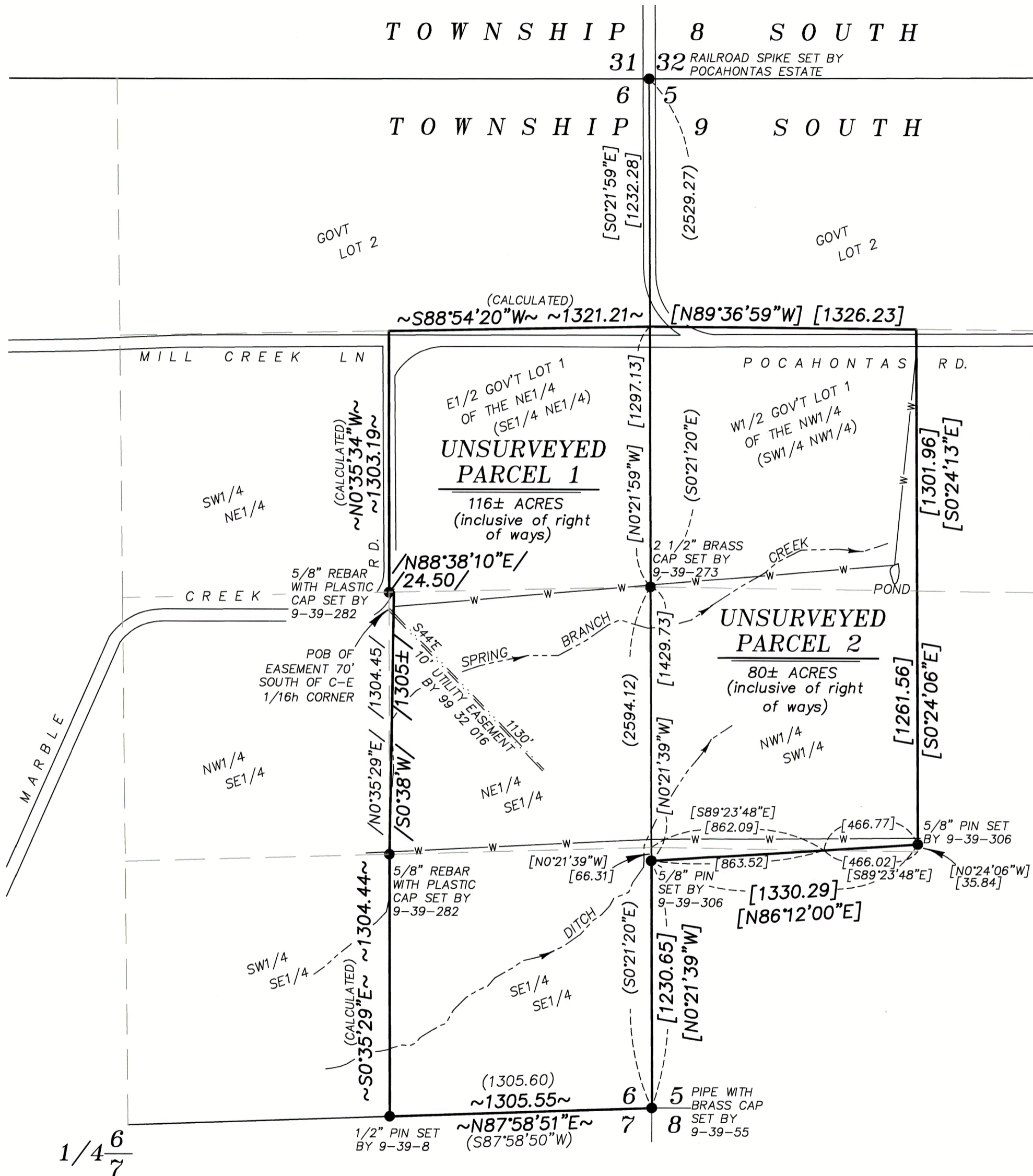


PARTITION PLAT NUMBER P2023-004

A Replat of a portion of Partition Plat 1998-006
Situated in the West half of Section 5 and the East half of Section 6, Township 9 South, Range 39 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=500'



LEGEND

- Survey monument of record, as described, not tied by this partition
- Approximate location of ditch or creek, placed by Lidar data dated 2012 or aerial photograph
- W- Approximate location of mainline, shown as per Partition Plat 1998-006
- - - Easement Line
- () Record measurement as per Survey 9-39-08
- { } Record measurement as per Survey 9-39-282
- [] Record measurement as per Survey 9-39-306
- ~ ~ Bearing and distance calculated from Survey Number 9-39-26
- / / Record measurement as per deed B15 10 0028

NOTES AND EASEMENTS

Subject to the rights of the public and governmental bodies in and to that portion lying below the high water line of Spring Branch Creek, including any ownership rights which may be claimed by the State of Oregon and rights and easements for navigation and fishing. Approximate location of Spring Branch Creek placed by aerial photo..

Subject to rights of the public to that portion lying within the limits of Pocahontas Road, Marble Creek Road and Mill Creek Lane. Roads shown hereon placed in approximate position by aerial photograph. Though it is shown on this map as such, whether the true and actual property line extends North of Pocahontas Road or Mill Creek Land right of way can only be definitively determined by a boundary survey.

Easement, 10 ft. in width, granted to Oregon Trail Electric Consumers Cooperative by 99 32 016, for utilities. Shown as per legal description, however legal description mentions 'as constructed on the ground'. True position can only be determined by survey.

Ditch and Mainline Easements, as created by Partition Plat 1998-006. Ditches shown in approximate position as per DOGAMI LIDAR data. Mainline shown in approximate position as per Partition Plat 1998-006.

Sewage disposal will be provided by a DEQ approved sanitary sewage disposal system.

REFERENCE MATERIAL

- Survey Number 9-39-08
- Survey Number 9-39-19
- Survey Number 9-39-21
- Survey Number 9-39-26
- Survey Number 9-39-30
- Survey Number 9-39-55
- Survey Number 9-39-273
- Survey Number 9-39-282
- Survey Number 9-39-306

Partition Plat 1991-012
Partition Plat 1998-006

DEED REFERENCES

- 99 32 016
- B10 19 0012
- B15 10 0028

Preliminary Title Report 581168AM, dated February 24, 2023, prepared by AmeriTitle, LLC

NARRATIVE

This Partition was done at the request of Eva Henes, consultant for the owners of the land within. The landowners wanted to divide the property as shown. This Partition is UNSURVEYED. No attempt was made to locate monuments on the ground. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025