

ACCESS EASEMENT

A sixty (60) foot wide private access easement is hereby created by this plat. The easement shall consist of a strip of land sixty (60) feet in width, thirty (30) feet on each side of the following centerline description: Commencing at the Northeast corner of Parcel No. 2 of Baker County Partition Plat No. P2001-006; thence along the Westerly Right of Way of Deer Creek Road, S. 12° 04' 30" E., 384.22 feet; thence along a 738.20 foot radius curve to the left, the chord of which bears S. 12° 22' 42" E., 7.81 feet, to the true point of beginning; thence S. 82° 37' 39" W., 201.52 feet; thence along a 350.00 foot radius curve to the right, the long chord of which bears N. 82° 35' 57" W., 178.50 feet; thence N. 67° 49' 33" W., 112.35 feet to the terminus of the access easement.

The easement shall be for ingress and egress purposes only. The beneficiaries of this easement shall be limited to the owners of Parcel No. 2 (as shown on Sheet 1 of 2), their heirs and successors, and their guests.

EASEMENTS / EXCEPTIONS

- (A) Easements, liens, encumbrances, interests or claims thereof which are not shown by the public records; (B) Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by inquiry of persons in possession thereof.
- (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) Water rights, claims or title to water, whether or not the matters excepted under (A), (B) or (C) are shown by the public records.
- Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the mean high water mark of the creek crossing said property.
- Easements granted to California-Pacific Utilities Company by instruments, including the terms and provisions thereof, as follows:
 - Recorded August 23, 1973, in Deeds 73 34 058, beginning at a point approximately 59 feet East of the NW corner of the NE¼ of the NW¼ of Section 18, T. 10 S., R. 38 E., W.M., and proceeding North 11° 20' East, approximately 540 feet; thence North 30° 58' West, 310 feet, 10 ft. in width. NOTE: The as-built location is shown on the annexed plat as per Baker County Partition Plat No. P2001-006.
 - Recorded August 23, 1973 in Deeds 73 34 059, as corrected by Easement recorded October 2, 1973, in Deeds 73 40 013, beginning at a point approximately 792 feet North of the Southeast corner of the SW¼ of the SW¼ of said Section 7, and proceeding North 30° 58' West, approximately 50 feet, 10 ft. in width.
 - Recorded October 18, 1976, in Deeds 76 43 031, seven and one-half feet on each side of a centerline which begins at an existing pole located 4507.9 feet South and 1372.6 feet West of the North quarter corner of said Section 7, and proceeding North 86° 09' 01" West, 96.02 feet; thence South 85° 45' 08" East, 126.59 feet; thence South 82° 58' 47" East, 76.68 feet; thence North 76° 53' 14" East, 93.32 feet; thence South 82° 20' 04" East, 107.07 feet; thence North 88° 03' 08" East, 176.23 feet. NOTE: The as-built location is shown on the annexed plat as per Baker County Partition Plat No. P2001-006.
 - Recorded October 18, 1976, in Deeds 76 43 032, seven and one-half feet on each side of a centerline which begins at an existing pole located 4508 feet South and 1373 feet West of the North quarter corner of said Section 7; thence North 86° 09' 01" East, 40 feet.
 - Recorded October 18, 1976, in Deeds 76 43 034, along the existing Forest Service Road, 15 ft. in width.
- Underground Communication System Easement granted to Pacific Northwest Bell Telephone Company by instrument, including the terms and provisions thereof, recorded November 10, 1976, in Deeds 76 46 072, a parcel 10 feet in width. Exact location not given.
- A 60 foot wide Private Access Easement created by Baker County Partition Plat No. P2001-006, located over and across Parcel 2 of said plat for the purpose of ingress and egress to the Deer Creek Road for the Benefit of Parcel 3 of said plat.

SURVEYED SEPTEMBER 10 THRU NOVEMBER 20, 2002

REFERENCES

- Baker County Survey No. 10-38-14
- Baker County Survey No. 10-38-16
- Baker County Survey No. 10-38-19
- Baker County Survey No. 10-38-119
- Baker County Survey No. 10-38-154
- Baker County Partition Plat No. P1994-003
- Baker County Partition Plat No. P2001-006

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 DECEMBER 10, 2002
BAKER COUNTY SURVEYOR
SURVEY NO. 10-38-157MP

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

PARTITION PLAT NO.

P2002 - 009

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land 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 Southwest quarter of Section 7, Township 10 South, Range 38 East, Willamette Meridian, Baker County, Oregon, more particularly described as Parcel No. 2 of Baker County Partition Plat No. P2001-006, the boundary of which is described as follows:
Beginning at the Northeast corner of said Parcel No. 2 of Partition Plat No. P2001-006; thence along the Westerly Right of Way of Deer Creek Road, S. 12° 04' 30" E., 384.22 feet; thence along a 738.20 foot radius curve to the left, the chord of which bears S. 13° 33' 00" E., 38.00 feet, to the Southeast corner of said Parcel No. 2; thence leaving said Right of Way, S. 82° 37' 39" W., 204.93 feet; thence along a 380.00 foot radius curve to the right, the long chord of which bears N. 82° 35' 57" W., 193.80 feet; thence N. 67° 49' 33" W., 99.96 feet; thence S. 0° 15' 32" E., 223.48 feet; thence S. 89° 57' 55" W., 628.24 feet, to the Southwest corner of said Parcel No. 2; thence N. 0° 14' 56" W., 416.64 feet, to the Northwest corner of said Parcel No. 2; thence N. 89° 57' 55" E., 466.10 feet; thence N. 0° 16' 28" E., 182.80 feet; thence N. 89° 57' 29" E., 560.76 feet, to the point of beginning.

Land Containing 11.01 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2003

NARRATIVE

The purpose of this survey and plat for Gertrude D. LeFore, Successor Trustee of the LeFore Family Living Trust is to partition Parcel No. 2 of Baker County Partition Plat No. P2001-006 into two parcels. Monumentation shown on Baker County Partition Plat No. P2001-006 was recovered and is held as the basis of bearing.

DECLARATION

Know all people by these presents that Gertrude D. LeFore, Successor Trustee of the LeFore Family Living Trust is the owner of the land represented on the annexed plat, and more particularly described in the accompanying Surveyor's Certificate and she caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92, and does hereby grant the access easement as it appears on the annexed plat.

Gertrude D. LeFore
Gertrude D. LeFore
Successor Trustee of the LeFore
Family Living Trust

ACKNOWLEDGMENT

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

On December 10, 2002 before me did personally appear the within named Gertrude D. LeFore, Successor Trustee of the LeFore Family Living Trust acknowledged to me that she executed the same freely and voluntarily.



Cherie M. Murrin
NOTARY PUBLIC

My Commission Expires July 8, 2005

APPROVALS

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

Baker County Surveyor by: Nich G. Holman ; Date DECEMBER 2, 2002.
Baker County Planning by: Wend E. B... ; Date 12/10, 2002.

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

Baker County Tax Collector by: Alisa Surflinger ; Date 12/10, 2002.

State of Oregon }
County of Baker } S.S.
I do hereby certify that the annexed minor partition plat was received for recording on the 10th day of DECEMBER, 2002 at 02 o'clock DDP.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Jamara J. Green By Karen Phillips, Deputy