

HANLEY ENGINEERING, INC.  
P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

EASEMENTS / EXCEPTIONS

- 1. Right of Way easement granted to The Oregon Railroad and Navigation Company, by instrument filed August 11, 1905 in Baker County Deed Book 60, Page 522, is believed to be in error. The easement granted covers a strip of land 100 feet in width located in the Northeast quarter of Section 17, T. 8 S., R. 39 E., W.M. The railroad does not pass through the Northeast quarter of Section 17, but does pass through the Northeast quarter of Section 15, T. 8 S., R. 39 E. This deed is also erroneously referred to as Book 60, Page 322 in several deeds relating to the subject parcel.
2. Right of Way easement granted to California-Pacific Utilities Company, by instrument recorded March 7, 1978 in Baker County Deed No. 78 10 042, described as follows: A strip of land 15 feet in width, the centerline of said strip described as follows: The point of beginning is approximately 2675 feet North and 1377 feet West of the SE corner of Section 16, T. 8 S., R. 39 E., W.M., Baker County, Oregon, and proceeding approximately 1365 feet South. Excepting County Road Rights of Way as staked or built.
3. Telephone Line Right of Way Easement granted to Cascade Utilities, Inc., by instrument recorded July 25, 1979, in Baker County Deed No. 79 30 179, described as follows: A strip of land the length of and adjacent to the West boundary of Tax Lot 6200, Sec. 16, T. 8 S., R. 39 E. NOTE: The location of this easement is believed to be along the West line of said Section 16, but is not described adequately to be able to accurately locate the easement without the benefit of a field locate.
4. Easement granted to C P National Corporation by instrument recorded October 30, 1981 in Baker County Deed 81 43 068, described as follows: A strip of land 15 feet in width, the centerline of said strip described as follows: Beginning at a point located approximately 312 feet West and 45 feet South of the NE Corner Section 17, T. 8 S., R. 39 E., W.M., Baker County, Oregon, and proceeding East 42 feet, thence S. 16' 16" E., a distance of 856 feet, thence South 547 feet, more or less, to the end point. All as located on the ground.

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. 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 James A. & Kathleen P. Blatchford and David L. & Jennifer J. Blatchford are the owners of the land represented on the replat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be replated into two parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easement as described on the annexed plat.

James A. Blatchford (Signature)

Kathleen P. Blatchford (Signature)

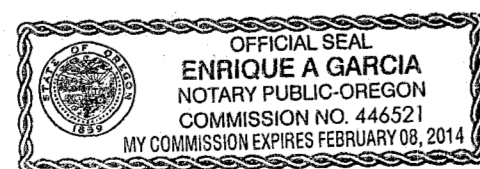
David L. Blatchford (Signature)
David L. Blatchford
Blatchford Revocable Trust

Jennifer J. Blatchford (Signature)
Jennifer J. Blatchford
Blatchford Revocable Trust

ACKNOWLEDGMENT

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

On October 22, 2012 before me did personally appear the within named James A. & Kathleen P. Blatchford and David L. & Jennifer J. Blatchford who acknowledged to me that they executed the same freely and voluntarily.



Notary Public Signature
My Commission Expires Feb 8, 2014

REPLAT NO. P2012-007

REPLAT OF UNSURVEYED PARCEL TWO OF PARTITION PLAT NO. P2005-005. LAND LOCATED IN SECTIONS 15, 16, 17, T. 8 S., R. 39 E., WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON. OCTOBER 15, 2012

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly replatted into two parcels of land of land on the annexed replat in accordance with O.R.S. Chapter 92. No field survey was made for the subject replat. The description of the replat is as follows;

Parcel two of Partition Plat P2005-005. Located in Sections 15,16,17, T.8S., R.39E.

NARRATIVE

The purpose of this replat for James A. and Kathleen P. Blatchford and David L. and Jennifer J. Blatchford is to replat the above described land into two parcels as shown on the annexed replat in accordance with O.R.S. Chapter 92. No survey was performed and no monuments were set marking the corners of the aforementioned parcels. Monumentation described in Baker County Survey No. 8-39-29 was recovered as shown hereon. This replat was created to validate deeds that did not comply with applicable criteria for the creation of a unit of land. These parcels were created by Baker County Deeds B05 29 0382 dated July 5, 2005, B05 29 0374 dated July 7, 2005, and B05 29 0386 dated July 7, 2005

APPROVALS

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

Baker County Surveyor by: [Signature] Date October 19 2012

Baker County Planning by: [Signature] Date October 24 2012

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

Baker County Tax Collector by: [Signature] Date October 24, 2012

State of Oregon } S.S. I do hereby certify that the annexed replat was received for recording on the 24 day of October, 2012 at 2:10 o'clock P.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Tamara J. Green by Karen Phillips, Deputy

HANLEY ENGINEERING, INC.
2043 MAIN STREET
P.O. BOX 701
BAKER CITY, OR

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

Thomas J. Hanley (Signature)
Thomas J. Hanley

REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS J. HANLEY
1817

Renews June 30, 2013