

# PARTITION PLAT NUMBER P2014-002

Situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=2000'

## 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 Partition Plat No. P2011-010 and Union County Survey No. 013-2011

## LEGEND

- Monument of record, not tied by this partition
- Rebar monument, set by Survey Number 7-39-7, 7-40-3, 7-40-4 or 7-40-5, not tied by this partition unless otherwise noted
- 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by survey for Charlie Vaughan, dated Nov.-Dec. 2013
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- - - Existing Ditch
- ( ) Record measurement as per Survey Number 7-40-3
- [ ] Record measurement as per Survey Number 7-39-7
- { } Record measurement as per MF B13 47 0051
- < > Record measurement as per Survey Number 7-40-4
- - - Record measurement as per Survey Number 7-40-5

## NOTES AND EASEMENTS

- ① Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 596, for ditch or pipeline
- ② Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 607, for ditch or pipeline
- ③ Easement, no width specified, granted to S.A. Lillard and J.F. Lillard by deed recorded in Book 77, Page 211 for ditch, flume or canal
- ④ Easement, granted to Lockie B. Riggins and Paul W. Riggins by deed recorded in Book 88, Page 505, for irrigation ditch
- ⑤ Easement, granted to Lockie B. Riggins and Paul W. Riggins by deed recorded in Book 90, Page 177, for irrigation ditch
- ⑥ Easement, granted to Sheriff of Baker County, by deed recorded in Book 124, Page 110, over any roads under construction to be used as public roads
- ⑦ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 477
- ⑧ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 505
- ⑨ Reservation of minerals, in deed from the State of Oregon, recorded in Book 137, Page 83
- ⑩ Reservation of mineral rights, in deed from Alida Bodeau, recorded in Book 160, Page 534
- ⑪ Easement, granted to United States of America, by Deed 66 26 054, for water pipe line
- ⑫ Easement, granted to United States of America, by Deed 66 26 056, for water pipe line
- ⑬ Right of way easement, 10 ft. in width, granted to California-Pacific Utilities Company, recorded in Deed 67 48 011
- ⑭ Easement, granted to Baker Valley Irrigation District, recorded in Deed 67 51 034 for irrigation canal
- ⑮ Easement, granted to United States of America, by deed recorded as Deed 68 23 026
- ⑯ Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 70 14 029
- ⑰ Limited access provisions contained in Deed to State of Oregon, recorded as deed 70 15 012, Deed 70 15 017 and deed 71 16 037
- ⑱ Limited access provisions contained in Final Judgement to the State of Oregon recorded as Baker County Court Record 72 21 056
- ⑲ Right of way easement, 15 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 77 18 052
- ⑳ Right of way easement, 15 ft. wide granted to California-Pacific Utilities Company, recorded in Deed 78 23 107
- ㉑ Right of way easement, granted to California-Pacific Utilities Company, recorded in Deed 78 23 108
- ㉒ Easement, 15 ft. wide, granted to C P National Corporation by Deed recorded as 81 14 095
- ㉓ Easement, granted to Baker Valley Irrigation District by Deed 90 12 107
- ㉔ Easement, 10 ft. wide, granted to Oregon Trail Electric Consumers Cooperative by Deed 98 16 119
- ㉕ Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system

## REFERENCE MATERIAL

- Survey Number 7-39-7
- Survey Number 7-40-3
- Survey Number 7-40-4
- Survey Number 7-40-5
- ODOT Strip Map 98-3-20

DEED REFERENCES  
B04 01 0001  
B13 47 0051

Preliminary Title Report Number 0031047, dated October 13, 2013, prepared by AmeriTitle

## NARRATIVE

This partition was done at the request of Charlie Vaughan, legal representative for Allen Potato, LLC. Mr. Vaughan wanted the tract as shown partitioned away from the agricultural ground as per Conditional Use Permit CU-13-010. Parcel 1 is UNSURVEYED. No attempt was made to place exterior lines aside from the portion around Parcel 2. I place the dividing line at the direction of Mr. Vaughan. I hold the rebar pins found at the West 1/16th corner of Section 29 and 32 as well as the Center-West 1/16th of Section 29, set by Survey Number 7-40-3. I place the West right of way line of Conro Road by establishing a point due East of the C-W 1/16 59 feet and driving to a point 43 feet due East of the W 1/16 between 29 and 32 as per deed call.

