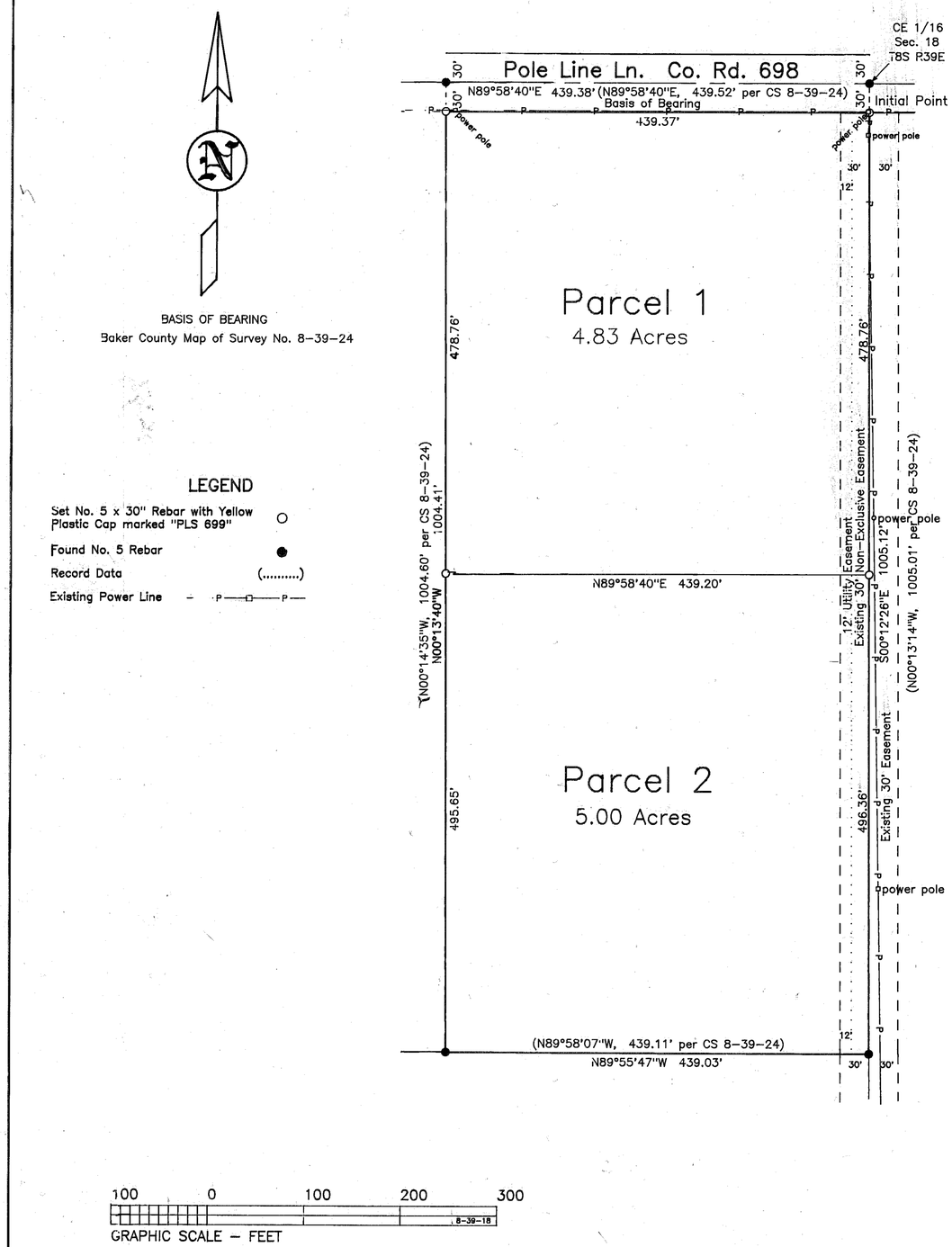
Partition Plat No. 1998-004

for a parcel located in the NW1/4SE1/4
Section 18, T8S, R39E, WM, Baker County, Oregon



I, Leland Myers, hereby certify that this is an exact duplicate plot of the partition plat as submitted to the Baker County Clerk for recording.

NARRATIVE

The purpose of this survey is to partition a 10 acre tract into 2 parcels containing about 5 acres each in the NW1/4SE1/4 of Section 18, T8S, R39E, WM, Baker County, Oregon, at the request of Howard Britton Realty on behalf of Douglas Crawford. The Minor Land Partition MnP-98-02 was filed by Charles and Kim Mespelt on February 10, 1998.

All of the original sectional survey has been lost due to agricultural and road building activities so there is no original evidence left in the vicinity of this survey. Baker County Map of Survey No. 8-39-24 is the original survey of the tract to be partitioned and was performed by Jim Hanley in 1977. The survey provided the necessary control and the Basis for Bearings for this survey with all four corners of the tract found . Other surveys in the area are 8-39-34 and 8-39-28 by Bill Hanley, 8-39-8 by Jim Hambleton, Partition Plat No. 1994-013 and Partition Plat No. 1995-014.

