

HANLEY ENGINEERING, INC.

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

A PARTITION OF LAND SITUATED IN THE SE 1/4, NE 1/4, SECTION 23,
TOWNSHIP 9 SOUTH, RANGE 45 EAST,
WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON
AUGUST, 2015

PARTITION PLAT NO. P2015-008

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.

Land located in the SE quarter of the NE quarter of Section 23, T. 9 S., R. 45 E., W.M., in the Town of Richland, Baker County, Oregon, more particularly described as follows:

Beginning at the intersection of the North right of way of the Baker-Homestead Highway (State Hwy. 86) and the West right of way of Moody Road (Baker County Rd. No. 977); thence N. 89°50'45" W., along said North right of way, 267.00 feet; thence N. 00°02'14" W., 398.00 feet; thence S. 89°50'45" E., 267.00 feet to a point on said West right of way of Moody Road (Baker County Rd. No. 977); thence S. 00°02'14" E., along said West right of way, 398.00 feet to the Point of Beginning.

Area = 2.44 acres

DECLARATION

Know all people by these presents that Northeast Oregon Housing Authority is the owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and has 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 and utility easements as described hereon.



Dale Inslee

NARRATIVE

The purpose of this survey and plat for Northeast Oregon Housing Authority is to partition the above described land into two parcels. Monumentation as shown was recovered for this survey. Baker County Deed B12 35 0289 provided the description for the subject property.

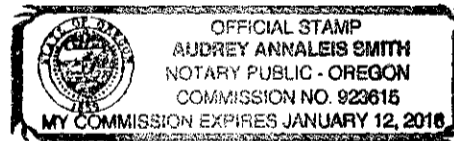
DITCH EASEMENT

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, head gates 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 the 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.

ACKNOWLEDGMENT

State of Oregon }
County of Union } s.s.

On Sept 9, 2015 before me did personally appear the within named Dale Inslee who acknowledged to me that he executed the same freely and voluntarily.



Audrey Annaleis Smith
NOTARY PUBLIC

My Commission Expires January 12, 2018

ACCESS/UTILITY EASEMENT

1. An Access Easement for the use of Parcel 2 is created by this partition plat. The easement consists of a strip of land 5 feet in width adjacent and parallel to the 5 foot wide segments of deeded land on the East, North and West sides of the gymnasium. These easement segments are sized as follows:
East side is 5 feet x 102.84 feet = 514 sq. ft.
North side is 5 feet x 39.90 feet = 200 sq. ft.
West side is 5 feet x 69.40 feet = 347 sq. ft.

Easement containing 1061 sq. ft.

2. A 45 foot wide Utility & Access Easement for the use of Parcel 1 more particularly described as follows: Commencing at the intersection of the North right of way of the Baker-Homestead Highway (State Hwy. 86) and the West right of way of Moody Road (Baker County Rd. No. 977); thence N. 00°02'14" W., 61.41 feet, along said West right of way, to the Point of Beginning; thence N. 89° 30' 50" W., 45.00 feet Southerly and parallel to the South foundation line of the gymnasium, a distance of 132.64 feet to the point of terminus. This description defines the South line of the 45 feet wide easement.

Easement containing 5960 sq. ft.

APPROVALS

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

Baker County Surveyor by: L.G. Whinn; Date August 31 2015.

Richland Mayor: Gloria Wilson; Date Sept 18 2015.

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

Baker County Tax Collector by: Alan Derflinger; Date Sept 29 2015.

State of Oregon }
County of Baker } s.s.

I do hereby certify that the annexed partition plat was received for recording on the 29th day of Sept, 2015 at 7:30 o'clock A M., and recorded in Baker County records and is hereby approved.

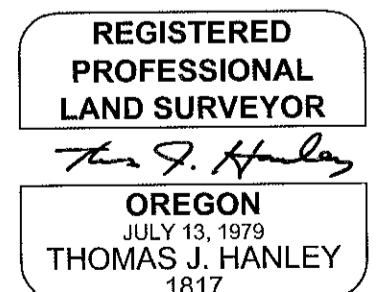
Baker County Clerk by: Lindy Carpenter, Co. Clerk by Stefanie Kirt, Deputy

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2043 MAIN STREET
BAKER CITY, OREGON

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 Oct 8, 2015
BAKER COUNTY SURVEYOR
SURVEY NO. 9-45-96



Renews June 30, 2017