

LAND PARTITION PLAT NO. P2015-009

A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. P2002-008
SITUATED IN SECTIONS 25, 26, 34, 35 AND 36, T.12S., R.36E. AND IN
SECTIONS 1, 2, 3, 10, 11, 12, 14, 15, 22, 23 AND 27, T.13S., R.36E., W.M.,
BAKER COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, BEING SITUATED IN TWP. 12 S., RANGE 36 E. AND IN TWP. 13 S., RANGE 36 E., W.M., BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. P2002-008 AS SHOWN ON THE PLAT THEREOF, RECORDED AS DOCUMENT NO. B0246 0084 IN THE OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON.

THIS PARTITION CONTAINS 6,019 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE CORNER OF TOWNSHIPS 12 S. AND 13 S., RANGES 36 E. AND 37 E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- POSSIBLE EASEMENT OR EASEMENTS REGARDING AN IRRIGATION DITCH SITUATED IN THE SE1/4 OF SECTION 11, T.13S., R.36E., INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT, RECORDED NOVEMBER 16, 1914 IN DEED RECORD BOOK 82, PAGE 48. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY, RECORDED DECEMBER 19, 1949 IN DEED BOOK 152, PAGE 142.
- A PRIVATE UTILITY RIGHT OF WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED MAY 23, 1952 IN BOOK 159, PAGE 120. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN THE SW1/4NE1/4 AND THE SE1/4 OF SECTION 26, T.12S., R.36E. SAID EASEMENT BEING 40 FEET IN WIDTH. THE APPROXIMATE LOCATION IS PLOTTED HEREON.
- A PRIVATE UTILITY RIGHT OF WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED MAY 23, 1952 IN BOOK 159, PAGE 127. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN THE SE1/4NE1/4 OF SECTION 26, T.12S., R.36E. SAID EASEMENT BEING 40 FEET IN WIDTH. THE APPROXIMATE LOCATION IS PLOTTED HEREON.
- A PRIVATE UTILITY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED MAY 31, 1960 IN DEED RECORD BOOK 170, PAGE 923. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN THE NE1/4SE1/4, NW1/4SE1/4, NE1/4SW1/4, NW1/4SW1/4, SECTION 22, T.13S., R.36E. NO WIDTH IS SPECIFIED IN THE DOCUMENT. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PUBLIC RIGHT OF WAY EASEMENT FOR ROAD PURPOSES, AS STATED THEREIN, AS SET FORTH IN INSTRUMENT. GRANTED TO THE UNITED STATES OF AMERICA, AND ITS ASSIGNS. RECORDED MARCH 11, 1968 AS DEED RECORD INSTRUMENT NO. 68 11 008. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN THE SE1/4NE1/4, NW1/4NE1/4 AND THE NE1/4NW1/4 OF SECTION 22 AND IN THE S1/2NW1/4 SECTION 23, T.13S., R.36E. SAID EASEMENT BEING OF VARIABLE WIDTH. THE APPROXIMATE LOCATION IS SHOWN HEREON.
- A PRIVATE UTILITY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO OREGON TELEPHONE CORPORATION, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED FEBRUARY 4, 1975, IN DEED INSTRUMENT NO. 75 06 026. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN SECTIONS 25 AND 36, T.12S., R.36E. NO WIDTH IS SPECIFIED IN THE DOCUMENT. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE RIGHT OF WAY EASEMENT FOR UTILITIES AND PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO OREGON TELEPHONE CORPORATION, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED APRIL 11, 1996 IN DEED RECORD INSTRUMENT NO. 96 15 220. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN SECTIONS 25 AND 36, T.12S., R.36E. SAID EASEMENT BEING 20 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE POWER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN SECTIONS 1, 11 AND 12, T.13S., R.36E. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED FEBRUARY 14, 2000, AS DEED RECORD INSTRUMENT NO. 0007 0038. SAID EASEMENT BEING 10 FEET WIDE, 5 FEET ON EACH SIDE OF THE SURVEY LINE. THE APPROXIMATE LOCATION IS SHOWN HEREON.
- A PRIVATE UNDERGROUND POWER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. SAID EASEMENT AFFECTS THAT PORTION OF THIS PARTITION SITUATED IN SECTIONS 1, 11 AND 12, T.13S., R.36E. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED FEBRUARY 14, 2000, AS DEED RECORD INSTRUMENT NO. 0007 0036. SAID EASEMENT BEING 10 FEET WIDE, 5 FEET ON EACH SIDE OF THE SURVEY LINE. THE APPROXIMATE LOCATION IS SHOWN HEREON.
- PRIVATE DITCH EASEMENT OR EASEMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONVEYED ON PARTITION PLAT NO. P2002-008, RECORDED NOVEMBER 12, 2002. THE TOTAL WIDTH OF SAID EASEMENT BEING EQUAL TO THE BANK TO BANK DITCH WIDTH PLUS 15 FEET BEYOND THE BANK ON EACH SIDE OF THE DITCH. NOT PLOTTED.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 1ST DAY OF October, 2015

