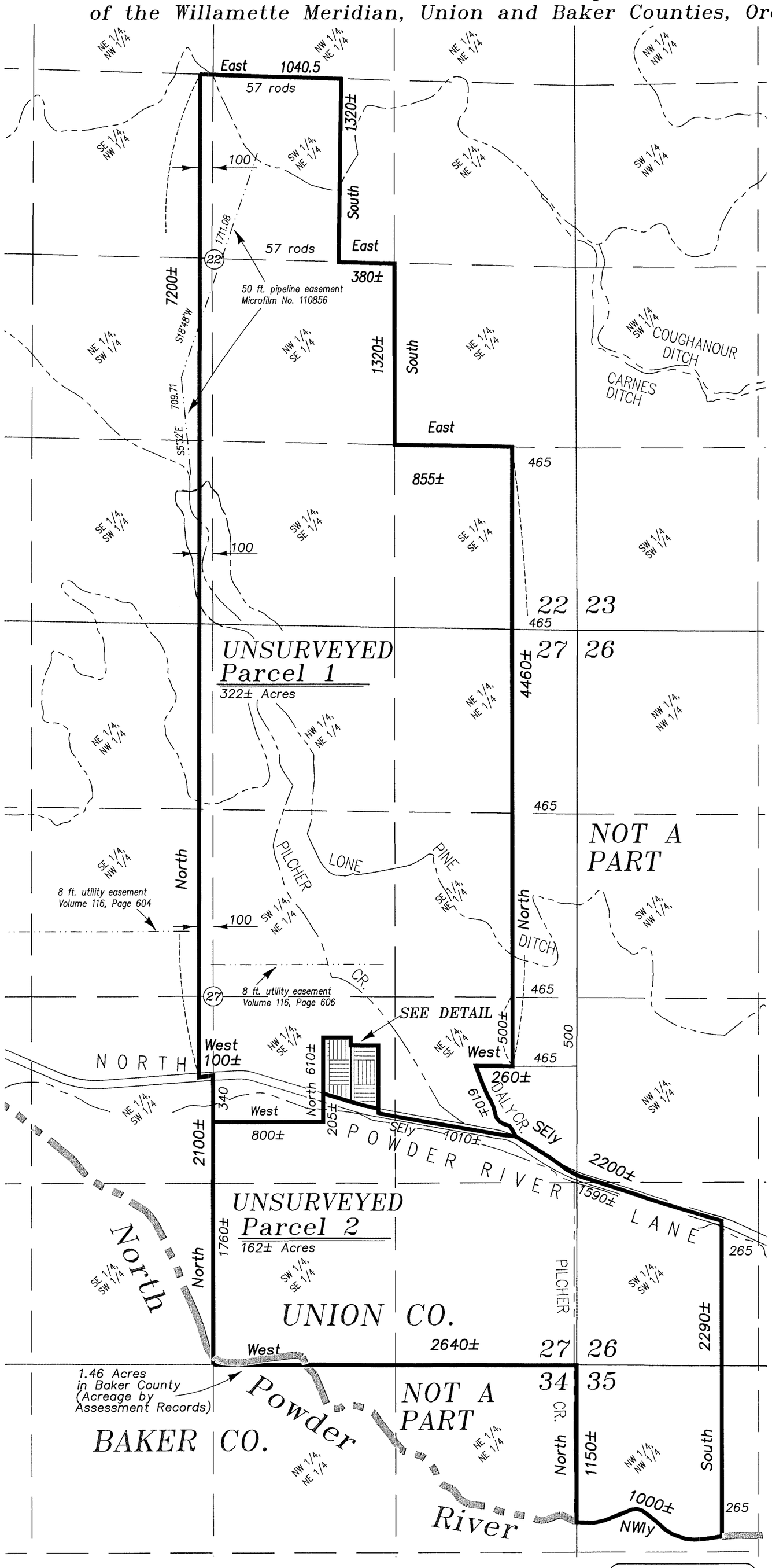
Sheet 1 of 2

PARTITION PLAT NUMBER P2015-006

A partition of a portion of Parcel 3 of Partition Plat Number 20140018T, and a portion of Parcel 3 of Partition Plat Number 20140017T, and other lands, being situate in Sections 22, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon



REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2016

SCALE: 1"=600'

REFERENCE MATERIAL

Union County Monumentation Records
Partition Plat Number 20140017T
Partition Plat Number 20140018T
Deed Volume M Page 465
Deed Volume 108 Page 263
Deed Volume 116 Page 604
Deed Volume 116 Page 606
Deed Microfilm Number 110856
Deed Microfilm Number 20150881

Partition Plat Report Nos. 14-25367 and 15-25946
Prepared by Eastern Oregon Title, Inc. dated
September 24, 2014 and April 27, 2015

LEGEND

- Found 2 1/2" aluminum monument as per monumentation record 015-2010R
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 20140017T
- Easement Line
- County Line (between Baker and Union Counties)
- Ditch or Creek
- Non Farm parcels created by Partition Plat Number 20140017T--NOT A PART of this partition.

