

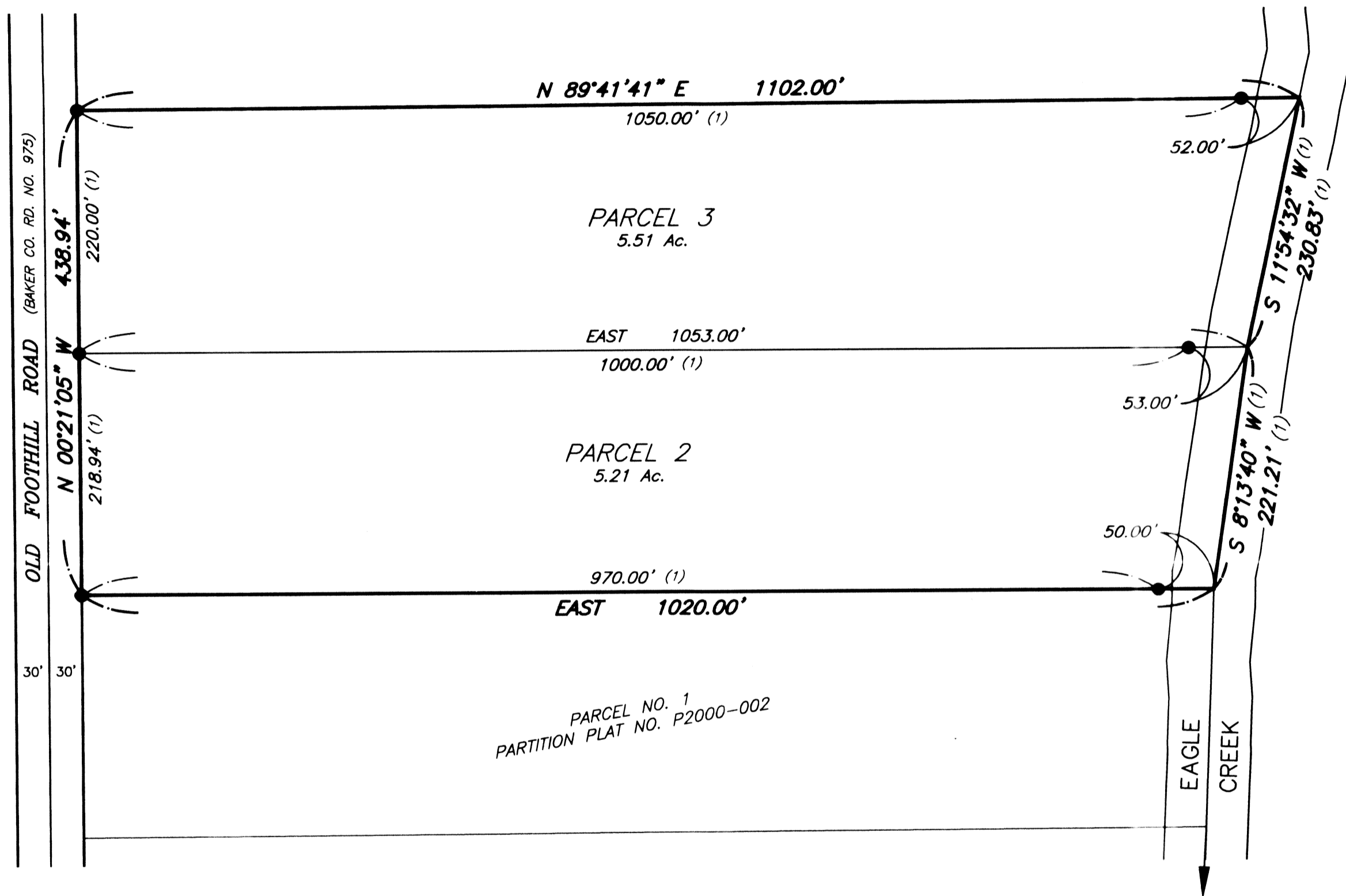
PARTITION PLAT NO. P2010-007

HANLEY ENGINEERING, INC.

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

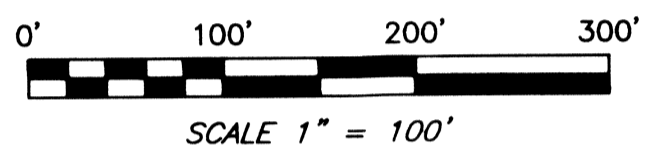
A REPLAT OF PARCEL No. 2, MINOR PARTITION PLAT P2000-002
LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 9 SOUTH, RANGE 45 EAST, WILLAMETTE MERIDIAN,
BAKER COUNTY, OREGON.

JUNE 10, 2010



BASS OF BEARING
North line of Parcel No. 1 of
Baker County Partition Plat
No. P2000-002 bears East.

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas J. Hanley
OREGON
 JULY 13, 1979
THOMAS J. HANLEY
 1817
 RENEWS JUNE 30, 2011



NARRATIVE

HANLEY ENGINEERING, INC. WAS EMPLOYED BY JASPER H. COOMBES AND JEAN L. COOMBES FOR THE PURPOSE OF PARTITIONING PARCEL 2 OF PARTITION PLAT P2000-002 INTO TWO PARCELS.

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED ON THE GROUND WITH PROPER MONUMENTATION IN ACCORDANCE WITH O.R.S. CHAPTER 92, A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, PARTITION PLAT P2000-002, BAKER COUNTY PLAT RECORDS
CONTAINING 10.72 ACRES.

LEGEND

- - FOUND 3/8" REBAR W/ YPC MARKED "HANLEY ENGR. PLS 1817", SET IN P2000-002
- (#) - REFERENCE NUMBER
- W/ - WITH
- YPC - YELLOW PLASTIC CAP
- SN - SURVEY NUMBER

REFERENCES

1. BAKER COUNTY PARTITION PLAT No. P2000-002
2. BAKER COUNTY PARTITION PLAT No. P1995-024
3. BAKER COUNTY DEED NO. 88 36 004
4. BAKER COUNTY DEED NO. 94 41 022
5. ADMINISTRATIVE REPORT AND DECISION RP-10-003

NOTES

1. SEWAGE DISPOSAL SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.
2. WATER RIGHTS MAY BE APPURTENANT TO THIS PROPERTY UNDER CERTIFICATES C-4637, C-4656 AND C-44243.
3. 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 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.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JASPER H. COOMBES AND LOIS M. COOMBES ARE THE OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Jasper H. Coombes J H C
JASPER H. COOMBES

Lois M. Coombes L M C
LOIS M. COOMBES



ACKNOWLEDGMENT

ON June 22, 2010 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED JASPER H. COOMBES AND LOIS M. COOMBES WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

STATE OF Oregon }
COUNTY OF Baker } S.S.

Tara L. Andrews
NOTARY PUBLIC
MY COMMISSION EXPIRES October 29, 2012

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS MINOR PARTITION PLAT.

BAKER COUNTY SURVEYOR BY: *N.L.G. Johnson* DATE 6/17/10
DEPUTY UNION COUNTY SURVEYOR

BAKER COUNTY PLANNING BY: *Neil Bennett* DATE 6/22/10
Director

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

BAKER COUNTY TAX COLLECTOR BY: *Alice Deffenhafer* DATE 6/22/10

I DO HEREBY CERTIFY THAT THIS MINOR PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 22nd DAY OF June, 2010, AT 10:35 O'CLOCK A.M. AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

BAKER COUNTY CLERK BY: *Jamara J. Green by Cindy Carpenter*, Deputy