

BASIS OF BEARING
HIGHLAND CREST SUBDIVISION PLAT
CALCULATED BEARING FROM THE
WEST 1/4 CORNER, SECTION 20 TO
THE SW CORNER OF LOT 11.

SCALE: 1" = 50'

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	100.00'	87° 06' 19"	152.03'	137.80'	S. 46° 50' 28" E.
EC2	300.00'	25° 14' 29"	132.16'	131.10'	N. 76° 59' 08" E.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N. 89° 23' 00" E.	61.80'
EL2	S. 6° 16' 23" W.	63.82'
EL3	S. 0° 33' 45" W.	46.21'
EL4	N. 89° 36' 22" E.	36.44'
EL5	N. 64° 21' 53" E.	40.14'
EL6	N. 8° 22' 49" W.	65.72'
EL7	N. 32° 27' 45" W.	69.58'

ACCESS EASEMENT

A twenty five (25) feet wide access easement is hereby created by this plat. The easement shall consist of a strip of land twenty five (25) feet in width, twelve and a half (12.5) feet on each side of the following centerline description: Beginning at a point on the South Right of Way of Grace, said point being N. 89° 23' 00" E., 61.80 feet from the Northwest corner of Lot 11, Highland Crest Subdivision; thence along the easement centerline the following courses: thence S. 6° 16' 23" W., 63.82 feet; thence S. 0° 33' 45" W., 46.21 feet; thence S. 3° 17' 19" E., 149.65 feet; thence 152.03 feet along a 100 foot radius curve to the left, the long chord of which bears S. 46° 50' 28" E., 137.80 feet; thence N. 89° 36' 22" E., 36.44 feet; thence 132.16 feet along a 300 foot radius curve to the left, the long chord of which bears N. 76° 59' 08" E., 131.10 feet; thence N. 64° 21' 53" E., 40.14 feet; thence N. 8° 22' 49" W., 65.72 feet; thence N. 32° 27' 45" W., 69.58 feet, to intersect the East line of Parcel No. 1 as shown hereon and the terminus of the easement. Easement shall be for ingress and egress to Adjusted Parcel No. 1, and Parcel Numbers 1 and 2 as shown hereon. The beneficiaries of this easement shall be limited to the owners of said Adjusted Parcel No. 1, and Parcel Numbers 1 and 2, their heirs, successors, assigns, and guests, to include any subdivided portions thereof. The owners of said Adjusted Parcel No. 1, and Parcel Numbers 1 and 2, their heirs, successors and assigns shall be responsible for the maintenance of the road to maintain the road in the condition that it currently exists, with each property that has a residence responsible for a proportionate share in respect to the total number of owners without regard to the distance of the road utilized.

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 MAY 6, 2004
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-590MP

HANLEY ENGINEERING, INC.
2043 MAIN STREET
BAKER CITY, OREGON

PARTITION PLAT NO. P2004-008
SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two 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 Southwest quarter of the Northwest quarter of Section 20, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Oregon, being a portion of Lot 11 of Highland Crest Subdivision, and also a portion of Parcel Numbers 1 and 2 of Baker County Partition Plat No. P1993-010, the exterior boundary of which is described as follows:

Commencing at the West quarter corner of said Section 20; thence N. 35° 19' 19" E., 1137.28 feet, to the Southwest corner of said Lot 11, Highland Crest Subdivision; thence along the South line of said Lot 11, S. 89° 36' 22" W., 428.90 feet, to the Southeast corner thereof; thence along the East line of said Lot 11, N. 0° 08' 35" W., 100.00 feet, to the TRUE POINT OF BEGINNING; thence S. 82° 44' 30" W., 44.96 feet; thence N. 60° 36' 16" W., 48.99 feet; thence N. 32° 27' 45" W., 47.15 feet; thence S. 89° 23' 00" W., 291.46 feet; thence N. 0° 08' 35" W., 208.57 feet, to intersect the South Right of Way of Grace Street, said intersection being N. 89° 23' 00" E., 25.00 feet from the Northwest corner of said Lot 11; thence along the said South Right of Way of Grace Street, N. 89° 23' 00" E., 54.75 feet; thence S. 0° 00' 37" E., 25.00 feet; thence N. 89° 23' 00" E., 349.22 feet, to the Northeast corner of said Lot 11; thence along the East line of said Lot 11, S. 0° 08' 35" E., 242.93 feet, to the TRUE POINT OF BEGINNING.

Land Containing 1.86 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 Jon McCreary and Sonya McCreary is to partition the above described land into two parcels. Monumentation from Highland Crest Subdivision Plat and Baker County Partition Plat No. P1993-010 was recovered and held as the basis of bearing for this survey. Baker County Deed No. B01 27 0228 provided the property description for the subject property. The property line between Parcel No. 1 and Parcel No. 2 of said Partition Plat No. P1993-010 was adjusted as shown hereon. The remainder of Parcel No. 2 after the adjustment, is the subject parcel for this partition. The exterior boundary of Lot 11 of Highland Crest Subdivision does not close East-West by 0.10'. After careful examination of the Highland Crest Subdivision Plat, it was determined that the South line of said Lot 11 should be a distance of 428.90' instead of 429.00'. Consequently the course on Lot 12 that reads 74.50' should be 74.60' (extension of the South line of Lot 11).

DECLARATION

Know all people by these presents that Jon McCreary and Sonya McCreary 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 two parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the access easement as described hereon.

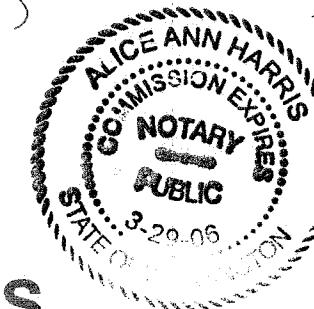
Jon McCreary
Jon McCreary

Sonya McCreary
Sonya McCreary

ACKNOWLEDGMENT

State of WA
County of Chelan

On April 27, 2004 before me did personally appear the within named Jon McCreary and Sonya McCreary who acknowledged to me that they executed the same freely and voluntarily.



Alice Ann Harris
NOTARY PUBLIC

My Commission Expires 3-29-06

APPROVALS

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

Baker City Surveyor by: *Sonya Van Pelt* PLS 2162 ; Date 4/21 2004.

Baker City Planning by: *Jim Collins* ; Date 4/21 2004.

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

Baker County Tax Collector by: *Alice Durflinger by Traci Ferguson* Date May 6, 2004.

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

I do hereby certify that this minor partition plat was received for recording on the 10th day of May, 2004 at 3:35 o'clock P. m., and recorded in Baker County records and is hereby approved.

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