I find no other unusual conditions with this partition.

## WATER RIGHTS

1. Certificate 53123 to Fraser Ranches, over portion of E 1/2 of SE 1/4, Sec. 24 T7S, R39E and W 1/2 of W 1/2 of Sec 19, T7S, R40E.
2. Permit G15710, over most of the land within this partition.
3. Permit G13616, over portion of lands within Sections 24 and 25, T7S, R39E and Secs 18, 19 and 20, T7S, R40E.
4. Certificate 73999 to Baker Valley Irrigation District, for storage right over a portion of the NE 1/4, NE 1/4 Sec 25, T7S, R39E.
5. Certificate 52843 to Connecticut General Life Insurance Co over a portion of Section 29 and the NE 1/4 Section 30, T7S, R40E.
6. Certificate 73566 to Kirk Smith over a portion of Section 30, T7S, R40E.
7. Certificate 86090 to Lindsay Brothers and Donald and Dorothy Hubbard, over a portion of Sec. 30, T7S, R40E.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffrey S. Hsu*  
REGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2015

RANGE 39 EAST

1/4 {S89°58'21"W} {197.24}

13/18

WESTERLY 3150± CO. RD. 1136

WESTERLY 133±

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UNSURVEYED  
PARCEL 1  
2,100± ACRES

PARCEL 2  
6.96 ACRES  
SEE DETAIL

INTERSTATE 84

CONRO RD.

RANGE 40 EAST

RANGE 40 EAST

RANGE 40 EAST

RANGE 40 EAST

RANGE 40 EAST

RANGE 40 EAST

RANGE 40 EAST

RANGE 40 EAST

⑳ Easement described in deed B1 11 095 falls North of Parcel 2

C-W 1/16 S 29

Found 1/2" iron rebar, bent. Set by Survey Number 7-40-3

S72°05'04"E 61.77

929.77

N88°50'41"W

443.04

60

60

443.04

N0°40'51"E

CONRO RD.

60

60

443.04

N75°22'50"E 198.52

S86°01'48"E 95.33

424.92

S54°09'19"E

389.12

S48°46'37"E

399.12

389.12

399.12

389.12

399.12

389.12

399.12

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DETAIL SCALE: 1"=100'

Found 1/2" iron rebar with plastic cap, buried 14 inches below grade, set by Survey Number 7-40-3

W 1/16 29 32

Found 1/2" iron rebar with plastic cap, buried 14 inches below grade, set by Survey Number 7-40-3

S0°20'00"W 2636.61

43.00

EAST

43.00

43.00

43.00

43.00

43.00

43.00

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## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Land Surveyor, do hereby certify that I have platted UNSURVEYED Parcel 1 and surveyed and platted Parcel 2 of this partition, being situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

That portion of the Southeast quarter of Section 13 and the East half of the East half of Section 24, Township 7 South, Range 39 East and that portion of Lot 2 of the Southwest quarter of Section 18 (The West half of the Southwest quarter) of Township 7 South, Range 40 East of the Willamette Meridian lying East and South of the following described line:

Beginning at a point on the North line of the Southwest quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, said point which bears North 89°58'21" East, a distance of 197.24 feet from the West quarter corner of said Section 18,

Thence: South, a distance of 1133.15 feet,

Thence: South 18°43'18" East, a distance of 1020.00 feet,

Thence: South, a distance of 513.52 feet,

Thence: West, a distance of 630.15 feet,

Thence: South, a distance of 2592.19 feet,

Thence: West, a distance of 1204 feet, more or less, to the West line of the East half of the East half of Section 24, Township 7 South, Range 39 East of the Willamette Meridian.

ALSO INCLUDING, the Northeast quarter of the Northeast quarter of Section 25, Township 7 South, Range 39 East of the Willamette Meridian,

ALSO INCLUDING, in Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon: Section 18: The Southwest quarter of the Southeast quarter, the South half of Lot 1 of the Southwest quarter (the Southeast quarter of the Southwest quarter), all that portion of the North half of Lot 1 of the Southwest quarter (the Northeast quarter of the Southwest quarter) lying South of the County Road right of way, and all that portion of the Northwest quarter of the Southeast quarter and the Southeast quarter of the Southeast quarter lying Southwesterly of the County Road right of way,

Section 19: All lying Southwesterly of the County road right of way,

Section 20: The West half of the Southwest quarter, all that portion of the West half of the Northwest quarter lying Southwesterly of the County road right of way and all that portion of the East half of the Southwest quarter lying Southwesterly of the I-84 (formerly I-80N) right of way.

