

PARTITION PLAT NUMBER P2022-007

Situated in Sections 29 and 32, the Southeast quarter of Section 30, and the East half of Section 31 of Township 11 South, Range 43 East, and Sections 9, 10, 13, 14 and 24, the South half of Section 3, the South half of Sections 11 and 12, and the Northeast quarter of Section 23, Township 12 South, Range 42 East and Sections 5, 6, 7, 8, 17, 18, 19 and 20, and the South half of Section 9, of Township 12 South, Range 43 East of the Willamette Meridian, Baker County, Oregon

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SCALE: 1"=2000'

LEGEND

- River
- Public Road
- Access Road
- Easement Line
- Easement Note
- Spring/Watering Trough

NOTES AND EASEMENTS

- 1 Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Burnt River Irrigation District. Banks Ranch Ditch shown as per USGS topo map.
- 2 Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Burnt River. Shown as aerial photograph.
- 3 Easement, granted to Idaho Power Company by deed recorded November 3, 1995 in 95 45 021. Shown as per legal description.
- 4 Easement for access and livestock watering, granted to Bunch by deed recorded June 29, 2011 in 11 26 0174. Roads shown hereon have been placed from aerial photograph. No width specified. Spring at SE corner NE1/4NE1/4 Section 18 placed by USGS map.
- 5 Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system.

LINE TABLE

- 1 S17°04'W 916'
- 2 S21°40'W 738'
- 3 S32°15'W 537'
- 4 S2°17'E 1642'
- 5 S29°50'W 1169'
- 6 WEST 100'
- 7 NW'LY 670±
- 8 NW'LY 490±
- 9 S76°01'W 1237'
- 10 S0°19'E 3322'
- 11 WEST 240±

REFERENCE MATERIAL

GLO Field Notes of Retracement-Resurvey, executed by Joseph Ganong, under Special Instructions dated March 19, 1918, included in Group No. 43

DEED REFERENCES

- 95 45 021
- 11 26 0174
- B22 16 0281
- B22 16 0286
- B22 23 0223

Preliminary Title Report 525910AM, dated February 11, 2022, prepared by Amerititle

NARRATIVE

This partition was done at the request of Charlie Vaughan. Mr Vaughan wanted to divide the property as shown. This partition is UNSURVEYED. No attempt was made to locate corner monuments on the ground. Linework is based on Baker County GIS shapefiles and the BLM GCDB database. Physical features shown are based on aerial photographs or USGS topographic maps. Where record courses are shown, they are based on calls made in the deed, or from original GLO field notes. Chain calls in GLO notes have been converted to feet. 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, 2023.

CONTINUED ON SHEET 2

