

SURVEYOR'S CERTIFICATE

I, LAWRENCE H. KOERNER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF OREGON, AND THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS A REPRESENTATION OF A SURVEY OF THAT CERTAIN PARCEL LAND DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBES A PARCEL OF LAND BEING THE EAST 1/2 OF THE NE 1/4 OF SECTION 10, T. 9 S., R. 39 E., AND A PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 11, T.9 S., R. 39 E., WILLAMETTE MERIDIAN., BAKER COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

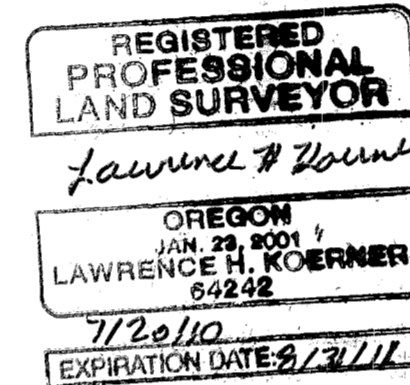
BEGINNING AT THE 1/4 CORNER COMMON WITH SAID SECTIONS 10 & 11 MARKED BY A BRASS CAP; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE EAST 1/2 OF THE NE 1/4 OF SAID SECTION 10, NORTH 88°52'51" WEST, 1341.07 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2, NW 1/4 OF SAID SECTION 10. FROM SOUTHWEST CORNER, A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" WITNESSING SAID CORNER, BEARS SOUTH 88°52'51" EAST, 0.44 FEET; THENCE LEAVING THE SOUTHERLY BOUNDARY LINE, AND ALONG THE WESTERLY BOUNDARY LINE OF THE EAST 1/2, NE 1/4 OF SAID SECTION 10, NORTH 00°42'18" EAST, 2613.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF POCAHONTAS ROAD. FROM SAID POINT, A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" REFERENCING SAID CORNER, BEARS NORTH 88°41'07" WEST, 5.61 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY LINE, AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF POCAHONTAS, SOUTH 88°41'07" EAST, 1337.22 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242", BEING ON THE LINE COMMON WITH SAID SECTIONS 10 & 11; THENCE CONTINUING, SOUTH 88°15'21" EAST, 996.07 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE CONTINUING, 413.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 253.00 FEET, A CENTRAL ANGLE OF 93°34'37" AND A LONG CHORD WHICH BEARS, SOUTH 45°58'36" EAST, 368.79 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE CONTINUING, SOUTH 00°14'40" EAST, 593.30 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE LEAVING SAID RIGHT OF WAY LINE, AND ALONG THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON GULCH ROAD, SOUTH 01°47'33" EAST, 181.60 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN "PARCEL 5" AS DESCRIBED IN BARGAIN AND SALE DEED B05 26 0372, NORTH 90°00'00" WEST, 359.12 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" BEING ON THE PROLONGATION OF AN EXISTING FENCE LINE; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE, AND ALONG SAID EXISTING FENCE LINE AND ITS PROLONGATION, SOUTH 01°47'01" EAST, 194.52 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE LEAVING SAID EXISTING FENCE LINE, AND ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN "PARCEL 5" AS DESCRIBED IN BARGAIN AND SALE DEED B05 26 0372, NORTH 90°00'00" EAST, 359.15 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" BEING ON THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON GULCH ROAD; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 01°47'33" EAST, 34.90 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" BEING ON THE PROLONGATION OF THE EASTERLY BANK OF WASHINGTON GULCH CREEK; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG THE EASTERLY BANK OF WASHINGTON GULCH CREEK AS DESCRIBED AS "PARCEL 1" IN BARGAIN AND SALE DEED B05 26 0371, SOUTH 63°06'45" WEST, 92.93 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE CONTINUING, SOUTH 53°46'55" WEST, 37.89 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE CONTINUING, SOUTH 64°29'45" WEST, 121.34 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE CONTINUING, SOUTH 36°35'16" WEST, 51.21 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE CONTINUING, SOUTH 05°26'43" EAST, 163.78 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE LEAVING SAID EASTERLY BANK, AND ALONG THE SOUTHERLY BOUNDARY LINE OF THAT SAID CERTAIN "PARCEL 1", NORTH 90°00'00" EAST, 11.23 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, AND ALONG AN EXISTING FENCE LINE, AND ITS PROLONGATION BEING ON THE WESTERLY BOUNDARY LINE OF THAT CERTAIN "PARCEL 2" AND ITS PROLONGATION AS DESCRIBED IN BARGAIN AND SALE DEED B05 26 0371, SOUTH 00°00'00" EAST, 250.08 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242"; THENCE LEAVING SAID WESTERLY BOUNDARY LINE & FENCE LINE AND THEIR PROLONGATION, AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "PARCEL 2", NORTH 90°00'00" EAST, 243.05 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" BEING ON THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON GULCH ROAD; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, AND ALONG THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON GULCH ROAD 156.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 535.98 FEET, A CENTRAL ANGLE OF 16°41'20" AND A LONG CHORD WHICH BEARS, SOUTH 10°53'04" WEST, 155.57 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242";

