

# Major Partition Plat Number P2007-021

A Partition situated in the East half of Section 17,  
Township 7 South, Range 38 East of the Willamette Meridian,  
Baker County, Oregon

## REFERENCE MATERIAL

### DEED REFERENCES

- Volume 145, Page 174
- Microfilm Number 74 10 004
- Microfilm Number 74 10 007
- Microfilm Number 97 44 344
- Microfilm Number 97 47 007
- Microfilm Number 98 22 196
- Microfilm Number 0231 0414
- Microfilm Number 05460220

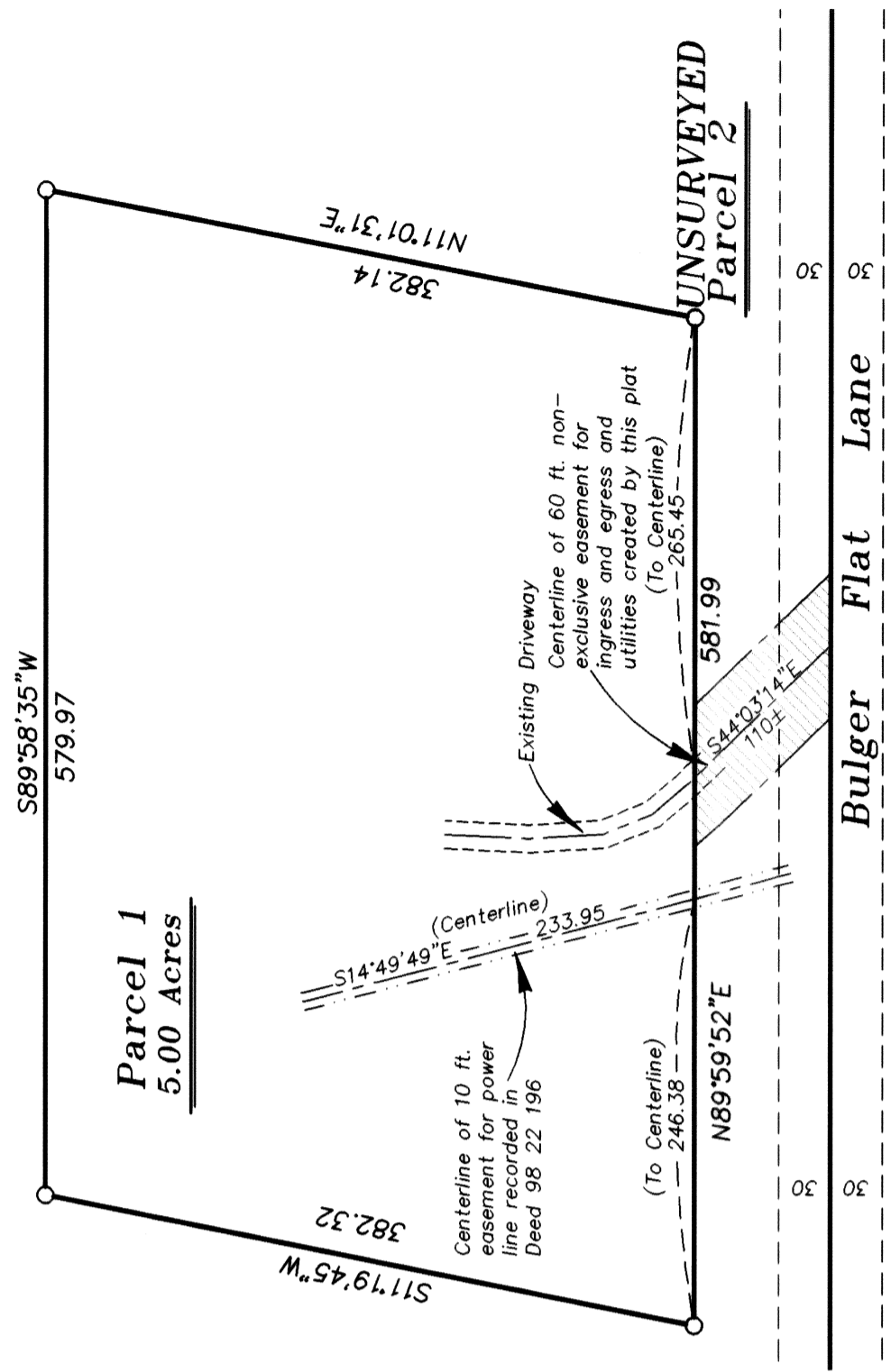
Preliminary Title Report Number 0026925  
prepared by AmeriTitle,  
dated July 31, 2007

## BASIS OF BEARING

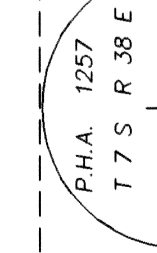
Geodetic bearing from the Southwest corner of  
Section 17, Township 7 South, Range 38 East,  
to the Southwest corner of Parcel 1 of this  
partition, by GPS observations.  
(WGS 84 Datum)

SCALE: 1" = 500'

UNSURVEYED  
Parcel 2



Parcel 1 Detail  
Scale: 1" = 100'



Centerline of 10 ft. easement for power line recorded in Deeds 97 44 344 and 05 46 0221 (Along 1/16th line)

Centerline of 10 ft. easement for power line recorded in Volume 145, Page 174

Centerline of 10 ft. easement for power line recorded in Volume 145, Page 174

## LEGEND

- Found 2 1/2" brass cap marked as shown
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- Easement line
- Creek or ditch
- Interior Section line

## Easement Notes

The following easements are listed in the stated survey report, but cannot be located accurately without benefit of survey. Locations shown are at record deed position.

- 10 ft. Power line easement to California-Pacific Utilities Company, described in Deed Volume Book 145, Page 174.
- 10 ft. Power line easement to California-Pacific Utilities Company, described in Deed 97 44 344, 05 46 0220 and 05 46 0221.
- 10 ft. Power line easement to California-Pacific Utilities Company, described in Deed 98 22 196. (Shown in as constructed position on Parcel 1 detail.)
- Property within this partition is also subject to right of way agreement with Boise Cascade Corporation cited in Deed 74 10 007. No right of way falls within the surveyed portion of this partition.

## NARRATIVE

This partition was done at the request of Jim Louden, Parcel 2 and the exterior of the partition are UNSURVEYED. Bearings and distances are shown for those lines as 5280 ft. per section in a cardinal direction. I placed the exterior of Parcel 1 at the direction of Mr. Louden. This plat also creates an access and utility easement across a portion of Parcel 2 from Bulger Flat Lane, Northwest to the South line of Parcel 1. I find no unusual conditions on this partition.

## 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, headgates 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 annexed major 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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2008