

B07 39 0021

LAND PARTITION PLAT NO. P2007-013

SITUATED IN SECTIONS 28, 29, 32 & 33; T.12S.; R.37E.; W.M.
AND IN SECTIONS 3, 4, 5, 8 & 9; T.13S.; R.37E.; W.M.;
BAKER COUNTY; OREGON

AUGUST 29, 2007

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS

SUBJECT TO THE FOLLOWING:

- EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- EASEMENTS, INCLUDING THE POWER OF ASSESSMENT, FOR VARIOUS DITCHES CROSSING PREMISES.
- THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
- PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF THE STATE LAND BOARD OF THE STATE OF OREGON, FOR DITCHES, CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSE, CONSTRUCTED, OR WHICH MAY BE CONSTRUCTED, BY AUTHORITY OF THE UNITED STATES OR OTHERWISE, AS RESERVED IN INSTRUMENT RECORDED AUGUST 27, 1907, IN BOOK 65, AT PAGE 347, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 28, TOWNSHIP 12 SOUTH, RANGE 37 EAST). NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF THE STATE LAND BOARD OF THE STATE OF OREGON, FOR DITCHES, CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSE, CONSTRUCTED, OR WHICH MAY BE CONSTRUCTED, BY AUTHORITY OF THE UNITED STATES OR OTHERWISE, AS RESERVED IN INSTRUMENT RECORDED NOVEMBER 2, 1912, IN BOOK 77, AT PAGE 467, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 4, TOWNSHIP 13 SOUTH, RANGE 37 EAST). NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF CAMP CREEK WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN, INSPECT, CLEAN AND REPAIR AN IRRIGATION CANAL AND ITS APPURTENANCES, 33 FEET IN WIDTH, RECORDED OCTOBER 10, 1930, IN BOOK "L", AT PAGE 104, BAKER COUNTY LEASE AND AGREEMENT RECORDS. (AFFECTS SECTIONS 8, 9 AND 17, TOWNSHIP 13 SOUTH, RANGE 37 EAST). NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, FOR A HAULING ROAD, 20 FEET IN WIDTH, RECORDED APRIL 24, 1947, IN BOOK 141, AT PAGE 679, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 28, TOWNSHIP 12 SOUTH, RANGE 37 EAST). APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE ERECTION AND CONTINUED OPERATION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE LINES AND CIRCUITS, ATTACHED TO POLES OR OTHER SUPPORTS, TOGETHER WITH GUYS, CROSSARMS AND OTHER ATTACHMENTS AND INCIDENTAL EQUIPMENT THEREON, AND APPURTENANCES, RECORDED AUGUST 21, 1952, IN BOOK 159, AT PAGE 459, BAKER COUNTY DEED RECORDS. (AFFECTS SECTIONS 5, 8, 9 AND 15, TOWNSHIP 13 SOUTH, RANGE 37 EAST). NO SPECIFIED WIDTH. APPROXIMATE CENTERLINE SHOWN HEREON.
- LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN JOHN ROUSE, JOHN T. ROUSE, MICHAEL J. ROUSE, VERNON E. HAYS AND MAY I. HAYS, AS LESSOR, AND BAKER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, AS LESSEE, DATED JUNE 1, 1960, RECORDED JULY 19, 1960, IN BOOK "T", AT PAGE 228, BAKER COUNTY LEASE AND AGREEMENT RECORDS. SAID LEASE IS FOR THE TERM OF 50 YEARS. (AFFECTS SECTION 28, TOWNSHIP 12 SOUTH, RANGE 37 EAST). THE ACCESS DESCRIBED IN THIS DOCUMENT HAS NO SPECIFIED WIDTH AND IS NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF OREGON TELEPHONE CORPORATION, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A TELEPHONE LINE OR SYSTEM, RECORDED FEBRUARY 4, 1975, IN DEED 75 06 048, BAKER COUNTY DEED RECORDS. (AFFECTS SECTIONS 28, 32 AND 33, TOWNSHIP 12 SOUTH, RANGE 37 EAST). NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF OREGON TELEPHONE CORPORATION, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A TELEPHONE LINE OR SYSTEM, RECORDED FEBRUARY 4, 1975, IN DEED 75 06 049, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 32, TOWNSHIP 12 SOUTH, RANGE 37 EAST, AND SECTION 5, TOWNSHIP 13 SOUTH, RANGE 37 EAST). NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF OREGON TELEPHONE CORPORATION, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A TELEPHONE LINE OR SYSTEM, RECORDED FEBRUARY 4, 1975, IN DEED 75 06 051, BAKER COUNTY DEED RECORDS. (AFFECTS SECTIONS 5 AND 8, TOWNSHIP 13 SOUTH, RANGE 37 EAST). NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF THE ROMAN CATHOLIC BISHOP OF THE DIOCESE OF BAKER, A CORPORATION SOLE, TO INSTALL, REPAIR, MAINTAIN AND OPERATE SEPTIC TANK DRAINS, RECORDED JULY 11, 1980, IN DEED 80 24 062, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 28, TOWNSHIP 12 SOUTH, RANGE 37 EAST). WIDTH VARIES. APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE ERECTION AND CONTINUED OPERATION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE LINES AND CIRCUITS, ATTACHED TO POLES OR OTHER SUPPORTS, TOGETHER WITH GUYS, CROSSARMS AND OTHER ATTACHMENTS AND INCIDENTAL EQUIPMENT THEREON, AND APPURTENANCES, WITH THE RIGHT TO PERMIT THE ATTACHMENT OF THE WIRES AND FIXTURES OF OTHER COMPANIES OR PARTIES, 10 FEET IN WIDTH, RECORDED JULY 1, 1991, IN DEED 91 27 075, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST). APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE ERECTION AND CONTINUED OPERATION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE LINES AND CIRCUITS, ATTACHED TO POLES OR OTHER SUPPORTS, TOGETHER WITH GUYS, CROSSARMS AND OTHER ATTACHMENTS AND INCIDENTAL EQUIPMENT THEREON, AND APPURTENANCES, WITH THE RIGHT TO PERMIT THE ATTACHMENT OF THE WIRES AND FIXTURES OF OTHER COMPANIES OR PARTIES, 10 FEET IN WIDTH, RECORDED MARCH 27, 1995, IN DEED 95 13 078, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST). APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF OREGON TELEPHONE CORPORATION, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE AND MAINTAIN A TELEPHONE LINE OR SYSTEM, 20 FEET IN WIDTH, RECORDED APRIL 11, 1996, IN DEED 96 15 220, BAKER COUNTY DEED RECORDS. (AFFECTS SECTION 8, TOWNSHIP 13 SOUTH, RANGE 37 EAST). NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.