Jason L. Hatfield
BAKER COUNTY SURVEYOR

APPROVED THIS 1ST DAY OF October, 2015

Halley Davis
BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

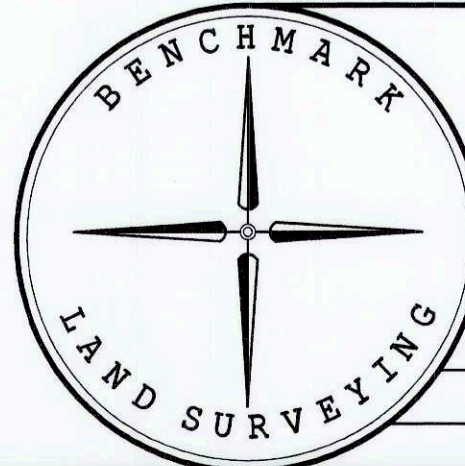
Alice Duffinger
BAKER COUNTY TAX COLLECTOR
DATE: 10-2-15

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 2nd DAY OF October, 2015 AT 9:30 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P2015-009, BAKER COUNTY RECORDS.

Cindy Carpenter, Co Clerk
BAKER COUNTY CLERK
by Karen Phillips, Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION
A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. P2002-008
SITUATED IN SECTIONS 25, 26, 34, 35 AND 36, T.12S., R.36E.
AND IN SECTIONS 1, 2, 3, 10, 11, 12, 14, 15, 22, 23 AND 27,
T.13S., R.36E., W.M., BAKER COUNTY, OREGON

PREPARED FOR THE CONEEN FAMILY TRUST AND THE SUSAN CONEEN FAMILY TRUST
PREPARED BY JLH 9/10/2015
SCALE: 1"=2000' SHEET 2 OF 2

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, SUSAN G. CONEEN, ROY L. CONEEN, MICHAEL A. GRANT AND CYNTHIA DIANNE CANTWELL, SUCCESSOR CO-TRUSTEES OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982, TRUST "A", AS TO AN UNDIVIDED 78% INTEREST; AND SUSAN CONEEN BADEWITZ, TRUSTEE OF THE SUSAN CONEEN FAMILY TRUST U/D/T DATED MARCH 25, 2004, AS TO AN UNDIVIDED 22% INTEREST, DO HEREBY DECLARE THAT SAID TRUSTS ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

Susan G. Coneen
SUSAN G. CONEEN
SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

Roy L. Coneen
ROY L. CONEEN
SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

Michael A. Grant
MICHAEL A. GRANT
SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

Cynthia Dianne Cantwell
CYNTHIA DIANNE CANTWELL
SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

Susan Coneen Badewitz
SUSAN CONEEN BADEWITZ,
TRUSTEE OF THE SUSAN CONEEN FAMILY TRUST U/D/T DATED MARCH 25, 2004,

ACKNOWLEDGMENTS

STATE OF California }
COUNTY OF SAN DIEGO }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 24, 2015, BY SUSAN G. CONEEN, SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

John Frank Garcia
NOTARY PUBLIC FOR California
MY COMMISSION EXPIRES December 11, 2016



STATE OF Oregon }
COUNTY OF Malheur }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 28, 2015, BY ROY L. CONEEN, SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

Jane Leigh Reeves
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 7-13-19



STATE OF California }
COUNTY OF SAN DIEGO }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 24, 2015, BY MICHAEL A. GRANT, SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

John Frank Garcia
NOTARY PUBLIC FOR California
MY COMMISSION EXPIRES December 11, 2016



STATE OF California }
COUNTY OF SAN DIEGO }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 23, 2015, BY CYNTHIA DIANNE CANTWELL, SUCCESSOR CO-TRUSTEE OF THE CONEEN FAMILY TRUST, DATED JUNE 16, 1982

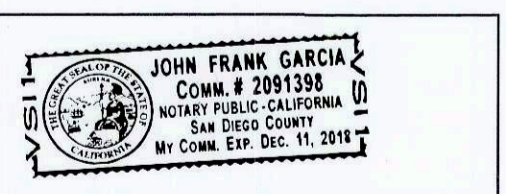
John Frank Garcia
NOTARY PUBLIC FOR California
MY COMMISSION EXPIRES December 11, 2016



STATE OF California }
COUNTY OF SAN DIEGO }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 24, 2015, BY SUSAN CONEEN BADEWITZ, TRUSTEE OF THE SUSAN CONEEN FAMILY TRUST U/D/T DATED MARCH 25, 2004,

John Frank Garcia
NOTARY PUBLIC FOR California
MY COMMISSION EXPIRES December 11, 2016



STATEMENT OF WATER RIGHTS

THERE ARE WATER RIGHTS APPURTENANT TO THIS PARTITION LISTED UNDER CERTIFICATE NO.'S C-5967 AND C-5953

B15 40 0034

B15 40 0035

B15 40 0036