING, INC. PLS. 2199"
- FOUND MONUMENT AS NOTED
- () RECORD BEARINGS AND DISTANCES
-  60' WIDE ACCESS EASEMENT PER DEED # 81 02 014
-  60' WIDE INGRESS, EGRESS AND UTILITY EASEMENT CREATED BY THIS PLAT
-  10' WIDE POWER EASEMENT PER DEED # 98 07 185



SURVEYORS CERTIFICATE

I, Timothy P. Rouse, do hereby certify that I have correctly surveyed and marked with proper monuments the land represented on this map in accordance with O.R.S. Chapter 92 and the instructions of the owner, the boundaries being described as follows:

A portion of the Northwest quarter of the Northeast quarter of Section 31, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

- Commencing at a 1" rebar being used as the quarter corner common to Sections 30 & 31, said township and range;
 - Thence 50°34'00"W, along the North-South centerline of said Section 31, 460.00 feet, to the POINT OF BEGINNING;
 - Thence S89°11'00"E, parallel to said North quarter section line, 679.00 feet;
 - Thence N00°34'00"E, 460.00 feet, to said quarter Section line common to Sections 30 & 31;
 - Thence S89°11'00"E, upon said quarter section line, 79.84 feet, to West line of the property described in deed to Richard A. Backlund et ux, recorded March 11, 1971, in Baker County Deed Records No. 71 10 036;
 - Thence S00°01'01"W, upon said West line, 777.31 feet, to the Southwest corner of said Backlund parcel;
 - Thence S89°11'00"E, upon the South line of said Backlund parcel, 553.00 feet, to a point on the East line of the Northwest quarter of the Northeast quarter of said Section 31;
 - Thence S00°37'09"W, upon said East line, to the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 31, 537.32 feet;
 - Thence N89°07'45"W, to the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 31, 1318.80 feet;
 - Thence N00°34'00"E, upon the North-South center line of said Section 31, 853.31 feet, to the POINT OF BEGINNING.
- Containing 988,279 square feet (22.68 acres) more or less.

The basis of bearing for this description is the section line between the quarter corner common to Sections 30 & 31 and the Section corner common to Sections 29, 30, 31 & 32, (North line of the NE 1/4 of Section 31), Township 9 South, Range 40 East, Willamette Meridian. Referenced in Baker County Survey No. 4-40-374 M.P. as bearing S89°11'00"E.

Together with that portion of the Southwest quarter of the Southeast quarter of Section 30, Township 9 South, Range 40 East, of the Willamette Meridian in Baker County, State of Oregon, described in deed recorded September 11, 1978 in Film Volume 78 37 034 as follows:

- Beginning at a point which bears S89°11'00"E, 535 feet from the quarter corner common to Sections 30 and 31;
- Thence North 498.50 feet to an iron pin in the South right-of-way of the P.O. Nicely Road;
- Thence Southeasterly along said right-of-way line of the P.O. Nicely Road to an iron pipe in a mound of stones at a point 374.75 feet North and 224.0 feet S89°11'00"E of the point of beginning;
- Thence South 374.75 feet to an iron pin;
- Thence N89°11'00"W, 224.0 feet to the point of beginning.

Containing 97744 square feet (2.24 acres) more or less. Excepting therefrom any portion lying within the county road right-of-way.

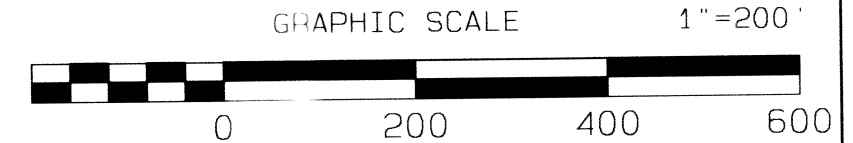
INGRESS, EGRESS AND UTILITY EASEMENT

An easement for the purposes of ingress, egress and the construction and maintenance of utilities over and across a 60.00 feet wide strip of land described as follows:

A portion of the Northwest quarter of the Northeast quarter of Section 31 and the Southwest quarter of the Southeast quarter of Section 30, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

- Commencing at a 1" iron rod being used as the quarter corner common to Sections 30 & 31, said township and range;
- Thence 50°34'00"W, along the North-South centerline of said Section 31, 460.00 feet;
- Thence S89°11'00"E, parallel to said North quarter section line, 679.00 feet, to the POINT OF BEGINNING;
- Thence N00°34'00"E, 460.00 feet, to the Section line of common to Sections Sections 30 & 31;
- Thence N00°34'00"E, 389.44 feet, more or less to the South right-of-way line of Griffin Creek Road;
- Thence S58°32'23"E, 69.92 feet, along said South right-of-way line;
- Thence 50°34'00"W, 354.30 feet, to the Section line common to Sections 30 & 31;
- Thence 50°34'00"W, 1314.01 feet;
- Thence N89°07'45"W, 60.00 feet;
- Thence N00°34'00"E, 853.95 feet, to the POINT OF BEGINNING.

The basis of bearing for this description is the section line between the quarter corner common to Sections 30 & 31 and the Section corner common to Sections 29, 30, 31 & 32, (North line of the NE 1/4 of Section 31), Township 9 South, Range 40 East, Willamette Meridian. Referenced in Baker County Survey No. 4-40-374 M.P. as bearing S89°11'00"E.



REGISTERED PROFESSIONAL LAND SURVEYOR

Timothy P. Rouse 12/06/2006

OREGON
 JANUARY 21, 1997
 TIMOTHY P. ROUSE
 2799

RENEWAL DATE 12/31/2006

PARTITION PLAT FOR MIKE RAGSDALE	
ROUSE SURVEYING, INC.	
4900 N.E. 229TH STREET RIDGEFIELD, WA 98642	
PH. (360) 687-4006	FAX. (360) 687-8071