

# PARTITION PLAT NUMBER P2011-010

Situated in the Sections 1 and 12, Township 7 South, Range 39 East and Sections 7, 8, 9, 17 and 18, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

## BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Union County Survey No. 013-2011

SCALE: 1"=1000'

## REFERENCE MATERIAL

Baker County Monumentation Records  
Baker County Surveyor Ira Hoffman Book 24  
ODOT Strip Map 9B-3-20

DEED REFERENCES  
Book 131, Page 479  
B11 25 0004  
B08 52 0427  
B1 19 051  
76 18 088  
69 33 030  
71 30 326 (Court Records)

Status of Record Title Report No. 0029568,  
dated September 22, 2011, prepared by Amerititle

## NOTES AND EASEMENTS

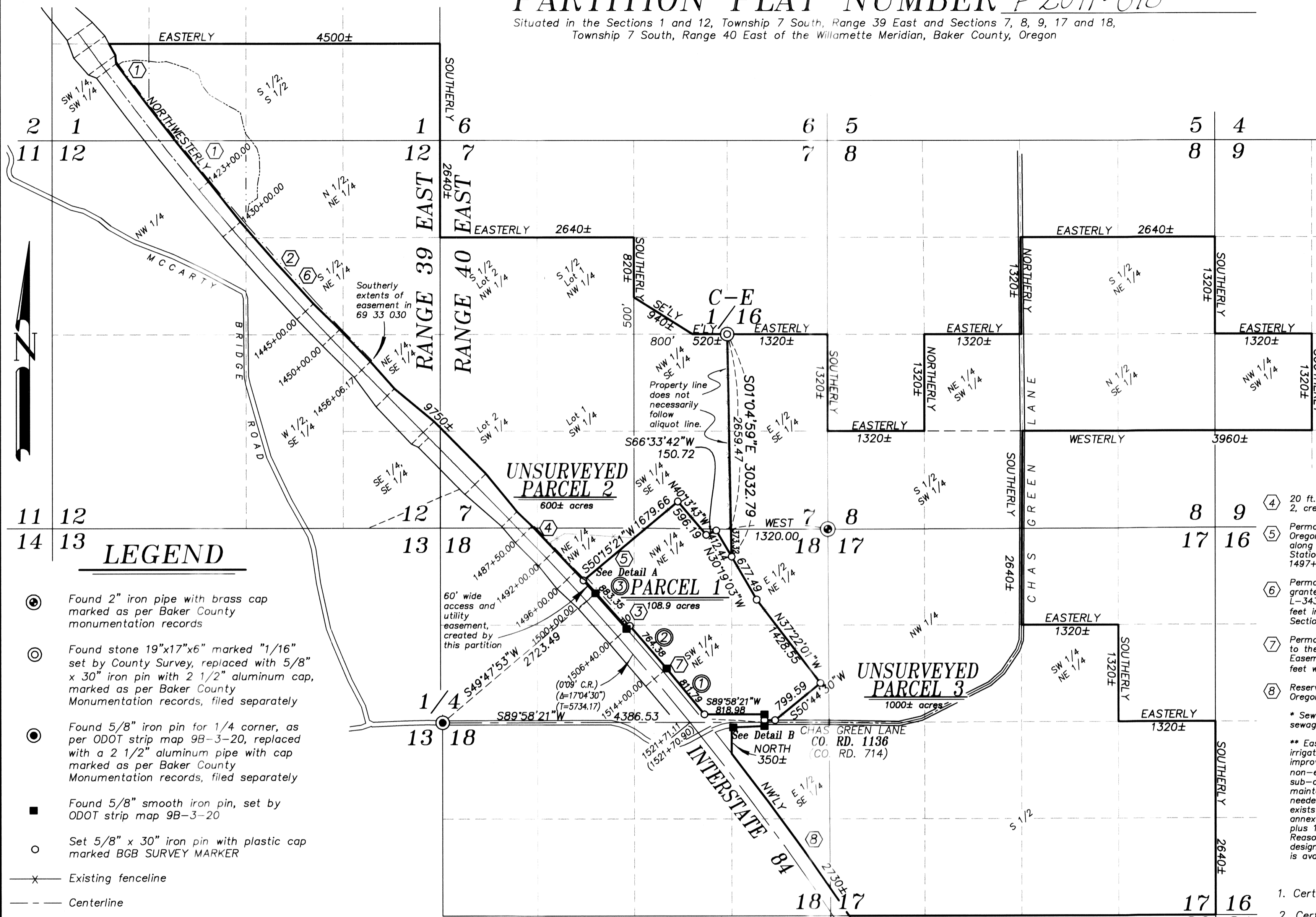
- ① Utility easement granted to the Pacific Telephone and Telegraph Company, recorded in Book 131, page 479, over the W 1/2 Sec 12 and SW 1/4 of SW 1/4 Sec 1. No width specified.
- ② Easement, 40 ft. wide, granted to State of Oregon by MF 69 33 030, 40 ft. wide to construct, maintain and operate an access roadway and relocate an irrigation facility.
- ③ 60 ft wide easement for access and utilities over Parcel 1 for Parcel 2 and 3, created by this plat. See detail Pg. 2
- ④ 20 ft. wide easement for utilities for Parcels 1 and 3 over Parcel 2, created by this plat. See detail Pg. 2
- ⑤ Permanent easement for drainage facility, granted to the State of Oregon by Circuit Court Judgement, Case L-3438. Easement falls along North right of way line of I-84, 10 feet in width between Stations 1489+00 and 1497+50 and 20 feet in width between 1497+50 and 1504+00
- ⑥ Permanent easement for construction of an irrigation facility, granted to the State of Oregon by Circuit Court Judgement, Case L-3438. Easement falls along North right of way line of I-84, 30 feet in width between the North line of the SW 1/4 of NE 1/4 of Section 12, T7S, R39E, and Station 1437+50.
- ⑦ Permanent easement for irrigation and drainage facilities, granted to the State of Oregon by Circuit Court Judgement, Case L-3438. Easement falls along North right of way line of Frontage Road, 10 feet wide, lying within SW 1/4 of NE 1/4 Section 18, T7S, R40E.
- ⑧ Reservation of mineral and geothermal resources by the State of Oregon, as recorded in deed B1 19 051.

\* Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal facility

\*\* Easement is conveyed to those with a legal water right for irrigation beyond the boundary of this partition fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and it's 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 map. The total width shall equal the bank to bank 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.

## WATER RIGHTS

1. Certificate 64145 to Farm Credit Bank of Spokane
2. Certificate 64146 to Farm Credit Bank of Spokane
3. Certificate 64147 to Farm Credit Bank of Spokane
4. Certificate 50115 to Walter Jacobson



### LEGEND

- ⊙ Found 2" iron pipe with brass cap marked as per Baker County monumentation records
- ⊙ Found stone 19"x17"x6" marked "1/16" set by County Survey, replaced with 5/8" x 30" iron pin with 2 1/2" aluminum cap, marked as per Baker County Monumentation records, filed separately
- ⊙ Found 5/8" iron pin for 1/4 corner, as per ODOT strip map 9B-3-20, replaced with a 2 1/2" aluminum pipe with cap marked as per Baker County Monumentation records, filed separately
- Found 5/8" smooth iron pin, set by ODOT strip map 9B-3-20
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- x- Existing fenceline
- - - Centerline
- . - . Easement Line
- - - Existing Ditch

### CURVE TABLE

①	②	③
Δ=112°39"	Δ=108°24"	Δ=119°10"
R=38417.18'	R=38417.18'	R=38357.18'
L=811.79'	L=764.38'	L=883.35'
T=405.91'	T=382.20'	T=441.70'
L.C.=811.77'	L.C.=764.36'	L.C.=883.34'
N39°29'52"W	N40°40'24"W	N41°54'11"W

### NARRATIVE

This partition was done at the request of Clint Wendt. Mr. Wendt wanted to partition the ground as shown. Parcel 1 contains lands currently held by both Smoke Ranch LP and Mr. Wendt. The portion of the dividing line between Parcels 2 and 3 lying within Section 7 and the North 373 feet of Section 18 was staked as part of a boundary line agreement and does not necessarily follow the aliquot line. A stone set by Baker County Surveyor Ira Hoffman was found for the Center East 1/16 of Section 7. The stone marking the East 1/16th between Sections 7 and 18 was not found. The agreement between the Mr. Wendt and Smoke Ranch was to drive the line to a point 1320 feet due West of the corner to sections 7, 8, 17 and 18. According to ODOT strip map 9B-3-20, the county road is contiguous with the East/West center section line of Section 18. I find the iron pin marking the West quarter corner of Section 18, but did not find the East quarter corner of said Section. I recover the pins set by said ODOT survey and find the monuments that mark the extents of Chas Green Lane to have discrepancies in position relative to those monuments along the Interstate. The monuments recovered along the Interstate are harmonious with each other. I hold these monuments for the East line of Interstate 84, and place the extents of Chas Green Lane right of way by fitting record dimensions of said strip map to the pins by a best fit method. This establishes the centerline of Chas Green Lane at the East end. I establish the centerline of Chas Green Lane by driving a line from the West quarter corner of Section 18 through said centerline point. An existing waterline and underground power fall within the easements created by this plat. I find no other unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2013