

SHEET 2 OF 2

THE PLAT OF ALPINE ESTATES PHASE TWO, 20.00 ACRES M/L IN THE W 1/2 OF THE NE 1/4, S19 T9S, R40E, W.M. BAKER COUNTY, OREGON

SD 2001-001

APPROVALS

BAKER COUNTY COMMISSIONERS

This is to certify that the accompanying plat is approved for filing in the Record of Plats of Baker County, Oregon, by the undersigned by it's order.

Dated this 17th day of February 2001.

Commissioner signatures: [Signature] CHAIRMAN, [Signature] COMMISSIONER, [Signature] COMMISSIONER, [Signature] COMMISSIONER

BAKER COUNTY PLANNING DIRECTOR

This plat is approved this 29th day of January 2001.

[Signature] COUNTY PLANNING DIRECTOR

BAKER COUNTY ASSESSOR

This plat is approved this 29 day of January 2001.

[Signature] COUNTY ASSESSOR

BAKER COUNTY TREASURER

Taxes are paid this 23rd day of January 2001.

[Signature] COUNTY TREASURER

COUNTY SURVEYOR

I, Thomas J. Hanley, Baker County Surveyor, do hereby certify that I have examined the accompanying plat and that it complies with the laws of the State of Oregon with reference to the filing and recording of such plats and I therefore approve said plat for filing in the records of Baker County, Oregon.

[Signature] BAKER COUNTY SURVEYOR

ROAD DEDICATION

We, the undersigned owners, do hereby acknowledge and accept the description of the road centerline as shown below and do dedicate to the public those portions of our lands lying within the strip of land 60.01 feet wide lying 30.01 feet on the north and 30.0 feet on the south of the centerline as described.

ALPINE LANE

Beginning at the east end of the centerline of Alpine Lane as recorded in the plat of ALPINE ESTATES PHASE ONE, recorded as document No. B099-51-142 of the deed records of Baker County, Oregon, which point lies S05°21'58"E a distance of 30.12 feet from the 1/4 corner common to Sections 18 and 19, T9S, R40E, W.M., Baker County, Oregon, thence parallel with and 30.01 feet distant southerly from the north line of said Section 19 to a point on the east line of the NW 1/4 of the NE 1/4 of said Section 19, N89°31'53"E a distance of 1323.28 feet.

SURVEYOR'S CERTIFICATE

I, David L. Haddock, after being first duly sworn, do depose and say that I am a registered professional land surveyor in the State of Oregon and that I have correctly surveyed and marked with legal monuments the lands described below and represented in the accompanying plat of ALPINE ESTATES, PHASE TWO.

Beginning at the E 1/16th corner between Sections 18 and 19, Township 9 South, Range 40 East, Willamette Meridian, Baker County, State of Oregon, thence along the north-south centerline through the northeast quarter of said Section 19 to a 5/8" iron rebar monumenting the intersection of said north-south centerline with the centerline of vacated Estes Street in Lachners Addition, S00°06'06"E a distance of 658.36 feet; thence along the centerline of said vacated Estes Street to a 5/8" iron rebar marking the southeast corner of Lot 6 of the ALPINE ESTATES, PHASE ONE subdivision recorded as document Number B-099-51-142 of the records of Baker County, Oregon, S89°32'04"W a distance of 1323.28 feet; thence to the northeast corner of said Lot 6, said point being on the north line of said Section 19, N00°06'06"W a distance of 658.29 feet; thence along said north line to the point of beginning, N89°31'53"E a distance of 1323.28 feet.

SUBJECT TO: The pipe line easement granted to Salt Lake Pipe Line Company, from instrument, including the terms and provisions thereof recorded March 15, 1950, in Volume 152 at Page 616.

SUBJECT TO: A communications systems easement granted to American Telephone and Telegraph Company, a corporation, by instrument, including the terms and provisions thereof, recorded October, 3, 1989, and ammended April 8, 1991 by deed 91-15-068.

SUBJECT TO: A communications systems easement granted to WorldCom Network Services Inc., by instrument, including the terms and provisions thereof, recorded in deeds 96-37-124 and 96-37-128.

SUBJECT TO: A right of way contract for a pipeline granted to Pacific Northwest Pipeline Corporation, by instrument, including the terms and provisions thereof, recorded November 10, 1955 in Volume 165, Pages 277 through 283 and ammended by deed 78-46-049.

