

WEST 1/4 CORNER OF SECTION 29. FOUND BRIDGE SPIKE PER PLAT P2002-005

LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817", set by Partition Plat No. P2002-005.
Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206", set by Ba. Co. Survey No. 8-39-45.
Found, 1/2" rebar with plastic cap marked "RPE 2808", set by Baker County Survey No. 8-39-22.
Found, monument as noted set by Baker County Survey No. 8-39-45, unless otherwise noted.
Found, brass disk monument as noted.
Record Data Per Ba. Co. Deed No. 94 47 055.
Record Data Per Ba. Co. Surv. No. 8-39-22.
Easement Line (Created by this Plat).

BASIS OF BEARING West line of the SW 1/4 bears N. 1° 08' 54" W., per Ba. Co. Surv. No. 8-39-22.

SCALE: 1" = 200'

SECTION 29, T. 8 S., R. 39 E., W.M.

MAJOR PARTITION PLAT NO. P2003-008 SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and monumented two parcels of land on this Major Partition Plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows: Land located in the South half of the Southwest quarter of Section 29, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows: Commencing at the Section corner common to Sections 29, 30, 31, and 32 of said Township 8 South, Range 39 East; thence along the South line of the said South half of the Southwest quarter, N. 89° 46' 12" E., 30.00 feet, to intersect the East Right of Way of Pocahontas Road (Baker County Road No. 1124) and the true point of beginning; thence along said Right of Way, N. 1° 21' 14" W., 650.33 feet; thence N. 89° 07' 35" E., 2634.64 feet, to intersect the East line of the said South half of the Southwest quarter; thence along said East line, S. 0° 36' 00" E., 679.81 feet, to the Southeast corner of the said South half of the Southwest quarter; thence along the South line of the said South half of the Southwest quarter, S. 89° 46' 12" W., 2626.11 feet, to the true point of beginning. Parcel is subject to portions conveyed to Baker County for road purposes by Baker County Deed Book 172, Page 927.

This Major Partition contains 40.16 acres.

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

Renews June 30, 2003

REFERENCES

- Baker County Deed Book 172, Page 927.
Baker County Deed No. 94 47 055.
Baker County Survey No. 8-39-22.
Baker County Survey No. 8-39-45.
Baker County Partition Plat No. P2002-005.

ACCESS / UTILITY EASEMENT

A sixty (60) feet wide access/utility easement is hereby created by this plat. The easement shall consist of the South 60 feet of Parcel No. 1. Said easement shall be for ingress and egress and the placement of utilities to serve Parcel No. 2. The beneficiaries of this easement shall be limited to the owners of Parcel No. 2, their heirs and successors, and their guests. The owners of Parcel No. 2, their heirs and successors shall be responsible for the maintenance of the easement.

DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of the herein described parcel fed by Spring Creek or 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 hereon. 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 a location designated by the property owner, unless other reasonable access is available.

DECLARATION

Know all people by these presents that Robert M. Richmond and Joyce B. Richmond, Trustees of the Richmond Family Trust, are the owners of the land represented on this Major Partition Plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the access/utility and ditch easements as described hereon.

Robert M. Richmond Joyce B. Richmond Robert M. Richmond, Trustee Joyce B. Richmond, Trustee

