

PARTITION PLAT NUMBER P2014-004

Situate in Sections 13 and 14, Township 8 South,
Range 42 East of the Willamette Meridian,
Baker County, Oregon

SCALE: 1"=400'

REFERENCE MATERIAL

DEED REFERENCES

- 90 47 072
- 93 231 119
- 95 11 145
- 06 04 0039
- 08 48 2028

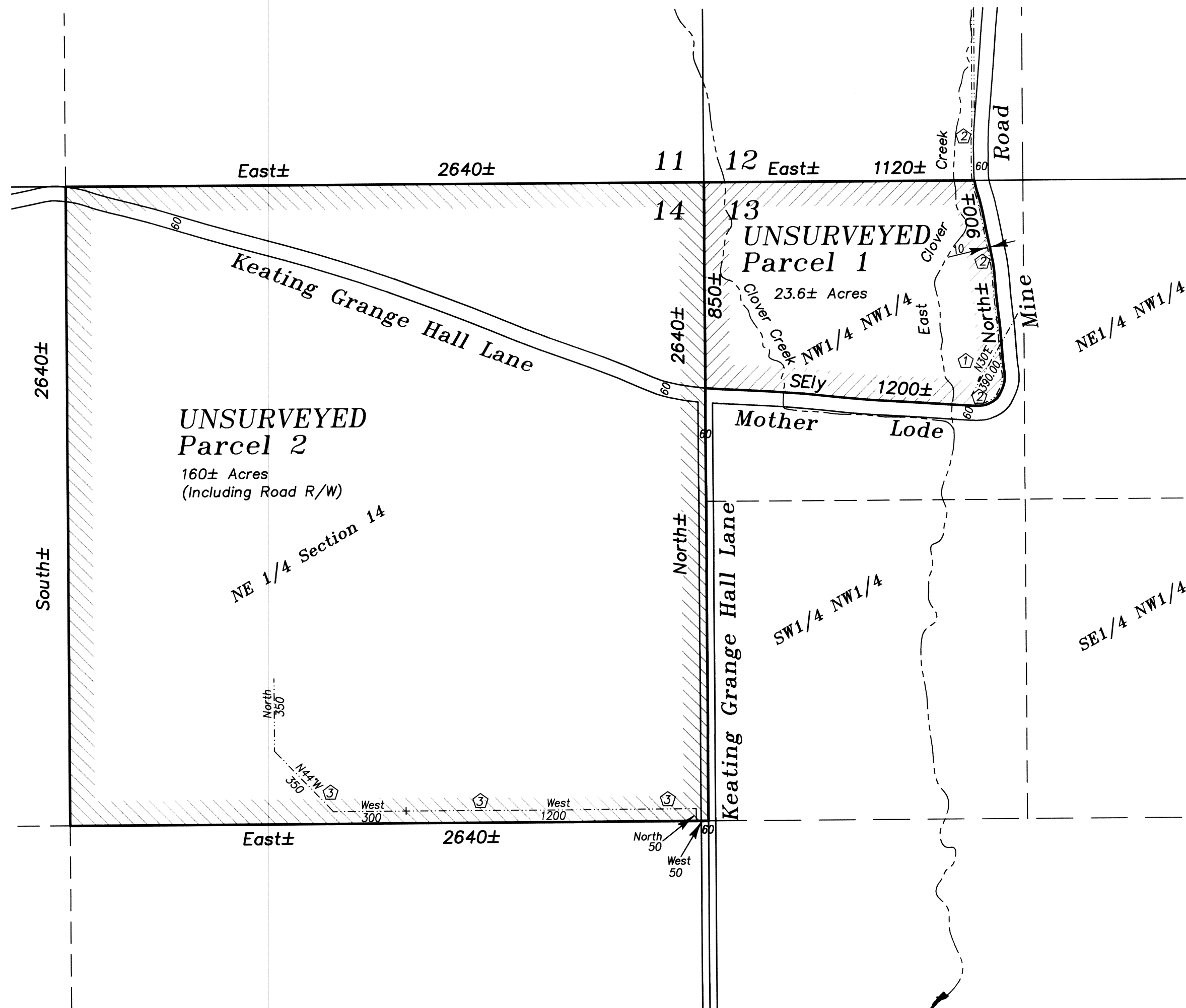
Partition Plat Report Number 0020514,
dated April 2, 2014, prepared by
Elkhorn Title Company