Section 29: The West half of the West half, all that portion of the Northwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter lying Southwesterly of the I-84 (formerly I-80N) right of way,

All that portion of the Southwest quarter of the Northeast quarter lying Southwesterly of I-84 (formerly I-80N) right of way, EXCEPTING THEREFROM the South 103 feet;

The East half of the Northwest quarter, EXCEPTING THEREFROM the following two parcels:  
Parcel 1: That portion of the South 103 feet of the Southeast quarter of the Northwest quarter lying East of Baker Conro Road.

Parcel 2: Road right of way conveyed to Baker County, recorded January 25, 1974 in Deeds 74 04 054.

A parcel in the East half of the Southwest quarter described as follows:  
Beginning at the Southwest corner of the East half of the Southwest quarter of said section; thence, North 2636 feet, more or less to the Northwest corner of said East half of the Southwest quarter, thence, East 59 feet; thence, South 2636 feet, more or less to a point 43 feet East of the Southwest corner of said East half of the Southwest quarter; thence, West 43 feet to the Point of Beginning.

Also including, the South 42 feet of the West 42 feet of the Southeast quarter of the Northwest quarter.


Section 30: All.

EXCEPTING THEREFROM, the coal, oil, gas and other minerals underlying the surface of said land, reserved in State Deed recorded June 14, 1945 in Deed Book 137, Page 83.


EXCEPTING THEREFROM, the oil and mineral right underlying the surface of that portion lying in the E 1/4 SW 1/4 of Section 29, reserved in deed recorded March 10, 1953 in Deed Book 160, Page 534, and all rights and easements in favor of the estate of oil and minerals.

Subject to easements of record and rights of way as they exist.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that Parcel 2 is monumented as shown on the annexed map, in accordance with O.R.S. 92.055.

  
Jeffrey S. Hsu, OPLS 83571  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2015

## DECLARATION

Know all people by these presents that McEst Ranches, LLC, is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused Parcel 2 to be surveyed and platted and Parcel 1 to be platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. 92. In witness whereof, McEst Ranches, LLC, through its Manager R. William Dolsen, as authorized under the Limited Liability Company Agreement of McEst Ranches, LLC, hereby approves and signs this instrument.

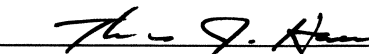


R. WILLIAM DOLSON, Manager  
McEst Ranches, LLC

## APPROVALS


### BAKER COUNTY SURVEYOR

Approved this 20<sup>th</sup> day of Feb., 2014.

by   
Thomas J. Hanley

### BAKER COUNTY PLANNING DEPARTMENT


Approved this 24<sup>th</sup> day of February, 2014.

  
Interim Baker County Planning Director

## ACKNOWLEDGMENTS

State of Washington  
County of Yakima SS

Know all these people by these presents, on this 14<sup>th</sup> day of February, 2014, before me a Notary Public in and for said County and State, personally appeared R. WILLIAM DOLSON, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.


  
Notary Public for  
the State of Oregon Washington



Notarial seal

### BAKER COUNTY TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2013-2014 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

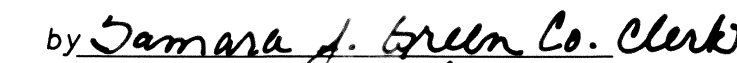
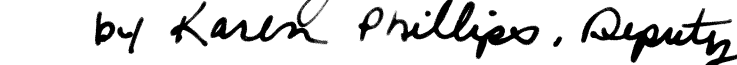
by  Date: 2-24-14

## FILING STATEMENT

### BAKER COUNTY CLERK

State of Oregon SS  
County of Baker

I do hereby certify that the attached partition plat was received for record on the 24<sup>th</sup> day of February, 2014, at 10:30 o'clock A.M. and recorded in Baker County records.

by  Clerk  
by  Deputy