

### 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 this 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.

### ACCESS/ UTILITY EASEMENT

A sixty (60) foot wide private access/ utility easement is hereby created by this plat. The easement shall consist of the North 60 feet of Parcel No. 1 as shown hereon. 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.

### LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, brass cap monument as noted.
- { } Record Data Per Ba. Co. Surv. No. 8-46-50.

# PARTITION PLAT NO. P-2007-015

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted 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 Northeast quarter of the Northwest quarter in Section 17, Township 8 South, Range 46 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:  
 Commencing at the North quarter corner of Section 17, thence S. 12° 37' 02" W., 896.42 feet, to the Point of Beginning; thence S. 0° 32' 13" E., 437.32 feet, to the South line of the Northeast quarter of the Northwest quarter; thence along said South line, N. 89° 58' 06" W., 1122.80 feet, to the Southwest corner of the Northeast quarter of the Northwest quarter; thence N. 0° 17' 15" W., 435.11 feet, along the West line of the Northeast quarter of the Northwest quarter; thence N. 89° 55' 10" E., 1120.89 feet to the Point of Beginning.

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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Thomas J. Hanley*

OREGON  
JULY 13, 1979  
THOMAS J. HANLEY  
1817

*Thomas J. Hanley*  
Thomas J. Hanley

Renews June 30, 2009

### HANLEY ENGINEERING, INC.

2043 MAIN STREET  
P.O. BOX 701

BAKER CITY, OREGON 97814  
(541) 523-3803

## NE 1/4 NW 1/4 OF SECTION 17, T. 8 S., R. 46 E., W.M.

## NARRATIVE

The purpose of this survey and plat for Douglas J. and Linda V. Miller is to partition the above described land into two parcels. Monumentation described in Baker County Survey No. 8-46-50 was recovered and provided Section 17 subdivisional breakdown; Baker County Deed No(s). 65-06-008, 70-17-03, and B06-29-0402 provided the property descriptions for the subject property.

## DECLARATION

Know all people by these presents that Douglas J. and Linda V. Miller are the owners of the land represented on this major partition plat, and more particularly described in the accompanying Surveyor's Certificate and they have caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch and access/utility easements as described hereon.

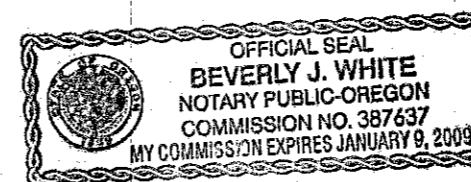
*Douglas J. Miller*  
Douglas J. Miller

*Linda V. Miller*  
Linda V. Miller

## ACKNOWLEDGMENT

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

On Sept 28, 2007 before me did personally appear the within named Douglas J. and Linda V. Miller who acknowledged to me that they executed the same freely and voluntarily.



*Beverly J. White*  
NOTARY PUBLIC

My Commission Expires 1-9-09

## APPROVALS

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

Baker County Surveyor by: *Neil G. Glin*; Date September 27 2007.  
Baker County Planning by: *John Stearns*; Date October 3 2007.

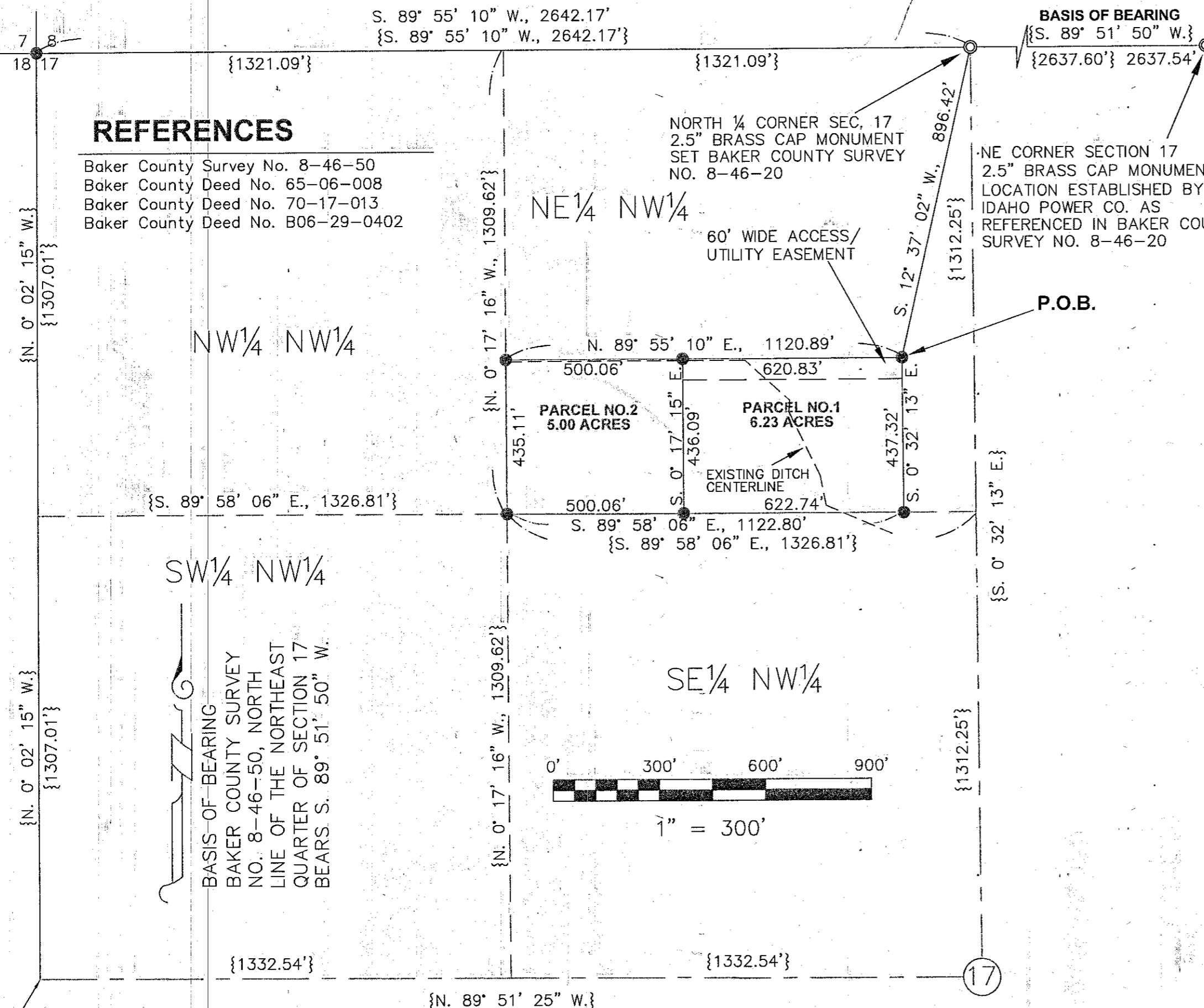
I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: *Alice Duffinger*; Date October 3 2007.

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

I do hereby certify that this major partition plat was received for recording on the 30 day of October, 2007 at 10:37 o'clock A.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Samara J. Green by Cindy Carpenter, Deputy*



### REFERENCES

- Baker County Survey No. 8-46-50
- Baker County Deed No. 65-06-008
- Baker County Deed No. 70-17-013
- Baker County Deed No. B06-29-0402

WEST 1/4 CORNER SECTION 17, STONE,  
BAKER COUNTY SURVEY NO. 8-46-50