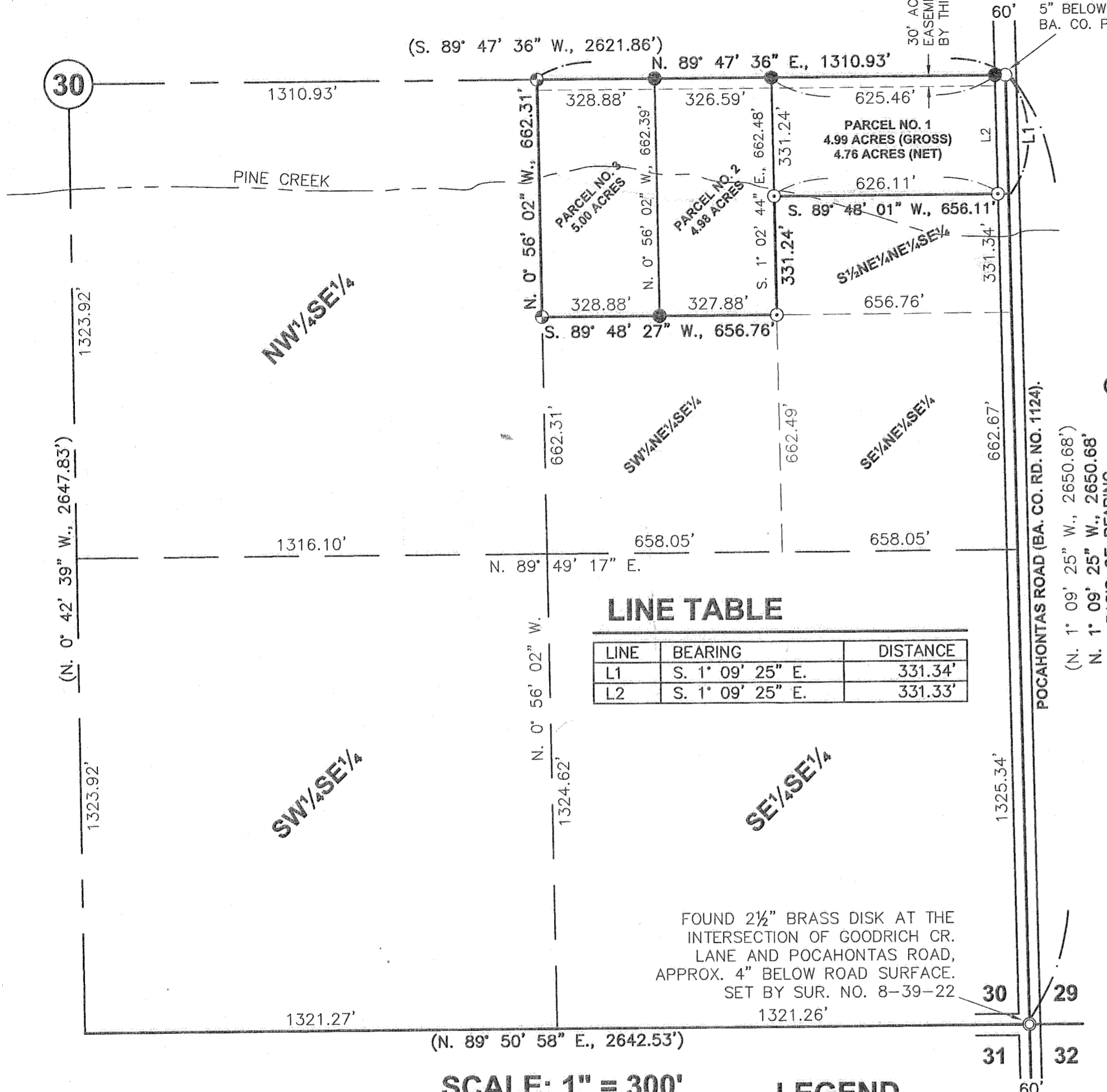


SE 1/4 OF SECTION 30
T. 8 S., R. 39 E., W.M.

