



LAND PARTITION PLAT NO. P2010-001

SITUATED IN THE SW1/4 OF SECTION 29
AND IN THE SE1/4 OF SECTION 30
T9S, R37E, W.M.
BAKER COUNTY, OREGON

November 12, 2009
Sheet 2 of 2

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 in accordance with the statutes of the State of Oregon, and that Parcel 1 was not surveyed. This land partition is situated in the SW1/4 of Section 29, and in the SE1/4 of Section 30, T9S, R37E, W.M., Baker County, Oregon, more particularly described as follows:

Beginning at the Initial Point which is a 5/8" iron pin with a red plastic cap at the SE corner of the W1/2NW1/4SW1/4 of said Section 29;
Thence S00°42'54"E, along the east line of the W1/2SW1/4SW1/4 of said Section 29, 370.18 feet;
Thence N76°58'04"W, 219.68 feet;
Thence N04°16'08"W, 87.11 feet;
Thence N17°53'16"W, 243.05 feet to the north line of the SW1/4SW1/4 of said Section 29;
Thence N40°45'14"W, along the southwesterly boundary of the Mary Agnes Placer Claim, 1697.97 feet to the north line of the SE1/4 of said Section 30;
Thence N88°38'56"E, 674 feet, more or less to the southwesterly right of way line of the Sumpter Valley Highway;
Thence Southeastly along the right of way line of the Sumpter Valley Highway, 410 feet, more or less, to a 5/8" iron rod with an aluminum cap, said point being 70 feet right of engineer's centerline station 116+00;
Thence S46°28'19"E, along the right of way line of the Sumpter Valley Highway, 92.44 feet to the intersection of said right of way line and the northeasterly boundary of the Mary Agnes Placer Claim;
Thence S30°12'47"E, along the boundary of the Mary Agnes Placer Claim, 645.23 feet to the east line of the W1/2NW1/4SW1/4 of said Section 29;
Thence S00°42'54"E, along the east line of the W1/2NW1/4SW1/4 of said Section 29, 285.04 feet to the southerly boundary of the Mary Agnes Placer Claim;
Thence S44°47'14"W, along the boundary of the Mary Agnes Placer Claim, 213.86 feet to the south line of the W1/2NW1/4SW1/4 of said Section 29;
Thence N89°31'01"E, along the south line of the W1/2NW1/4SW1/4 of said Section 29, 152.54 feet to the point of beginning.

This partition contains 21.37 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 Richard Gass. The purpose of this survey was to partition the property owned by Mr. and Mrs. Gass into three parcels. A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and to establish the monuments shown hereon. A portion of the west boundary is described as "along the westerly line of the dredged area" in the deed to Mr. Gass. The adjoining land owner has agreed to a new boundary line and deeds have been recorded to establish this portion of the boundary. The corners of the SW1/4 of Section 29 have been established over the years in different surveys. I accepted the monuments at the SW and NE corners of the SW1/4 and the positions of the NW and SE corners which have reference monuments to the corner positions. The position of the W1/4 corner of Section 29 has been used and accepted by all surveyors working in the vicinity that needed to rely upon its position to complete their surveys. In Survey No. 9-37-293 Leland Myers has shown a different position for the W1/4 corner of Section 29. Mr. Myers has written his explanation for the new position in his narrative. I do not accept the new position shown on Survey No. 9-37-293 for the subdivision of the SW1/4 of Section 29 in this survey. During Survey No. 9-37-293, Mr. Myers found and monumented Corner No.10 of the Mary Agnes Placer Claim, MS 198. I accepted this monument and a 2" iron pipe at Corner No. 12. I did not find any evidence of Corner No. 11 and used the Grant Boundary Adjustment as defined in the 1973 BLM Manual of Surveying Instructions to proportion the lost corner position. Survey 9-37-293 shows a position for Corner No. 11 and the same monuments I found at corners 10 and 12. I contacted Mr. Myers in hopes of duplicating his proportion position at Corner No. 11. Mr. Myers could not determine how he arrived at the corner position shown on his survey map. I found several iron pin monuments with yellow caps that are not of record. I understand that they were established with the intention of a second survey that would record their positions. I subdivided the SW1/4 of Section 29 and intersected the boundaries of the Mary Agnes Placer to establish the corners of Parcel 3. I found and accepted the ODOT right of way monuments shown hereon. The new division lines are in the locations approved by Mr. Gass.

APPROVALS

Approved this 3rd day of Feb., 2010

[Signature]
Baker County Surveyor

Approved this 3rd day of February, 2010

[Signature]
Baker County Planning Director

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

Tax Collector
Date 2/3/10

I do hereby certify that this major partition plat was received on the 8th day of February, 2010 at 11:50 o'clock A.M., and recorded in the records of Baker County, Oregon.

[Signature]
Baker County Clerk
[Signature]
Baker County Deputy

DECLARATION AND DEDICATION

Know all people by these presents that we, Richard R. Gass and Shirley M. Gass, husband and wife, do hereby declare we are the owners of the lands 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 60 foot wide private access easement, for ingress and egress over and across Parcel 3 to access Parcel 2 as shown hereon.

We do hereby grant a 12 foot wide private power utility easement over and across Parcel 1 and Parcel 2 as shown hereon.

[Signature] Richard R. Gass
[Signature] Shirley M. Gass

THIS PARTITION IS SUBJECT TO THE FOLLOWING:
1) Rights of the public in streets, roads and highways.
2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
3) A private utility easement, including the terms and conditions thereof, to Eastern Oregon Light and Power Company, recorded in Book 123 Page 124, deed records of Baker County, Oregon. No width is given. Not shown due to insufficient data given in the deed. Although this easement is shown on the deed to Mr. and Mrs. Gass, the power line does not cross their property.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF LANE } SS

Know all people by these presents on this 22nd day of February, 2010, before me a Notary in and for said State and County, personally appeared Richard R. Gass and Shirley M. Gass, who being first duly sworn did say that they are the identical persons named in the forgoing declaration and that they executed the same freely and voluntarily.

[Signature]
Notary Public for the State of Oregon

My commission expires: 9/17/2012

