

B05 04 0199

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

B05 04 0200

B05 04 0201

PARTITION PLAT NO.

P2005-002

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted three parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:

Land located in the West half of the Southeast quarter of Section 18, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the North half of the Southwest quarter of the Southeast quarter; thence along the South line of the said North half of the Southwest quarter of the Southeast quarter, S. 89° 58' 07" E., 1316.13 feet, to the Southeast corner thereof; thence along the East line of the said West half of the Southeast quarter, N. 0° 13' 14" W., 991.00 feet; thence parallel to and 991.00 feet North of the said South line of the North half of the Southwest quarter of the Southeast quarter, N. 89° 58' 07" W., 1317.33 feet, to intersect the West line of the Southeast quarter of said Section 18; thence along said West line, S. 0° 17' 25" E., 991.00 feet, to the Point of Beginning.

Land Containing 29.95 acres.

REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas J. Hanley

OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2005

NARRATIVE

The purpose of this survey and plat for Walter D. Hawkins and Karla M. Hawkins is to partition the above described land into three parcels. Monumentation described in Baker County Survey No. 8-39-24 was recovered as shown hereon. The proper subdivision of Section 18 is per said Baker County Survey No. 8-39-24. Baker County Deed 94 32 005 provided the property description for the subject property.

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 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 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.

DECLARATION

Know all people by these presents that Walter D. Hawkins and Karla M. Hawkins 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 ditch easements as described hereon.

Walter D. Hawkins

Walter D. Hawkins

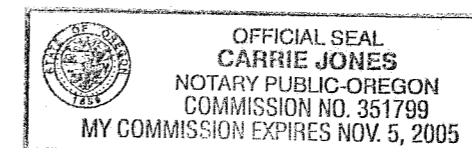
Karla M. Hawkins

Karla M. Hawkins

ACKNOWLEDGMENT

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

On January 26, 2005 before me did personally appear the within named Walter D. Hawkins and Karla M. Hawkins who acknowledged to me that they executed the same freely and voluntarily.



Carrie Jones

NOTARY PUBLIC

My Commission Expires 11/5/05

APPROVALS

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

Baker County Surveyor by: *Rich G. Adams*; Date JANUARY 21 2005.

Baker County Planning by: *Shawn M. Berry, Planner*; Date 1-26 2005.

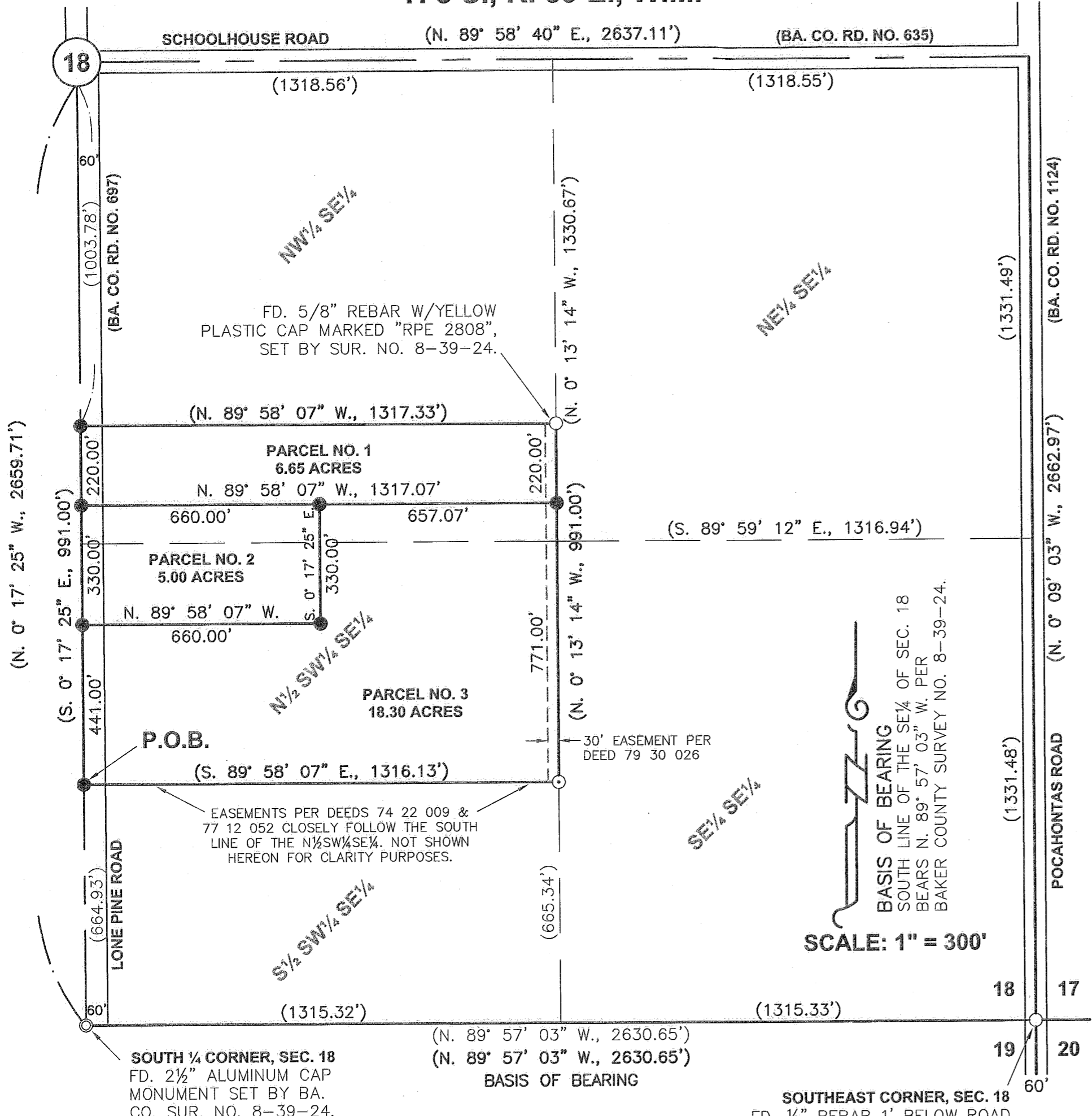
I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: *Alice Gussinger*; Date 1-26-05 2005.