PARTITION PLAT NO. P2004 - 016
SURVEYOR'S CERTIFICATE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S. 1° 09' 25" E.	331.34'
L2	S. 1° 09' 25" E.	331.33'

SCALE: 1" = 300'

I, Thomas J. Hanley, certify that I have correctly surveyed and platted three 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 Northeast quarter of the Southeast quarter of Section 30, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:
 Beginning at the East quarter corner of said Section 30; thence along the East line of the Southeast quarter of said Section 30, S. 1° 09' 25" E., 331.34 feet, to the Southeast corner of the North half of the Northeast quarter of the Southeast quarter of said Section 30; thence along the South line of the said North half of the Northeast quarter of the Southeast quarter of the Southeast quarter, S. 89° 48' 01" W., 656.11 feet to the Southwest corner thereof; thence along the East line of the Northwest quarter of the Northeast quarter of the Southeast quarter of said Section 30, S. 1° 02' 44" E., 331.24 feet, to the Southeast corner thereof; thence along the South line of the said Northwest quarter of the Northeast quarter of the Southeast quarter, S. 89° 48' 27" W., 656.76 feet, to the Southwest corner thereof; thence along the West line of the said Northwest quarter of the Northeast quarter of the Southeast quarter, N. 0° 56' 02" W., 662.31 feet, to the Northwest corner thereof; thence along the North line of the Northeast quarter of the Southeast quarter of said Section 30, N. 89° 47' 36" E., 1310.93 feet, to the Northeast corner thereof and the Point of Beginning.

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

Excepting therefrom Right of Way for Pocahontas Road (Baker County Road No. 1124).

Land Containing 14.97 acres (0.23 acres of which are within Pocahontas Road Right of Way).

NARRATIVE

The purpose of this survey and plat for Damien R. Yervasi and Lise F. Yervasi is to partition the above described land into three parcels. Monumentation described in Baker County Survey No. 8-39-81 was recovered as held as the basis of bearing for this survey. Said survey also provided the proper subdivision of Section 30.

ACCESS / UTILITY EASEMENT

A thirty (30) feet wide access/utility easement is hereby created by this plat. The easement shall consist of a strip of land thirty (30) feet in width described as follows: The North 30 feet of the Northeast quarter of the Southeast quarter of Section 30, T. 8 S., R. 39 E., W.M.. Said easement shall be for ingress and egress and the placement of utilities to serve Parcel Numbers 1 thru 3. Easement shall contain a 22' wide County Road Department approved road surface. The beneficiaries of this easement shall be limited to the owners of Parcel Numbers 1 thru 3, their heirs, successors, assigns, and guests. The owners of Lot Numbers 1 thru 3, their heirs, successors and assigns shall be responsible for the maintenance of the road on the easement, with each parcel responsible for a 1/3 share each without regard to the distance of the road utilized.

DECLARATION

Know all people by these presents that Damien R. Yervasi and Lise F. Yervasi are the owners of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the access/utility and ditch easements as described herein.

Damien R. Yervasi
 Damien R. Yervasi
Lise F. Yervasi
 Lise F. Yervasi

ACKNOWLEDGMENT

State of Oregon } S.S.
 County of Baker }
 On October 18, 2004 before me did personally appear the within named Damien R. Yervasi and Lise F. Yervasi who acknowledged to me that they executed the same freely and voluntarily.



Heidi Johnson
 NOTARY PUBLIC
 My Commission Expires Sept. 28, 2005

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this major partition plat.
 Baker County Surveyor by: *Mich G Helms*; Date OCTOBER 15, 2004.
 Baker County Planning by: *Susan M Fe...*; Date 10-19, 2004.
 I hereby certify that all taxes for the subject property have been paid as required.
 Baker County Tax Collector by: *Alise J...*; Date Oct. 19, 2004.

State of Oregon } S.S.
 County of Baker }
 I do hereby certify that the annexed major partition plat was received for recording on the 19th day of OCTOBER, 2004 at 12:55 clock P. M., and recorded in Baker County records and is hereby approved.

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

DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by Pine Creek. To those persons, is granted a perpetual, non-exclusive easement for it and its 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 major 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.

EASEMENTS / EXCEPTIONS

- Rights of the public and of governmental bodies to any portion of the herein described premises lying below the mean high water mark of Pine Creek.
- Right of Way and Easement recorded January 17, 1958 in Baker County Deed Book 167 Page 967, described as an area 16 feet square in the Southwest corner of the NW 1/4 NE 1/4 SE 1/4, for the benefit of the premises described as the NE 1/4 NW 1/4 SE 1/4 of Section 30.

LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206" set by Ba. Co. Sur. No. 8-39-59.
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206" set by Ba. Co. Partition Plat No. P1990-010.
- Found, monument as noted.
- Found, brass cap monument as noted.
- Record Data Per Ba. Co. Sur. No. 8-39-81.

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