

APPROVALS

Approved this 5th day of Dec., 2012
T. S. Atley
Baker County Surveyor

Approved this 7th day of December, 2012
[Signature]
Baker County Planner

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

Alice Duxflinger by Tracy Trameet
Tax Collector
Date 12/10/12

I do hereby certify that this plat was received on the 17th day of Dec., 2012 at 10:30 o'clock A.M., and recorded in the deed records in the Baker County, Oregon.

Damaris J. Green Co. Clerk
Baker County Clerk
by Karen Phillips, Deputy

NOTES:

- 1) The area for this partition is taken from the Baker County Assessor's records, and may vary when the lines of these parcels are determined by survey.
- 2) The section lines and subdivision of section lines are protracted and the parcel dimensions are approximate. The actual parcel boundary dimensions will conform to the description given in the Surveyor's Certificate.
- 3) Water right C-5875 and C-51711 are on a portion of this property.
- 4) Sewage disposal for Parcels 1 & 3 shall be provided by a DEQ approved sewage disposal facility.

DECLARATION

Know all people by these presents that Auburn Creek Ranch, LLC, does hereby declare that 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 hereby grant a 60 foot wide private access and utility easement along an existing road, over and across Parcel 2, for ingress and egress to Parcel 1.

We hereby grant a 60 foot wide private access easement along an existing road, over and across Parcel 1, for ingress and egress to the SE1/4NE1/4SW1/4 of Section 13, T12S, R40E, W.M.

[Signature]
Kimberly D. Wirth
Member Auburn Creek Ranch, LLC

[Signature]
Richard S. Page
Trustee of Charlie L. Page Trust

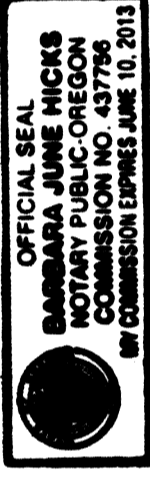
[Signature]
Robert M. Armstrong
Successor Trustee of Charlie L. Page Trust

ACKNOWLEDGEMENTS

STATE OF OREGON } SS
COUNTY OF GRANT }

Know all people by these presents on this 5th day of December 2012, before me a Notary in and for said State and County, personally appeared Kimberly D. Wirth, who being first duly sworn did say that she is the identical person named in the foregoing declaration and that she executed the same freely and voluntarily.

Barbara Junticks
Notary Public for the State of Oregon

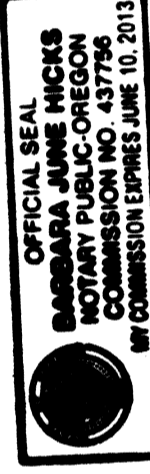


My commission expires: June 10, 2013

STATE OF OREGON } SS
COUNTY OF GRANT }

Know all people by these presents on this 5th day of December 2012, before me a Notary in and for said State and County, personally appeared Richard S. Page, who being first duly sworn did say that he is the identical person named in the foregoing declaration and that he executed the same freely and voluntarily.

Barbara Junticks
Notary Public for the State of Oregon

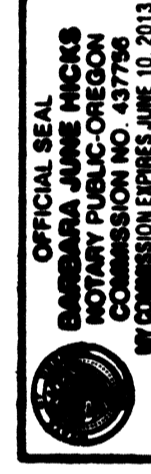


My commission expires: June 10, 2013

STATE OF OREGON } SS
COUNTY OF GRANT }

Know all people by these presents on this 5th day of December 2012, before me a Notary in and for said State and County, personally appeared Robert M. Armstrong, who being first duly sworn did say that he is the identical person named in the foregoing declaration and that he executed the same freely and voluntarily.

Barbara Junticks
Notary Public for the State of Oregon



My commission expires: June 10, 2013

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion lying within the boundaries of streets, roads, or highways.
- 2) Rights of the public and governmental bodies in and to that portion of this property now or at any time lying below the ordinary high water line of the Burnt River, McClellan Creek, Auburn Creek and Elliot Ditch, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.
- 3) Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying below the ordinary high water line of the Burnt River, McClellan Creek, Auburn Creek and Elliot Ditch.
- 4) A private utility easement, including the terms and conditions thereof, to Idaho Power Company, no width is stated, recorded November 18, 1948, in Book 149, Page 124, deeds of Baker County, Oregon. This easement is not plotted due to a lack of information given in the deed.
- 5) A private utility easement, including the terms and conditions thereof, to Idaho Power Company, no width is stated, recorded January 22, 1971, as Deed No. 71-03-091, deeds of Baker County, Oregon. This easement is not plotted due to a lack of information given in the deed.
- 6) A private utility easement, including the terms and conditions thereof, to Idaho Power Company, 10 feet in width, recorded August 15, 1980, as Deed No. 80-33-482, deeds of Baker County, Oregon. This easement is not plotted due to a lack of information given in the deed.

LAND PARTITION PLAT NO. P2012-010

SITUATED IN SECTIONS 11, 12, 13, 14, 15, 22, 23, 24 AND 25, T12S, R40E, W.M. BAKER COUNTY, OREGON

AUGUST 2, 2012
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 mapped Parcels 1, 2 and 3 of this land partition. No survey was performed for this partition. This partition is situated in T12S, R40E, W.M., Baker County, Oregon, described as follows:

- Section 11: SE1/4.
 - Section 12: Gov't Lots 10 & 11; S1/2SW1/4.
 - Section 13: NE1/4; SE1/4; NW1/4; SW1/4 Excepting the SE1/4NE1/4SW1/4.
 - Section 14: NE1/4; S1/2NW1/4; E1/2SE1/4; SW1/4.
 - Section 15: SE1/4NE1/4; E1/2SE1/4.
 - Section 22: SE1/4NE1/4.
 - Section 23: NE1/4; NW1/4.
 - Section 24: W1/2NE1/4; NW1/4; N1/2SW1/4; SE1/4SW1/4; W1/2SE1/4; SE1/4SE1/4
- Excepting a parcel in the SE1/4SE1/4 described as follows. Beginning at the SE corner of Section 24, thence North, 1100 feet along the east line of said Section 24; thence Southwesterly, 600 feet to a point; thence Southwesterly, 730 feet to a point which is West, 900 feet from the SE corner of said Section 24; thence East, 900 feet along the south line of said Section 24 to the point of beginning.
- Section 25: NW1/4NE1/4; S1/2NE1/4; N1/2SE1/4; SE1/4SE1/4; E1/2NW1/4; NE1/4SW1/4.

I designate the Initial Point of this land partition to be the 3" iron pipe at the NE corner of Section 24, T12S, R40E, W.M.

This partition contains 2719.26 acres, more or less.

Cornerstone Surveying, Inc.

233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813



Renewal Date 6/30/2014

NARRATIVE

This survey was performed at the request of Kimberly D. Wirth on behalf of Auburn Creek Ranch, LLC. The purpose of this plat is to partition the property described in Instrument No. 11-39-0023, deeds of Baker County, Oregon.

The boundaries of this partition were not surveyed during this partition process. The NE corner of Section 24, the existing centerline of the Bridgeport County Road and the access road shown over Parcel 2 were located by survey.

These parcels have been divided in accordance with Baker County Planning HB-12-001 and MmP-12-005 conditions of approval dated July 27, 2012.