NOTES AND EASEMENTS

- ① Easement, 30 ft. in width, granted to Oregon Trail Electric Consumers Cooperative by deed 90 47 072 of the records of Baker County, which begins at a point 890 feet Southerly and 1100 feet Easterly of the Northwest corner of Section 13, Township 8 South, Range 42 East of the Willamette Meridian, thence North 30° East, 390 feet. The centerline of said easement is plotted on Parcel 1 at record dimension.
- ② Easement, 10 ft. in width, granted to Oregon Trail Electric Consumers Cooperative by deed 95 11 145 of the records of Baker County, which begins at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 12, Township 8 South, Range 42 East of the Willamette Meridian, thence Westerly 235 feet, more or less, to the True Point of Beginning; thence Southerly 2400 feet, more or less, to a point 5 feet West of the West right of way line of County Road Number 848 (Mother Lode Mine Road); thence parallel with and adjacent to said right of way 1216 feet, more or less. The easement is plotted on Parcel 1 at record dimension.
- ③ Easement, no specific width stated in title report, granted to Oregon Trail Electric Consumers Cooperative by deed 06 04 0039 of the records of Baker County, over a strip of land beginning from the Southeast corner of the Northeast quarter of Section 14, Township 8 South, Range 42 East of the Willamette Meridian; thence West 50 feet more or less; thence North 50 feet, more or less, to the Point of Beginning; thence West 1200 feet, more or less; thence West 300 feet, more or less; thence Westerly 44' North 350 feet, more or less, thence North 350 feet. The easement is plotted on Parcel 2 at record dimension.
- ④ All dimensions shown on the face of this plat are approximate. No survey was done in the completion of this plat. The dimensions along the aliquot lines of the sections are based on a perfect section dimension of 5280 feet per mile and the dimensions shown around parcel 1 are taken from aerial photography.
- ⑤ Sewage disposal for any future development shall be provided by a DEQ approved sanitary sewage disposal system
- ⑥ This partition was processed by the Baker County Planning Department under file numbers CU-14-001 and MnP-14-002
- ⑦ This partition plat was prepared April 11 through 18, 2014

WATER RIGHTS

1. Application No. S 59565, Permit No. S 45754, Certificate No. 61632 to Michael L. and Cathy S. Cook, over a portion of the NW 1/4 of the NW 1/4 of Section 13, Township 8 South, Range 42 East of the Willamette Meridian, for Stock and Domestic use.
2. Decree in Volume 5 Page 322 and in Volume 2 Page 32, Certificate No. 75631 to Michael L. and Cathy S. Cook, over a portion of the NW 1/4 of the NW 1/4 of Section 13, Township 8 South, Range 42 East of the Willamette Meridian, for Irrigation.



NARRATIVE

This partition was done at the request of Browne Consulting, representing the owners of the land within this partition. This is an UNSURVEYED partition. No survey was performed in the platting of this partition. I place the division line between the two parcels along the line between Sections 13 and 14 at the direction of the owners and as shown on the paperwork processed by the Baker County Planning Department. I find no other unusual conditions with this partition.

LEGEND

- Easement Line
- - - Existing Creek

REGISTERED
PROFESSIONAL
LAND SURVEYOR

R. G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014

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Range 42 East of the Willamette Meridian,
Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Land Surveyor, do hereby certify that I have platted the land within this UNSURVEYED partition, being situate in Sections 13 and 14, Township 8 South, Range 42 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

SECTION 13:

All that portion of the Northwest quarter of the Northwest quarter lying North and West of the County Road Right of Way.

SECTION 14:

The Northeast quarter

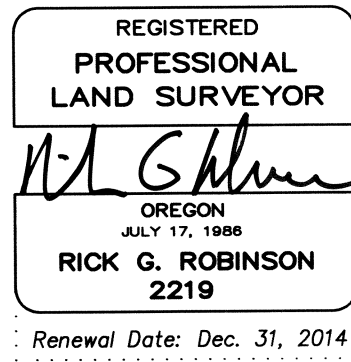
SUBJECT TO the rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

SUBJECT TO the rights of the public in and to that portion of the herein described premises lying below the high water mark of Clover Creek and other creeks.

SUBJECT TO easements of record and rights of way as they exist.

I further certify that I have made the plat of this UNSURVEYED partition by order of and under the direction of the owners thereof, in accordance with O.R.S. 92.055.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that RICHARD S. O'CONNELL and MARIAN M. O'CONNELL, also known as MARIAN O'CONNELL, are the owners of the land within this UNSURVEYED partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

Richard S. O'Connell
RICHARD S. O'CONNELL

Marian M. O'Connell
MARIAN M. O'CONNELL

APPROVALS

BAKER COUNTY SURVEYOR

Approved this 23 day of April, 2014.

by *Thomas J. Hanley*
Thomas J. Hanley, Baker County Surveyor

BAKER COUNTY PLANNING DEPARTMENT

Approved this 24th day of April, 2014.

Holly Jones
Interim Baker County Planning Director

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.

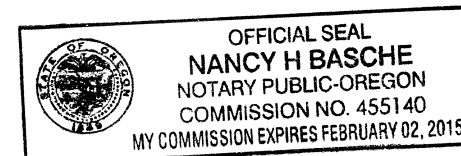
by *Alice Surber* Date: 4-24-14

ACKNOWLEDGMENTS

State of Oregon SS
County of Baker

Know all people by these presents, on this 23rd day of April, 2014, before me a Notary Public in and for said County and State, personally appeared RICHARD S. O'CONNELL and MARIAN M. O'CONNELL, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Nancy H Basche
Notary Public for Oregon
the State of Oregon



Notarial seal

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 24th day of APRIL, 2014, at 1:50 o'clock P. M., and recorded in Baker County records.

by *Jamara J. Green* Co. Clerk
by *Karen Phillips* Deputy