REFERENCES

DEED RECORD INSTRUMENT NO.'S B06520254, B07180099
PRELIMINARY TITLE REPORT NO. 0026451

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY
BEING PARTITIONED RECORDED AS INSTRUMENT NO.
B0739 0012, DEED RECORDS.

APPROVALS

APPROVED THIS 4TH DAY OF Sept., 2007
Thomas J. Harley
BAKER COUNTY SURVEYOR

APPROVED THIS 21 DAY OF Sept., 2007
Hilly Skonta
for BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Nice Sullivan DATE: 9-21-07
BAKER COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 21 DAY OF SEPT., 2007 AT 9:10 O'CLOCK
A.M., AND RECORDED AS LAND PARTITION PLAT
NO. P2007-013 BAKER COUNTY RECORDS.

Jamara J. Green Co. Clerk
BAKER COUNTY CLERK
by Karen Phillips, Deputy

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT UNITY RANCH, LLC, AS TO AN UNDIVIDED 2/3 INTEREST, AND ELDORADO LAND COMPANY, LLC AS TO AN UNDIVIDED 1/3 INTEREST, OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

WE DO HEREBY CREATE A 14 FOOT WIDE PRIVATE IRRIGATION EASEMENT FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF IRRIGATION EQUIPMENT. SAID EASEMENT IS TO THE BENEFIT OF PARCEL 2. SAID EASEMENT IS 14 FEET WIDE, 7 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD RUNNING FROM U.S. HIGHWAY 26 TO THE SPILLWAY SITUATED ON THE NORTH END OF THE MILL POND, AS SHOWN HEREON.

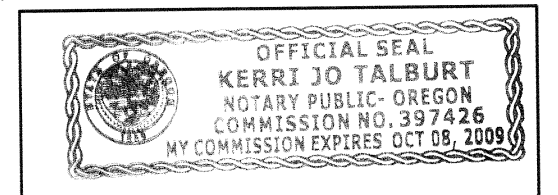
Stanley V. Shephard
STANLEY V. SHEPHARD, MANAGING MEMBER
UNITY RANCH, LLC

James S. Jacobs
JAMES S. JACOBS, MANAGING MEMBER
ELDORADO LAND COMPANY, LLC

ACKNOWLEDGMENTS
STATE OF Oregon
COUNTY OF Jefferson SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept. 19, 2007,
BY STANLEY V. SHEPHARD, MANAGING MEMBER, UNITY RANCH, LLC

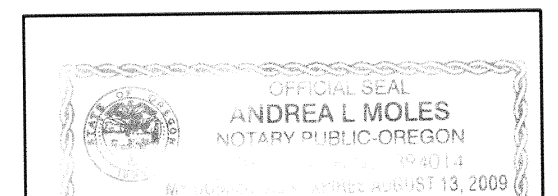
Kerri Jo Talburt
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Oct. 8, 2009



STATE OF Oregon
COUNTY OF Grant SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2007,
BY JAMES S. JACOBS, MANAGING MEMBER ELDORADO LAND COMPANY, LLC

Andrea L. Moles
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Aug 13 2009



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2008

NOTES:

- THE SECTION AND SECTION SUBDIVISION LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- THE LOCATIONS OF HIGHWAY NO. 26, HIGHWAY NO. 245, ROADS AND EASEMENTS ARE APPROXIMATE.
- ALL BEARINGS AND DISTANCES ARE APPROXIMATE.
- A PORTION OF THE COMMON BOUNDARY LINE BETWEEN PARCELS 2 AND 3 IS THE CENTERLINE OF THE EXISTING ROAD WHICH IS WESTERLY OF THE MILL POND.
- THE LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

B07 39 0020

B07 39 0019