

PARTITION PLAT NUMBER P2024-001

A partition of a portion of Parcel 3 of Partition Plat P2001-004,
Situated in Sections 33 and 34, Township 7 South, Range 39 East of the Willamette Meridian, City of Haines, Baker County, Oregon

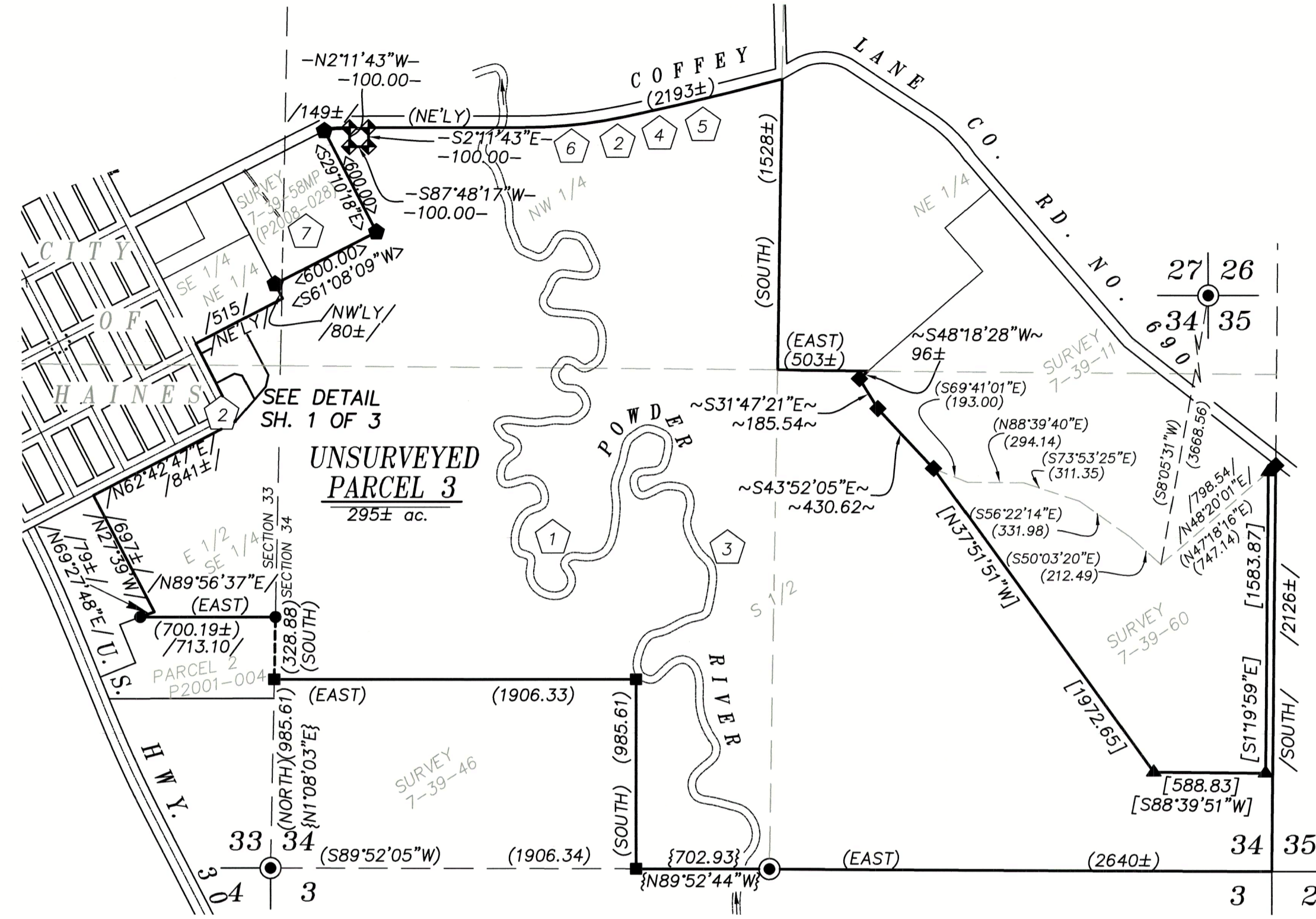
BASIS OF BEARING

The Centerline of Fifth Street being South
62°42'47" West, as per Baker County Survey
Numbers 7-39-10, 7-39-22 and 7-39-23

SCALE: 1"=600'

LEGEND

- Record position of 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Survey 07-39-0046
- ▲ Record position of 5/8" iron pin with 1 1/2" aluminum cap marked APA WA 41259 OR 2849, set by Survey 07-39-0060
- ◆ Record position of 5/8" iron pin with plastic cap marked APA, set by Survey 07-39-0011
- ◇ Record position of 5/8" iron pin with plastic cap marked APA, set by Survey 07-39-0015
- Record position of 5/8" iron pin with yellow plastic cap marked PLS 699, set by Partition Plat P2008-028
- ⊙ Record position of brass cap monument
- Centerline
- < > Record measurement as per Partition Plat P2008-028 (Survey 7-39-58MP)
- / / Record measurement as per Partition Plat P2001-004 (Survey 7-39-45MP)
- { } Record measurement as per Survey 7-39-46
- [] Record measurement as per Survey 7-39-60
- ~ ~ Record measurement as per Survey 7-39-11
- - Record measurement as per Survey 7-39-15
- () Record measurement as per Deed



NOTES AND EASEMENTS

- 1 Rights of the public and government bodies in and to that portion of premises now or at any time lying below the high water line of Powder River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line, if any.
- 2 Rights, title, and interest of the public in and to those portion of the Land lying within Coffey Lane, School Street, and Sixth Street.
- 3 Ditch Easement as conveyed on Partition Plat P2001-004 to those with a legal water right for irrigation beyond the boundary of the parcel fed by any existing improved ditch, its lateral, feeders, subditches, headgates, etc. to operate, use, maintain, restore and repair the existing ditch. Said easement is 15 feet beyond the bank on either side of said ditch and provides for reasonable vehicular access from landowner.
- 4 A perpetual easement to the Pacific Telephone and Telegraph Company, a California corporation, over the North half of the Northwest quarter of Section 34, with the right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear poles and anchors. Grantee shall have at all times the right to full and free ingress and egress, Deed Book 134, Page 131.
- 5 A 10 foot wide perpetual easement to the Pacific Telephone and Telegraph Company, a California corporation, over the North half of the Northwest quarter of Section 34, with the right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear poles and anchors. Grantee shall have at all times the right to full and free ingress and egress, Deed Book 170, Page 973.

- 6 An 8 ft. wide perpetual easement to the Pacific Telephone and Telegraph Company, a California corporation, commencing at a point 5 ft. South of the right of way fence along the County road in the Northwest quarter of Section 34, Thence Northeasterly 5 ft. inside of said fence approx. 2500 ft., with the right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear poles and anchors. Grantee shall have at all times the right to full and free ingress and egress, Deed Book 172, Page 289.
- 7 A 10 ft. wide perpetual easement to the Pacific Telephone and Telegraph Company, a California corporation, with the right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear poles and anchors. Grantee shall have at all times the right to full and free ingress and egress, Deed Microfilm 75 27 035. (Placed as per deed description, easement falls off the property).
- 8 A 10 ft. wide utility easement over Parcel 1 for the benefit of Parcel 2, created by this plat.
- 9 A 60 ft. wide access and egress easement over Parcel 3 for the benefit of Parcel 2, created by this plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025