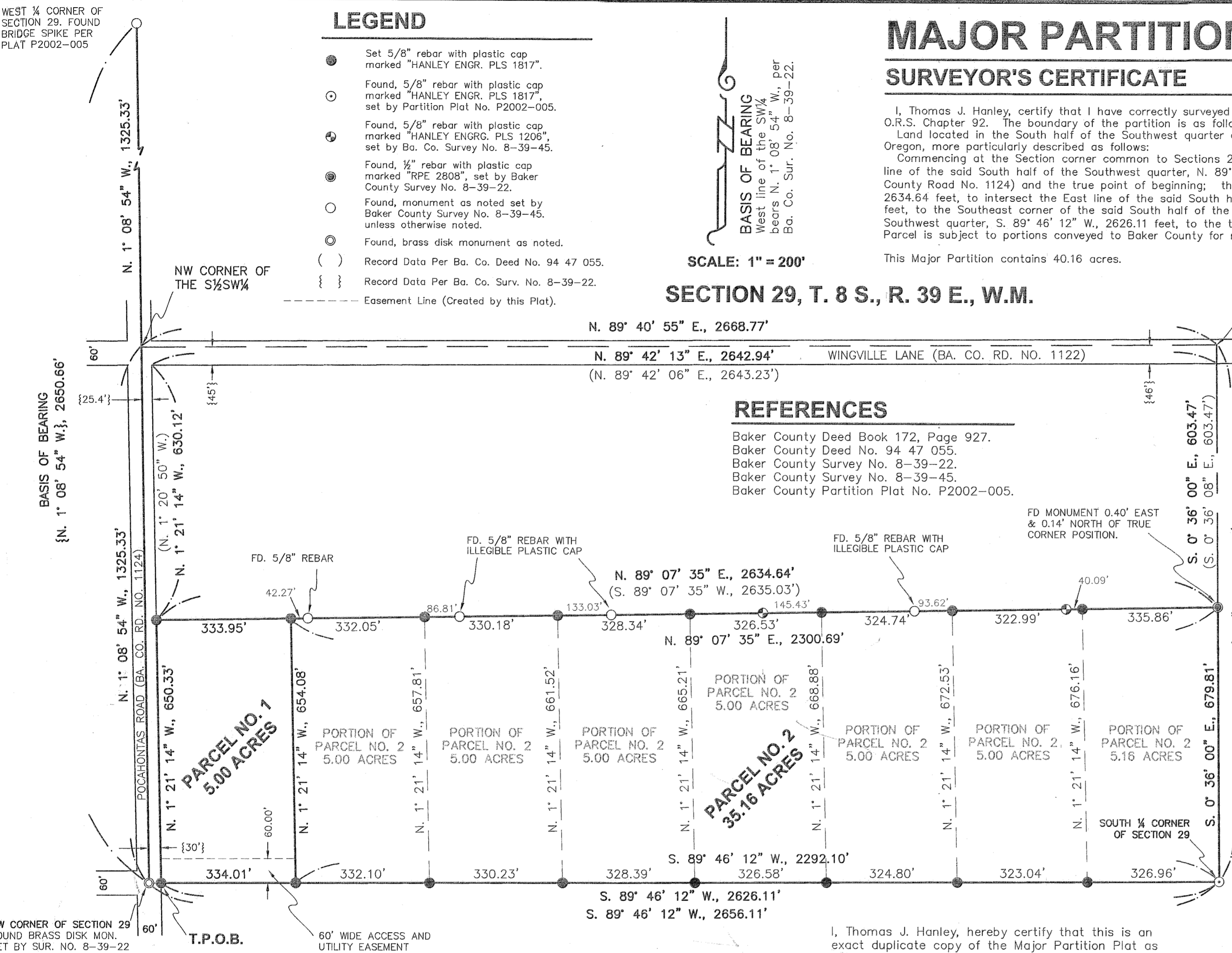
I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the Major Partition Plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley Thomas J. Hanley

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this Major Partition Plat. Baker County Surveyor by: Nick G. Johnson; Date: JUNE 9 2003. Baker County Tax Collector by: Alice J. Jorgensen; Date: June 16 2003. Baker County Planning by: Paul Bennett; Date: JUNE 16th 2003.

I do hereby certify that this Major Partition Plat was received for recording on the 16th day of June, 2003 at 2:00 o'clock P.M., and recorded in Baker County records and is hereby approved. Baker County Clerk by: Tamara J. Green



NARRATIVE

The purpose of this survey and plat for Robert M. Richmond & Joyce B. Richmond, Trustees of the Richmond Family Trust, is to partition the herein described land into two parcels. Monuments were also set for future partitioning of Parcel No. 2 into a total of 7 parcels. Monumentation controlling Section 29 as described in Baker County Partition Plat No. P2002-005 was recovered this survey. Baker County Deed No. 94 47 055 provided the property description for the subject property. Bearings from the subdivision of Section 29 as shown on said Partition Plat No. P2002-005 were rotated to correspond with the West line of the Southwest quarter as shown on Baker County Survey Numbers 8-39-22 and 8-39-45. Pocahontas Road and Wingville Lane Right of Ways were established using data from said Survey No. 8-39-22. This survey was completed with a Trimble 5700 GPS system.

ACKNOWLEDGMENT

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

On June 13, 2003 before me did personally appear the within named Robert M. Richmond & Joyce B. Richmond, Trustees of the Richmond Family Trust, who acknowledged to me that they executed the same freely and voluntarily.

Todd Roseborough NOTARY PUBLIC

My Commission Expires Oct. 7, 2005

FILED JUNE 16, 2003 BAKER COUNTY SURVEYOR SURVEY NO. 8-39-85MP

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

