

# T. 7 S., R. 45 E., W.M.

## PARTITION PLAT NO. P2001-019 SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on the annexed partition map in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:  
 Land located in the Northeast quarter of the Southwest quarter of Section 25, Township 7 South, Range 45 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:  
 Beginning at the Northeast corner of the said Northeast quarter of the Southwest quarter; thence along the East line thereof, S. 0° 03' 23" E., 933.55 feet, to the North corner of the tract described in Baker County Deed No. 77 09 025; thence along the Northwesterly line of said tract, S. 46° 26' 02" W., 199.41 feet, to intersect the Northerly right of way line of Holbrook Creek Road (Baker County Road No. 961); thence along said right of way the following courses; thence 270.09 feet along a 1095.00 foot radius curve right, the chord of which bears N. 31° 58' 12" W., 269.41 feet; thence 288.71 feet along a 1030.00 foot radius curve left, the long chord of which bears N. 32° 56' 02" W., 287.77 feet; thence N. 40° 57' 39" W., 280.00 feet; thence 227.23 feet along a 480.00 foot radius curve left, the long chord of which bears N. 54° 31' 22" W., 225.12 feet; thence N. 68° 05' 04" W., 193.04 feet; thence 147.49 feet along a 570.00 foot radius curve right, the long chord of which bears N. 60° 40' 19" W., 147.08 feet; thence N. 53° 15' 33" W., 134.37 feet; thence 69.53 feet along a 330.00 foot radius curve left, the chord of which bears N. 59° 17' 43" W., 69.40 feet, to intersect the North line of the said Northeast quarter of the Southwest quarter of Section 25; thence along said North line, S. 89° 57' 04" E., 1284.21 feet, to the point of beginning.

This partition contains 14.03 Acres.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Thomas J. Hanley*  
**OREGON**  
 JULY 13, 1979  
**THOMAS J. HANLEY**  
 1817

Renews June 30, 2003

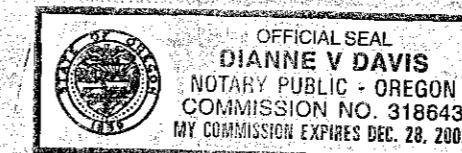
### DECLARATION

Know all people by these presents that Lolah M. Yoshikawa a/k/a Lolah M. Bryan is the owner of the land represented on the annexed map, 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 ditch easements as described on the annexed plat.

*Lolah M. Yoshikawa*  
 Lolah M. Yoshikawa  
 a/k/a Lolah M. Bryan

### ACKNOWLEDGMENT

State of Oregon } S.S.  
 County of Baker }  
 On 10/22/01, 2000 before me did personally appear the within named Lolah M. Yoshikawa who acknowledged to me that she executed the same freely and voluntarily.



