

HANLEY ENGINEERING, INC.

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

REPLAT NO. P2014-007

REPLAT OF PARCEL 3 OF PARTITION PLAT NO. P2001-006. LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON AUGUST, 2014

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and replatted into two parcels of land on the annexed replat in accordance with O.R.S. Chapter 92. The description of the replat is as follows;

Parcel 3 of Partition Plat P2001-006.

Land Containing 11.69 acres.

EASEMENTS / EXCEPTIONS

1. (A) Easements, liens, encumbrances, interests or claims thereof which are not shown by the public records; (B) Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by inquiry of persons in possession thereof.
2. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) Water rights, claims or title to water, whether or not the matters excepted under (A), (B) or (C) are shown by the public records.
3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the mean high water mark of the creek crossing said property.
4. Easement granted to California-Pacific Utilities Company by instruments, including the terms and provisions thereof, recorded August 23, 1973, in Deeds 73 34 058, beginning at a point approximately 59 feet East of the NW corner of the NE¼ of the NW¼ of Section 18, T. 10 S., R. 38 E., W.M., and proceeding North 11° 20' East, approximately 540 feet; thence North 30° 58' West, 310 feet, 10 ft. in width. NOTE: The as-built location is shown on the annexed plat as per Baker County Partition Plat No. P2001-006.
5. Easement granted to California-Pacific Utilities Company by instruments, including the terms and provisions thereof, recorded October 18, 1976, in Deeds 76 43 034, along the existing Forest Service Road, 15 ft. in width.
6. Underground Communication System Easement granted to Pacific Northwest Bell Telephone Company by instrument, including the terms and provisions thereof, recorded November 10, 1976, in Deeds 76 46 072, a parcel 10 feet in width. Exact location not given. Not located or tied in field.
7. A 60 foot wide Private Access Easement created by Baker County Partition Plat No. P2001-006, located over and across Parcel 2 of said plat for the purpose of ingress and egress to the Deer Creek Road for the benefit of Parcel 3 of said plat.
8. A 60 foot wide Private Access Easement created by Baker County Partition Plat No. P2002-009, located over and across Parcel 4 of said plat for the purpose of ingress and egress to the Deer Creek Road for the benefit of Parcel 2 of said plat.
9. Restrictive Covenants by Baker County Deed No. 05 47 0253.

REFERENCES

- Baker County Deed No. 99 40 165
- Baker County Deed No. B05 47 0253
- Baker County Deed No. B13 05 0104
- Baker County Partition Plat No. P2001-006
- Baker County Partition Plat No. P2002-009
- Baker County Planning Staff Report No. RP-14-001
- Elkhorn Title Company Title Report No. 00020649

REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS J. HANLEY 1817

Renews June 30, 2015

NARRATIVE

The purpose of this survey and replat for Gertrude D. LeFore, Trustee of the Trudy LeFore Trust, is to replat Parcel No. 3 of Baker County Partition Plat No. P2001-006 into two parcels. Monumentation shown on Baker County Partition Plat No. P2001-006 was recovered and is held as the basis of bearing.

DECLARATION

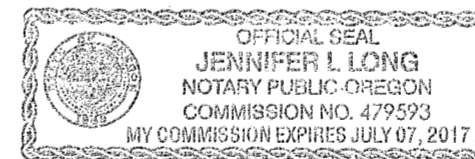
Know all people by these presents that Gertrude D. LeFore, Trustee of the Trudy LeFore Trust, is the owner of the land represented on the annexed replat, and more particularly described in the accompanying surveyor's certificate and she caused the same to be partitioned into two parcels as shown, in accordance with o.r.s. chapter 92, and does hereby grant the access easement as it appears on the annexed plat.

Gertrude D. LeFore
Gertrude D. LeFore
Trustee of the Trudy LeFore Trust

ACKNOWLEDGMENT

State of Oregon }
County of Baker } S.S.

On August 18, 2014 before me did personally appear the within named Gertrude D. LeFore, Trustee of the Trudy LeFore Trust, acknowledged to me that she executed the same freely and voluntarily.



Jennifer Long
NOTARY PUBLIC
My Commission Expires 07-07-2017

APPROVALS

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

Baker County Surveyor by: Nick G. Minner; Date August 15, 2014.

Baker County Planning by: Holly Hensley; Date August 18, 2014.

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

Baker County Tax Collector by: Nico Derflinger; Date Aug. 18, 2014.

State of Oregon }
County of Baker } S.S.

I do hereby certify that the annexed replat was received for recording on the 18 day of August, 2014 at 11 o'clock 55AM., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Damara J. Green, Co Clerk by Loren Phillips, Deputy