SUBJECT TO: Existing utilities, if any.

LOT AREA COMPUTATIONS

The tentative plan of ALPINE ESTATES as approved by the County Planning Commission was prepared by Alpine Land, Inc.. The lot areas shown on the tentative plan were computed by dividing the original tract area as seen on the assessors map by the number of proposed lots and did not account for the roadway. In order to meet the minimum lot area required by the zoning ordinance the portion of each lot lying within the roadway has to be included in the computation. The lot areas shown on the face of this final plat are the "net taxable" area of each lot. The area of each lot lying within the roadway is as shown in the table below. Total lot area is obtained by adding "net taxable" area to roadway area. The dividing line between lots is monumented.

Table with 2 columns: Lot No. and Area. LOT No. 7: 0.46 ACRES IN ROADWAY; LOT No. 8: 0.46 ACRES IN ROADWAY; LOT No. 9: 0.46 ACRES IN ROADWAY; LOT No. 10: 0.46 ACRES IN ROADWAY

OWNER'S DECLARATION

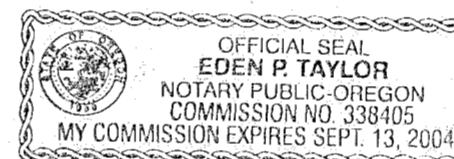
Know all men by these presents that the undersigned owners of the real property lying within the boundaries of the platted area on the attached plat which land is hereinafter referred to as "said addition" do declare that they have caused this plat to be prepared and these lands subdivided in accordance with ORS Chapter 92 as revised and they do hereby adopt said plat and the general plan of improvement, use, and restriction of the use as shown in said plat as herein stated and do designate the same as the official plat and map of ALPINE ESTATES, PHASE TWO. The owners declare that such general plan is hereby impressed and fixed on said addition and each part thereof and that all of the owners, successors, representatives, and assigns shall take title subject to such general plan whether or not the same is specifically mentioned in any deed of conveyance to any such successors, representatives, and assigns. The owners do hereby dedicate to the public the lands identified as Alpine Lane as shown in the road dedication on this plat. They do also acknowledge that this plat is a continuation of ALPINE ESTATES, PHASE ONE and is therefore subject to the covenants and restrictions, road maintenance agreement and water system agreements as shown on the plat of said PHASE ONE. They do also acknowledge the easements for communications and pipelines as shown on the face of this plat.

[Signature] James A. Briggs

On this 22nd Day of January 2001, James A. Briggs appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so feely and voluntarily.

Before me: [Signature] Notary Public for Oregon Seal

My commission expires: 9-13-04

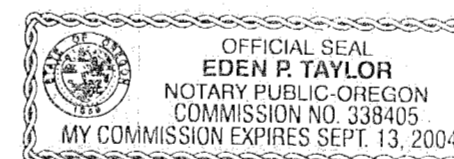


[Signature] Authorized Representative of Grant - Baker Federal Credit Union

On this 22nd Day of January 2001, Grea Greb, Authorized Representative of Grant - Baker Federal Credit Union personally appeared before me and acknowledged that they executed the above plat dedication and that said execution was their free and voluntary act and deed.

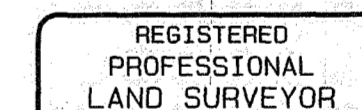
Before me: [Signature] Notary Public for Oregon Seal

My commission expires: 9-13-04

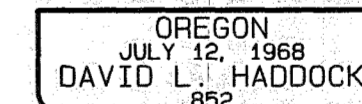


Document No. B0106 0100 Recorded TIME: 10:30 am DATE: 2-7-01

[Signature] Baker County, Or. Clerk By Karen Phillips



[Signature] David L. Haddock



RENEWS 6-30-01

[Signature] David L. Haddock

This is a true and exact copy.

Project No. 98-55 SURVEY FOR MR JAMES BRIGGS 61995 QUAIL ROAD ISLAND CITY, OR. 97850 David L. Haddock, Surveyor and Engineer P.O. Box 1574 Pendleton, Oregon 97801 (541) 276-2174 HADDOCK SURVEYING GPS AND TOTAL STATION

FILED MARCH 29, 2001 BAKER COUNTY SURVEYOR SURVEY NO. 2-40-531 SD