

## EASEMENTS / EXCEPTIONS

1. Permanent easement for access to and maintenance of a drainage pipe granted to the State of Oregon, by and through it's Department of Transportation, Highway Division by instrument, including the terms and provisions thereof, recorded February 14, 1983, in Baker County Deed No. 83 07 028. This is the same easement as described in Baker County Deed No. 83 08 005. See #2 below for legal description of easement.

2. Permanent easement for access to and maintenance of a drainage pipe granted to the State of Oregon, by and through it's Department of Transportation, Highway Division by instrument, including the terms and provisions thereof, recorded February 22, 1983, in Baker County Deed No. 83 08 005, described as follows:

Beginning at a point opposite and 50 feet (60 feet per deed) Northerly of Engineer's Station 205+50 on the center line of said relocated Whitney Highway (Sumpter Stage Hwy.); thence North 87° 24' 10" West (N. 87° 25' 39" W., this survey) to a point opposite and 75 feet Northerly of Engineer's Station 206+85 on said center line; thence Northerly at right angles to said center line 25 feet; thence Southeasterly in a straight line to a point opposite and 75 feet Northerly of Engineer's Station 205+50 on said center line; thence Southerly at right angles to said center line 25 feet to the point of beginning.

3. Including the terms and provisions of the deed from the State of Oregon, by and through it's Department of Transportation, Highway Division to Brooks Hawley, recorded February 22, 1983, in Baker County Deed No. 83 08 005.

## REFERENCES

Baker County Deed No. 72 18 104.  
Baker County Deed No. 81 30 151.  
Baker County Deed No. 82 43 052.  
Baker County Deed No. 83 07 028.  
Baker County Deed No. 83 08 005.  
Baker County Survey No. 10-37-7.  
Baker County Survey No. 10-37-119MP.  
O.S.H.D. Drawing No. 9B-17-20.

## HANLEY ENGINEERING, INC.

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

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

## DECLARATION

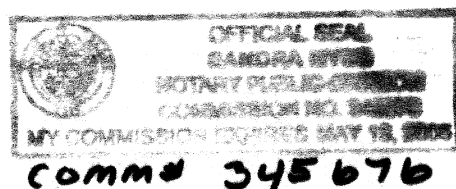
Know all people by these presents that Howard Boorse, CEO of MaeLauren LLC, is the owner of the land represented on the annexed partition plat, and more particularly described in the accompanying Surveyor's Certificate and he caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92.

*Howard Boorse*  
Howard Boorse, CEO  
MaeLauren LLC

## ACKNOWLEDGMENT

State of Oregon } S.S.  
County of Washington

On Sept. 10, 2003 before me did personally appear the within named Howard Boorse, CEO of MaeLauren LLC, who acknowledged to me that he executed the same freely and voluntarily.



*Sandra Myers*  
NOTARY PUBLIC  
My Commission Expires May 18, 2005

FILED OCTOBER 14, 2003  
BAKER COUNTY SURVEYOR  
SURVEY NO. 10-37-129MP  
SHEET 2 OF 2

## PARTITION PLAT NO.

P2003-013

## SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted Parcel No. 1 and platted Parcel No. 2 on the annexed partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows;

Land located in the West half of the Southeast quarter and the Southwest quarter of the Northeast quarter of Section 3, Township 10 South, Range 37 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the said Southwest quarter of the Northeast quarter of Section 3; thence North along the West line of the said Southwest quarter of the Northeast quarter, 1320 feet, more or less, to the Northwest corner thereof; thence East along the North line of the said Southwest quarter of the Northeast quarter, 1320 feet, more or less, to the Northeast corner thereof; thence South along the East line of the said Southwest quarter of the Northeast quarter, 1320 feet, more or less, to the Southeast corner thereof; thence South along the East line of the said West half of the Southeast quarter, 1875 feet, more or less, to intersect the North Right of Way of relocated Sumpter Stage Highway (State Hwy. 7); thence Westerly along said North Right of Way, 156 feet, more or less, to a point opposite and 50 feet Northerly of Centerline Station 204+00 P.S.C., said centerline described by deed to the State of Oregon, by and through it's Department of Transportation, Highway Division, recorded October 28, 1982 in Baker County Deed No. 82 43 052; thence along a 1004.93 foot radius curve to the left, the chord of which bears N. 88° 43' 27" W., 157.59 feet, to a point opposite and 50 feet Northerly of Centerline Station 205+50; thence N. 87° 25' 39" W., 145.86 feet, to a point opposite and 75 feet Northerly of Centerline Station 206+85; thence S. 74° 49' 34" W., 235.96 feet, to a point opposite and 50 feet Easterly of Centerline Station "S" 315+85 of the Relocated Sumpter Valley Highway (State Hwy. 20); thence along the Easterly Right of Way of the said Relocated Sumpter Valley Highway, N. 27° 13' 17" W., 55.47 feet, to a point opposite and 50 feet Easterly of Centerline Station "S" 315+29.53 P.T.; thence along a 686.62 foot radius curve to the left, the long chord of which bears N. 49° 43' 17" W., 525.52 feet, to a point opposite and 50 feet Northerly of Centerline Station "S" 310+29.53 P.C.; thence N. 72° 13' 17" W., 228 feet, more or less, to intersect the West line of the said West half of the Southeast quarter; thence North along said West line, 1450 feet, more or less, to the Northwest corner of the said West half of the Southeast quarter and the point of beginning.

This partition contains 92.62 acres, more or less.

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 ordered by Howard Boorse for MaeLauren LLC, is to partition the herein described land into two parcels. The monument marking the South quarter corner of Section 3 was not found this survey. It's position was reestablished through ties to the reference monuments as shown on Baker County Survey No. 10-37-7. The Southeast corner of Section 3 was recovered this survey. The South line of the Southeast quarter is held as the Basis of Bearing per Baker County Survey No. 10-37-119MP. Sumpter Valley Highway (State Hwy 20) and Sumpter Stage Highway (State Hwy. 7) Right of Ways were reconstructed using coordinates supplied on O.S.H.D. Drawing No. 9B-17-20 for the said South quarter corner and Southeast corner of Section 3 and highway points of intersection. O.S.H.D. bearings shown on said Drawing No. 9B-17-20 were rotated to match the Basis of Bearing for this survey. Slight discrepancies were found between Ba. Co. Deed No. 83 08 005 and Deed 83 07 028. Beginning on the 5th line of the description in Deed No. 83 08 005, the course "thence Northerly at right angles to said center line 10 feet", does not fit with said Deed No. 83 07 028 and would create a very irregular Right of Way. It is assumed that this course should be deleted. The beginning point for the easement described in said Deed No. 83 08 005 is described as "60 feet Northerly of Engineer's Station 205+50". It is assumed this should read "50 feet Northerly of Engineer's Station 205+50."

## APPROVALS

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

Baker County Surveyor by: Rich G. Polman; Date SEPTEMBER 2 2003.  
DEPUTY Union County Surveyor

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

Baker County Tax Collector by: Alvin Surflinger; Date October 14 2003.

Baker County Planning by: Tim B. E.; Date October 14 2003.

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

I do hereby certify that the annexed minor partition plat was received for recording on the 14th day of October, 2003 at 9:05 o'clock A M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Amara Johnson