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

I do hereby certify that the annexed minor partition plat was received for recording on the 27 day of Jan, 2005 at 11:15 o'clock A.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Jamara J. Green, Co. Clerk by Paula J. Terenbung, Deputy*



EASEMENTS / EXCEPTIONS

- Parcel subject to the rights of the public in and to any portion of the herein described land lying within Lone Pine Road Right of Way.
- Right of Way Easement granted to California-Pacific Utilities Company, by instrument, including the terms and provisions thereof, recorded May 28, 1974, in Baker County Deed No. 74 22 009. Surveyed location of easement is as follows: A strip of land 10 feet in width, 5 feet each side of the following described centerline: Beginning at a point that bears N. 0° 13' 14" W., 1.2 feet from the Southeast corner of the North half of the Southwest quarter of the Southeast quarter of Section 18, T. 8 S., R. 39 E., W.M.; thence S. 89° 39' 25" W., 864.7 feet, to the terminus of easement.
- Right of Way Easement granted to California-Pacific Utilities Company, by instrument, including the terms and provisions thereof, recorded March 23, 1977, in Baker County Deed No. 77 12 052. Surveyed location of easement is as follows: A strip of land 15 feet in width, 7.5 feet each side of the following described centerline: Beginning at a point that bears S. 0° 17' 25" E., 7.1 feet from the Southwest corner of the North half of the Southwest quarter of the Southeast quarter of Section 18, T. 8 S., R. 39 E., W.M.; thence N. 89° 41' 43" E., 451.4 feet, to the terminus of easement.
- Parcel subject to restriction deed recorded July 23, 1979, in Baker County Deed No. 79 30 026 as follows: "Said property shall not be used for wrecking yard purposes nor shall gravel for commercial purposes be removed from the premises. These restrictions may be removed upon written consent of the owners of all real property within a radius of one-half mile of the above described property."
- Parcel subject to an easement 30 feet in width along the east side of said premises for road and ditch right of way purposes per deed recorded July 23, 1979, in Baker County Deed No. 79 30 026.

SCALE: 1" = 300'

SOUTHEAST CORNER, SEC. 18
FD. 1/2" REBAR 1' BELOW ROAD
SURFACE PER BA. CO. SUR.
NO. 8-39-17.

LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206" per Ba. Co. Sur. No. 8-39-57.
- Found monument as noted.
- Found aluminum cap monument as noted.
- () Record Data Per Ba. Co. Sur. No. 8-39-24.

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

FILED FEBRUARY 1, 2005 HANLEY ENGINEERING, INC.
BAKER COUNTY SURVEYOR 2043 MAIN STREET
SURVEY NO. 8-39-95MP BAKER CITY, OREGON