EASEMENT NOTES

The following easements and encumbrances are listed in the stated Partition Plat Report, but cannot be accurately depicted due to this being an UNSURVEYED Partition and a lack of exact location in the stated deed:

1). Ditch agreement recorded in Volume M Page 465 of the Deed Records of Union County, Oregon, for the right to transfer water from Anthony Creek by means of a ditch. No specific width or location cited. Cannot show on the face of this plat due to lack of information in the document.

2). Agreement between Carnes Shaw Ditch Association and B.F. Sorenson, recorded November 10, 1944 in Deed Volume 108 Page 263 provides an agreement for use of a ditch to water lands in Section 22. The record position of the easement cannot be located due to the manner in which it is described.

3). Right of way easement, including the terms and provisions thereof, granted to California-Pacific Utilities Company, a corporation, dated June 10, 1948, recorded in Volume 116, Page 604, deed records of Union County, Oregon, for the right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains, and all necessary poles, towers and appurtenances over, under and upon a strip of land 8 feet in width. The portion of the easement across the partition cannot be located without benefit of survey. The record position of the easement by deed is shown on the face of this plat.

4). Right of way easement, including the terms and provisions thereof, granted to California-Pacific Utilities Company, a corporation, dated June 10, 1948, recorded July 23, 1948 in Volume 116. Page 606, deed records of Union County, Oregon, for the right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains, and all necessary poles, towers and appurtenances over, under and upon a strip of land 8 feet in width. The easement apparently is not within this partition and cannot be located without benefit of survey. The record position of the easement by deed is shown on the face of this plat.

5). Right of way easement granted to the Powder Valley Water Control District, recorded December 19, 1983 as Deed Microfilm Number 110856 of the Deed Records of Union County, Oregon, for the right of way 50 feet in width for construction, maintenance and operation of an underground pipeline referred to as the Coughanour-Pilcher Creek Pipeline. The portion of the easement across the partition cannot be located without benefit of survey. The record position of the easement by deed is shown on the face of this plat.

WATER RIGHTS

No water rights are of record on the portion of this partition that lays in Baker County.

NARRATIVE

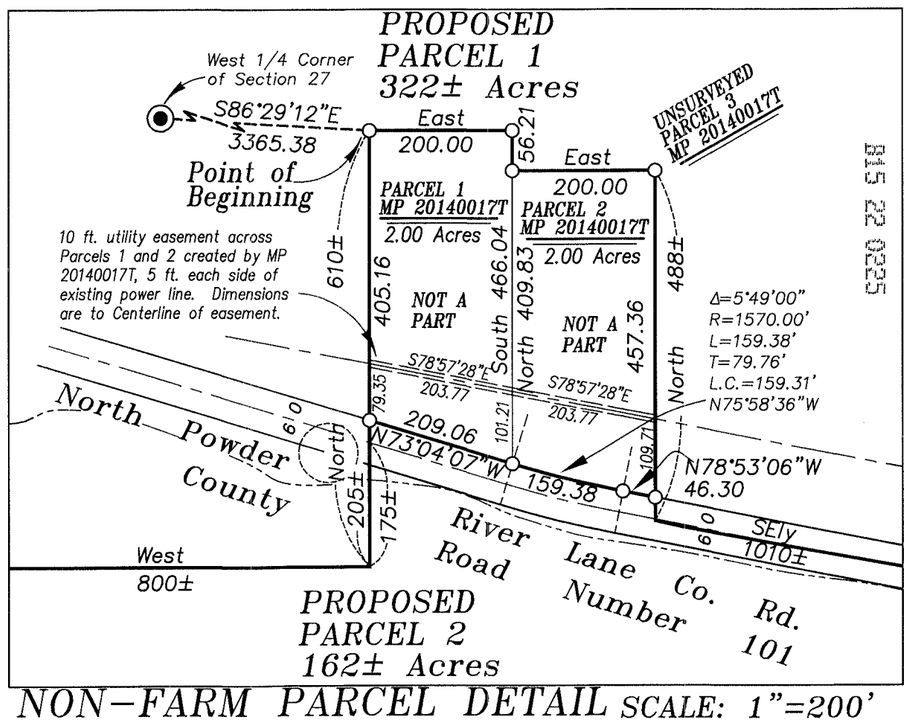
This UNSURVEYED partition was done at the request of Browne Consulting, on behalf of the owners of the land within this partition. The purpose of this partition is to create two parcels within the existing tract, which was created through Lot Line Adjustment and filed as deed microfilm number 20150881. A very small portion of Section 27 falls within Baker County. This plat is also being filed in that county as a part of the partitioning of this land. The parcels were configured at the direction of Browne Consulting. I find no unusual conditions on this partition.

NOTES

No survey was done in the preparation of this tentative map. The dimensions shown are as if the sections are a perfect 5280 feet square. The acreage is also based on this assumption.

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

This plat is being filed in both Union and Baker Counties, with the appropriate county approvals on each individual plat.



NON-FARM PARCEL DETAIL SCALE: 1"=200'

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