

Minor Partition Number P2009-010

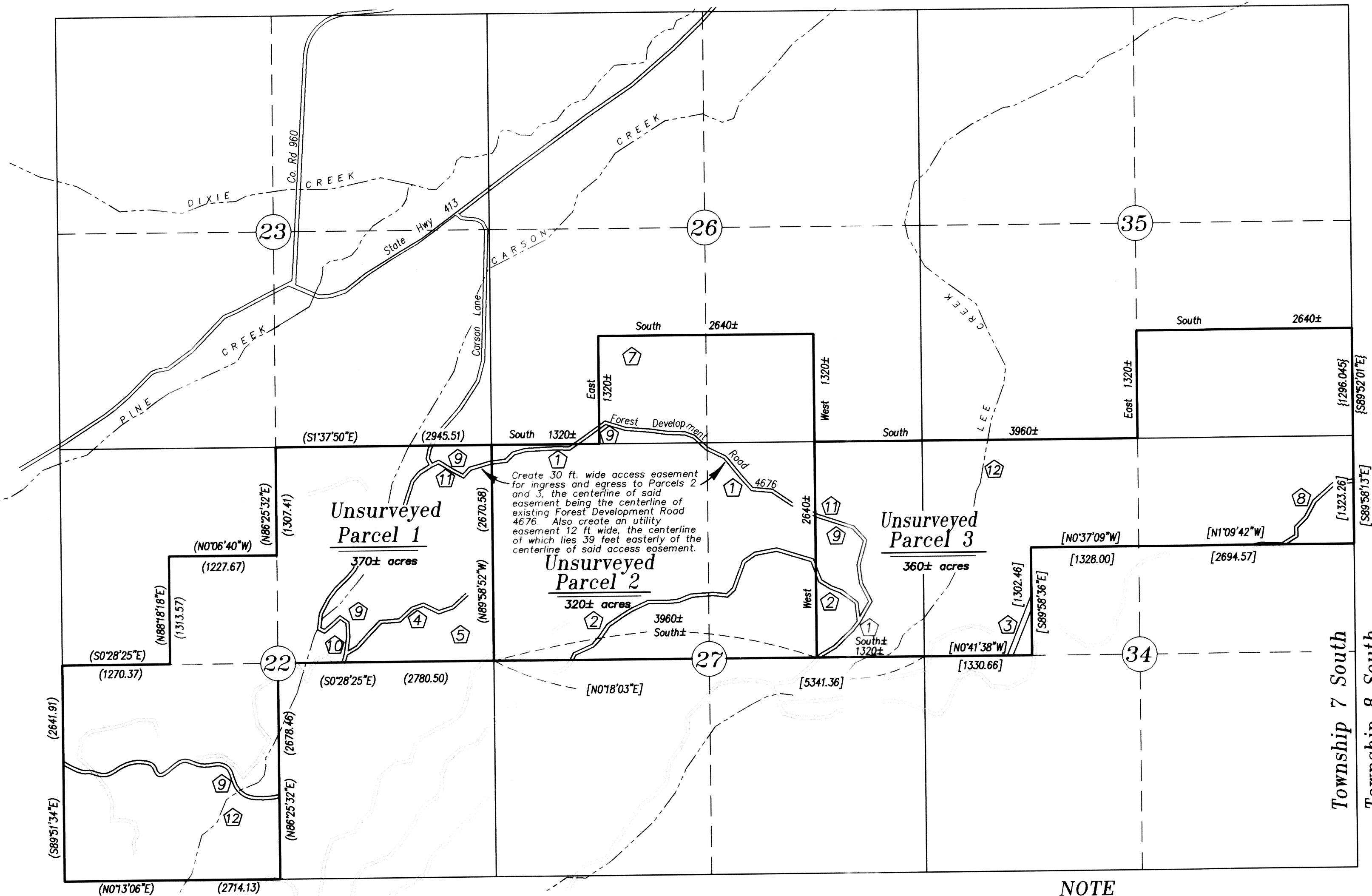
Situated in a portion of Sections 22, 26, 27, 34 and 35, Township 7 South, Range 45 East of the Willamette Meridian, Baker County, Oregon



SCALE: 1"=1000'

NOTES AND EASEMENTS

- ① Deed 84 01 023, filed January 4, 1984 – Forest Service Rd. No 7710, 66 ft in width
- ② Deed 84 01 023, filed January 4, 1984 – Forest Service Road No. 7710100, 66 ft. in width
- ③ Deed 84 01 023, filed January 4, 1984 – Forest Service Road No. 7710215, 66 ft. in width – Platted location by deed description and does not appear to exist on maps or aerial photos.
- ④ Deed 84 01 023, filed January 4, 1984 – Forest Service Road No. 7710190, 66 ft. in width.
- ⑤ Deed 84 01 023, filed January 4, 1984 – Forest Service Road No. 7710218, 66 ft. in width – No road matching this description appears on maps or aerial photographs. Not depicted on plat.
- ⑥ Road use agreement filed as Deed 85 20 075, between USA and Boise Cascade dated January 18, 1985. Pertains to all roads above.
- ⑦ Curry Ditch, not placed on plat. Description of ditch as per Book 43, Page 424 covers the W 1/2 of the NW 1/4 of Section 26 and easement for ditch may pertain to this property. No width specified.
- ⑧ Deed 67 19 016, recorded May 8, 1967 Access Easement from Boise Cascade to USA Forest Service, 66 ft. in width.
- ⑨ Deed 67 23 022, recorded June 19, 1967, Access Easement from Boise Cascade to USA Forest Service – portion in NW 1/4 of Sec 22 shown as per Deed Exhibit and does not appear to exist on the ground. Variable in width.
- ⑩ Deed 74 02 021, recorded January 10, 1974, Access Easement from Boise Cascade to USA Forest Service, 66 ft in width.
- ⑪ Deed 83 06 015, recorded February 8, 1983, Utility Easement, 2 ft. wide, to Pine Telephone System, Inc.
- ⑫ The right of the public to any portion lying below the mean high water mark of Carson Creek, Lee Creek and various other creeks crossing said property.
- ⑬ Sewage disposal to be provided by a DEQ approved sanitary sewage disposal facility.



Create 30 ft. wide access easement for ingress and egress to Parcels 2 and 3, the centerline of said easement being the centerline of existing Forest Development Road 4676. Also create an utility easement 12 ft wide, the centerline of which lies 39 feet easterly of the centerline of said access easement.

NARRATIVE

This partition was done at the request of Steve McClelland, representative for Colter Ridge Properties, owner of the land within. This partition is UNSURVEYED. No attempt was made to locate monuments or boundary lines on the ground. Placement of roads and creeks are by tax maps and by orthorectified aerial photography. The dividing lines were placed at the direction of Mr. McClelland. I find no unusual conditions with this partition.

REFERENCE MATERIAL

- Survey Number 7-45-45
- Survey Number 7-45-98
- Survey Number 7-45-139
- Title Report No. 00018315, prepared by Elkhorn Title Company, dated February 12, 2009

DEED REFERENCES

- Book 43, Page 424
- Book 62, page 513
- 67 19 016
- 67 23 022
- 74 02 018
- 83 06 015
- 84 011 023
- 85 20 075
- 87 07 073
- 88 43 018
- 08 21 0072

LEGEND

- Aliquot Line
- ==== Existing Road
- ~~~~ Creek
- () Record measurement as per Survey Number 7-45-98
- [] Record measurement as per Survey Number 7-45-139
- { } Record measurement as per Survey Number 7-45-45

NOTE

Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2009