The original parcel has been described in Baker County Deeds No. 78-16-052.

I find a number of land divisions in the area that do not seem to have complied with the regulations of the State of Oregon. I also find a number of section and quarter corners were computed by proportionate measurement but not monumented at the time of the surveys, therefore, nothing exists from which to check the subdivision of the section. Many sixteenth corners were computed but not monumented either. Since the tract's four corner monuments were found and the property was described based on those monuments, this partition did not survey any other points to determine a broader correctness of surrounding surveys.

There is an existing vaguely described easement which is 60 feet wide with the easterly boundary of this partition as the center line. It is clear from the survey plats that the intent of the easement was for access and most likely utilities whereas a power line has existed within the easement since 1974, but the purpose is not clear as written in the various deeds. The original easement is at least two miles long, fronts over 20 properties and is the only known access for most of these properties.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed this survey on March 23, 1998, by setting the monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The Initial Point of this partition is a No. 5 Rebar with a yellow plastic cap marked PLS 699 which bears S0°12'25"E, 30.00 feet from the Center-East one-sixteenth corner of Section 18, T8S, R39E, WM, which is a No. 5 Rebar with a damaged yellow plastic cap set by PE 2808 during Baker County Survey No. 8-39-24 in 1977. The partitioned parcel is more fully described as follows:

Commencing at said Initial Point; thence S0°12'25"E, 1005.12 feet to a No. 5 Rebar with a yellow plastic cap marked PE 2808; thence N89°55'47"W, 439.03 feet to a No. 5 Rebar with a badly deteriorating yellow plastic cap; thence N0°13'40"W, 1004.41 feet to a No. 5 Rebar with a yellow plastic cap marked PLS 699; thence N89°58'40"E, 439.37 feet to the Initial Point, a parcel of land containing 9.83 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leland Lee Myers
OREGON
JULY 9, 1985
LELAND LEE MYERS
699

Renewal Date 1/1/99

DECLARATION

We, Douglas L. Crawford and Carolyn R. Crawford, husband and wife, do hereby declare that We have caused this partition to be prepared in accordance with Oregon Revised Statutes Chapter 92. That portion of the easement described above in the Narrative which is within the boundaries of our property is hereby declared to be non-exclusive for the benefit of all existing parcels lying between Hunt Mountain Lane and Pole Line Lane and adjacent to the easement, and all parcels created from future divisions of these parcels. Further each land owner within this partition will be responsible to construct and maintain that portion of the road contained within their individual parcels. The westerly 12 feet of the access easement is also reserved for the placement of utilities as may be necessary.

We further declare that an easement 15 feet wide each direction from banks of the ditch granting access for the maintenance and service of the irrigation ditch as located through the partition to any person with water rights from the ditch downstream of the subject property.

Douglas L. Crawford Carolyn R. Crawford

(STATE OF OREGON
ss
(COUNTY OF BAKER

Signed and sworn to before me on April 29TH, 1998, by Douglas L. Crawford and Carolyn R. Crawford, husband and wife.

Rick Bobier (BOBIER
My Commission Expires 6-17-2000

OFFICIAL SEAL
RIC BOBIER
NOTARY PUBLIC-OREGON
COMMISSION NO. 052088
MY COMMISSION EXPIRES JUNE 17, 2000

I, Ralph Goodwin, President of Grant-Baker Federal Credit Union as lien holder of the property described in the Surveyor's Certificate, do hereby agree with the partition of said property and the terms contained in the Declaration.

Ralph Goodwin, Pres/CEO

(STATE OF OREGON
ss
(COUNTY OF BAKER

Signed and sworn to before me on May 1st, 1998, by Ralph Goodwin, President of Grant-Baker Federal Credit Union.

Debra L. Nash
My Commission Expires 3/12/2000

OFFICIAL SEAL
DEBRA L. NASH
NOTARY PUBLIC-OREGON
COMMISSION NO. 052088
MY COMMISSION EXPIRES MAR 12, 2000

APPROVALS

I have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250.

Tom Hanley April 29TH, 1998
Baker County Surveyor Date

I have reviewed this plat and find it complies with the regulations of Baker County, Oregon.

Bill Searles 5-1-98
Baker County Planning Director Date

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

Lynne Taylor By Nico Durflinger 5-1-98
Baker County Treasurer Date

(STATE OF OREGON
ss
(COUNTY OF BAKER

I do hereby certify that the attached partition plat was received for recording on the 1st day of May, 1998, at 2:40 o'clock P M and recorded as Partition Plat No. 1998-004, Baker County Records.

Julie Woods Co Clerk
Baker County Clerk

FILED MAY 1, 1998
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-56MP