*Dianne V. Davis*  
 NOTARY PUBLIC  
 My Commission Expires 12/28/2002

### APPROVALS

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

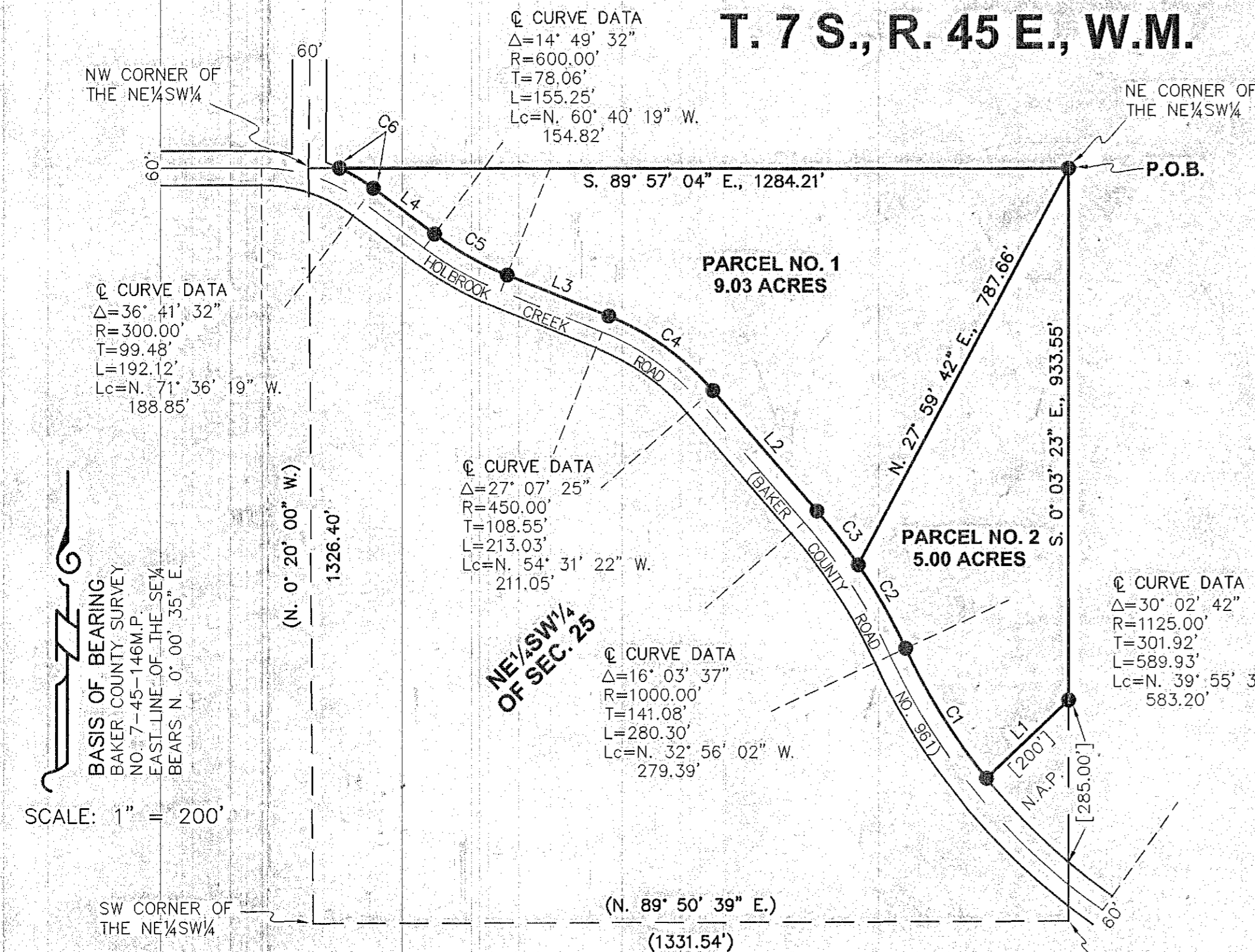
Baker County Surveyor by: *Nich G. Whinn*; Date October 19 2001.  
 Baker County Planning by: *Frank Young* For Director Bennett; Date 11/1 2001.

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

Baker County Tax Collector by: *Alice Jurflinger*; Date Oct. 23 2001.

State of Oregon } S.S.  
 County of Baker }  
 I do hereby certify that the annexed minor partition plat was received for recording on the 1st day of November, 2001 at 1:00'clock P.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Tamara Johnson*



### CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1095.00'	14° 07' 57"	270.09'	N. 31° 58' 12" W.	269.41'
C2	1030.00'	9° 24' 44"	169.20'	N. 29° 36' 37" W.	169.01'
C3	1030.00'	6° 38' 52"	119.51'	N. 37° 38' 24" W.	119.44'
C2+C3	1030.00'	16° 03' 37"	288.71'	N. 32° 56' 02" W.	287.77'
C4	480.00'	27° 07' 25"	227.23'	N. 54° 31' 22" W.	225.12'
C5	570.00'	14° 49' 32"	147.49'	N. 60° 40' 19" W.	147.08'
C6	330.00'	12° 04' 20"	69.53'	N. 59° 17' 43" W.	69.40'

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S. 46° 26' 02" W.	199.41'
L2	N. 40° 57' 39" W.	280.00'
L3	N. 68° 05' 04" W.	193.04'
L4	N. 53° 15' 33" W.	134.37'

### DITCH EASEMENT

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 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 in the same manner as same presently exists upon, over and across the property as shown on the annexed minor partition plat. 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.

### LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, monument as noted.
- ( ) Record Data Per Ba. Co. Sur. No. 7-45-146M.P.
- { } Record data per Ba. Co. Sur. No. 7-45-146.
- [ ] Record data per Ba. Co. Deed No. 77 09 025.

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

*Thomas J. Hanley*  
 Thomas J. Hanley

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

FILED November 2, 2001  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 7-45-155MP