B10 30 0079
MAJOR PARTITION PLAT No. P2010-009
A Portion of The West 1/2, NW 1/4 of Section 11, & The East 1/2, NE 1/4 of Section 10, Township 9 South, Range 39 East of the Willamette Meridian, Baker County, Oregon
Survey Completed June 21, 2010

THENCE CONTINUING, SOUTH 18°52'29" WEST, 442.95 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" MARKING THE NORTHEAST CORNER OF THAT CERTAIN "PARCEL 4" AS DESCRIBED IN BARGAIN AND SALE DEED B05 26 0372; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID "PARCEL 4", SOUTH 90°00'00" WEST, 208.00 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" MARKING THE NORTHWEST CORNER OF SAID "PARCEL 4"; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE, AND ALONG THE WESTERLY BOUNDARY LINE OF SAID "PARCEL 4", BEING WESTERLY AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON GULCH ROAD, SOUTH 18°52'29" WEST, 203.77 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP MARKED "KOERNER LS 64242" BEING ON THE SOUTHERLY BOUNDARY LINE OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 11, MARKING THE SOUTHWEST CORNER OF SAID "PARCEL 4"; THENCE LEAVING SAID WESTERLY BOUNDARY LINE, AND ALONG THE SOUTHERLY BOUNDARY LINE OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 11, NORTH 88°50'02" WEST, 874.29 FEET THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 149.79 ACRES MORE OR LESS.

I, LAWRENCE H. KOERNER, CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.
Lawrence H. Koerner
LAWRENCE H. KOERNER



APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR BAKER COUNTY, OREGON DO HEREBY APPROVE THIS MAJOR PARTITION PLAT.

APPROVED THIS 26TH DAY OF July, 2010

Thomas J. Hurlay
BAKER COUNTY SURVEYOR

APPROVED THIS 26th DAY OF July 2010

John J. Lewis
for BAKER COUNTY PLANNING DIRECTOR

BAKER COUNTY TAX COLLECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED

Alie Neufelder
BAKER COUNTY TAX COLLECTOR
DATE 7/26/10

BAKER COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 27 DAY OF July, 2010 AT 8:30 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. _____ BAKER COUNTY RECORDS.

Jamasa J. Green
BAKER COUNTY CLERK
BY *Karen Phillips, Deputy*

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT BETTY GREEN IS THE OWNER OF THE LAND REPRESENTED ON THIS MAJOR PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DO HEREBY GRANT A 60' WIDE ACCESS ROAD EASEMENT, A 12' WIDE UTILITIES EASEMENT, AND A 12' WIDE WELL EASEMENT AS SHOWN ON THIS MAJOR PARTITION PLAT.

Betty Green
BETTY GREEN

ACKNOWLEDGMENT

STATE OF Oregon } SS
COUNTY OF Baker }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF July 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED BETTY GREEN, KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND WHO BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

Tara L. Andrews
NOTARY PUBLIC FOR THE STATE OF OREGON



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2963 W. Fieldstream Dr.
Meridian, Idaho
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