

DITCH/PIPELINE EASEMENT

Easement is conveyed to those with a legal water right for irrigation/stock water beyond the boundary of said parcel fed by any existing improved ditch and or pipeline. To those persons, is granted a perpetual, non-exclusive easement for it and it's laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch/pipeline in the same manner as same presently exists upon, over and across the property. The total width of the ditch easement shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. The total width of the pipeline easement shall be the centerline of the pipeline, plus 15 feet beyond on each side of the centerline. Reasonable access to the easements will be granted at location designated by the property owner, unless other reasonable access is available.

DECLARATION

Know all people by these presents that Toni C. Phillips is the owner of the land represented on this plat, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the ditch, pipeline and utility easements as described on this plat.

Toni C. Phillips
Toni C. Phillips



ACKNOWLEDGMENT

State of OR }
County of Baker } S.S. On 02-12, 2012³ before me did personally appear the within named Toni C. Phillips who acknowledged to me that she executed the same freely and voluntarily.



Terry L. Drever GEE
NOTARY PUBLIC
My Commission Expires June 17, 2016

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this partition plat.

Baker County Surveyor by: Rich G. Mann; Date 10/29/ 2012.
Baker County Planning by: Michelle E. Burnett Director; Date 02/12 2012. 2013

I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: Alice Surflinger; Date February 12 2012. 2013

State of Oregon }
County of Baker } S.S. I do hereby certify that this partition plat was received for recording on the 12 day of February, 2012 at 2:55 o'clock P.M., and recorded in Baker County records and is hereby approved.

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

PARTITION PLAT NO. P2013-002

PARTITION OF UNSURVEYED LAND LOCATED IN SECTIONS 8 AND 9, T. 8 S., R. 40 E., WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON
October, 2012

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly mapped three parcels of land on this partition plat in accordance with O.R.S. Chapter 92. No field survey was made for the subject partition plat. This partition is situated in Sections 8 and 9, T. 8 S., R. 40 E., W.M. The boundary of the partition is as follows:

Beginning at the Northeast corner of Section 8; thence West, 3960 feet, m/l, to the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8; thence South, 1320 feet m/l to the Southwest corner thereof; thence East, 1320 feet m/l to the Southeast corner thereof; thence South, 1320 feet m/l to the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence East, along the midsection line of Section 8, 2640 feet m/l to the Southeast corner of SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence East, along the midsection line of Section 9, 1926 feet m/l to a point on the West Right of Way of Slough Rd. (Baker Co. Rd. No. 737), thence Northwesterly, to the North line of the S $\frac{1}{2}$ N $\frac{1}{2}$, 1495 feet m/l; thence West, along said line, 1191 feet m/l to the NW corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 9; thence North, along the West line of Section 9, 1320 feet m/l to the Point of Beginning.

NARRATIVE

The purpose of this unsurveyed partition for Toni C. Phillips is to partition the above described land into three parcels. This partition was created to validate deeds that did not comply with applicable criteria for the creation of a unit of land. These parcels were created by Baker County Deeds 86 26 001, dated June 18, 1986 and 95 06 147, dated February 6, 1995. The boundaries of these parcels were not surveyed and no new monuments were established.

REFERENCES

Baker County Deed	70 19 036
Baker County Deed	70 44 034
Baker County Deed	83 13 041
Baker County Deed	86 26 001
Baker County Deed	95 06 147
Baker County Deed	96 52 291
Baker County Deed	97 06 036
Baker County Deed	97 06 039
Baker County Deed	97 34 013
Baker County Deed	B06 11 0201
AmeriTitle Title Report No.	0030268
Baker Co. Pl. Staff Report	MnP-12-003

NOTES

1. Sewage disposal for any future development shall be provided by a DEQ approved sanitary sewage disposal system for each parcel.
2. 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.
3. It is hereby disclosed that as of the date of the filing of this partition, there is no access easement to Parcel #3. Parcel #3 may not be sold without an easement in place.
4. Any future construction must comply with the Baker County Flood Damage Prevention Ordinance.

HANLEY ENGINEERING, INC.
2043 MAIN STREET
BAKER CITY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

T. J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2013