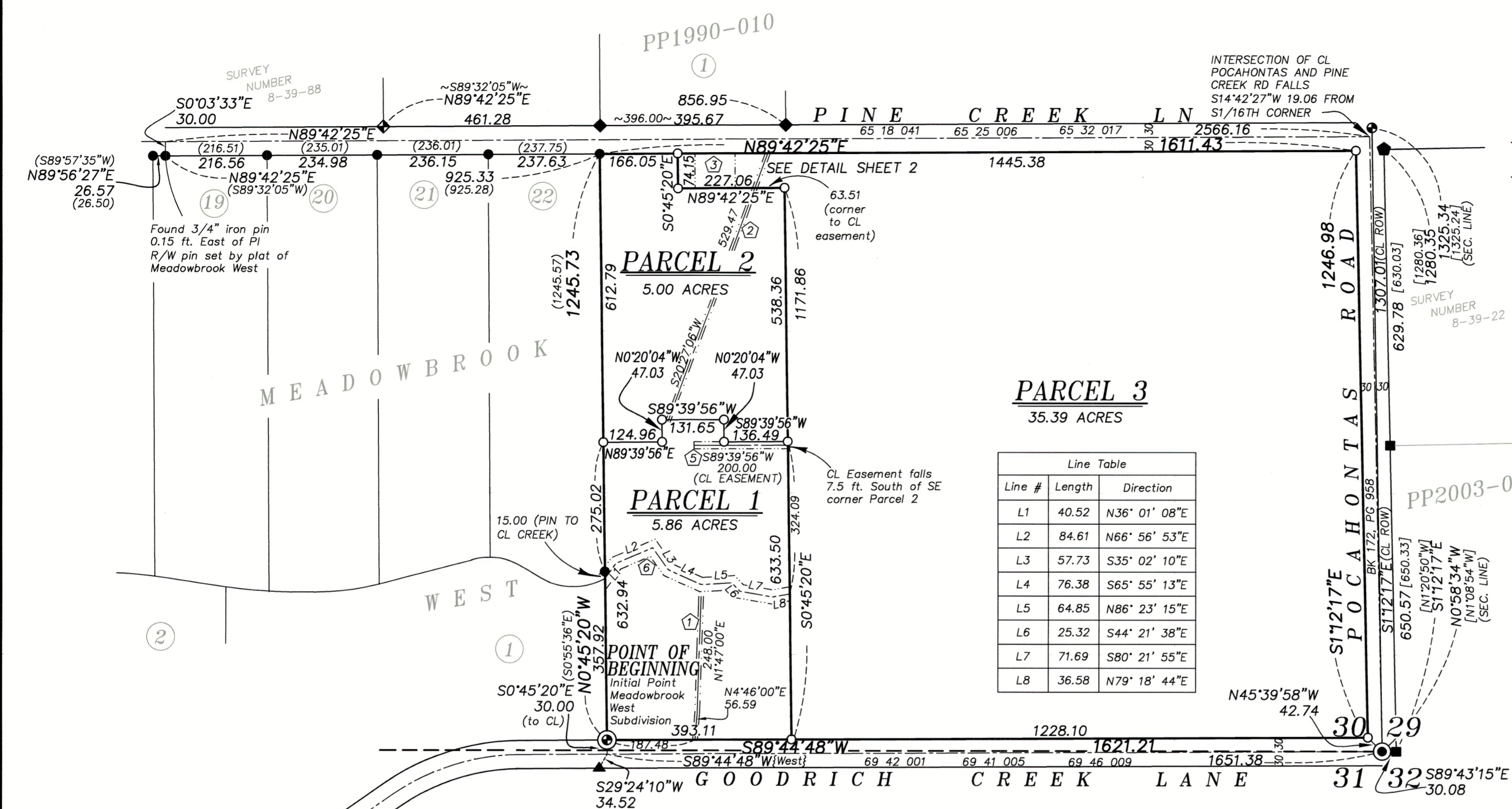


PARTITION PLAT NUMBER P2024-002

Situated in the Southeast quarter of Section 30, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon



BASIS OF BEARING

True Geodetic North at the quarter corner common to Section 22 and 23, Township 8 South, Range 38 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=200'

LEGEND

- Found 2 1/2" brass cap, set by Survey Number 8-39-22
- Found 1/2" iron pin, set by Survey Number 8-39-07
- Found 5/8" iron pin with plastic cap, set by Survey Number 8-39-22
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Partition Plat 2003-008
- Found 5/8" iron pin, set by Plat of Meadowbrook West Subdivision
- ⊙ Found 3" iron pipe, set as initial point of Meadowbrook West Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Survey 8-39-88
- ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Partition Plat No. P1990-010
- ▲ Found 5/8" iron pin, set by Survey Number 8-39-32
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER

NARRATIVE

This survey was done at the request of David Hays, developer of the land within. Mr. Hays wanted to divide the land as shown. The West line of this ground was monumented by Meadowbrook West Subdivision. Though unclear on the face of the plat if a true section break was done by this subdivision, there is long standing use and acceptance of monumentation, as evidenced by lines of possession. I find monuments harmonious with platted measurements and hold them in place.

The legal descriptions for Pine Creek Lane, Goodrich Creek Lane and Pocahontas Road do not necessarily coincide with the surveys that have monumented the right of ways. However, there is long standing acceptance of monumentation for each one of these right of ways. Goodrich Creek Lane was monumented by Survey 8-39-91 (dated 1969), and retraced by Surveys 8-39-19, 8-39-27, 8-39-30, and 8-39-32. To place the Goodrich Creek Lane right of way, I drive a line from the Section Corner to a point 30 feet from the Initial Point of Meadowbrook West. Placement as such is harmonious with the pin set by Survey 8-39-32 on the South right of way line of Goodrich Creek Lane.

To place the Pine Creek Road right of way, I hold the monuments set by the plat of Meadowbrook West, Survey 8-39-88 and Partition Plat 1990-010. Extension of this alignment Easterly places the centerline approx. 19 ft. South of the S1/16th corner.

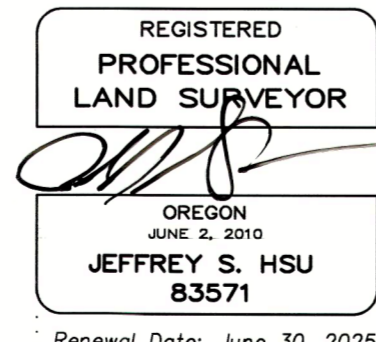
The dedication for Pocahontas Road is nominally the East 30 feet of the section (Book 172, Page 958). However, the East side of Pocahontas Rd. was monumented in Surveys 8-39-22 and Partition 2003-008. I hold the location of the monuments along the East side of the road and offset them 60 feet to place the West line of Pocahontas Road. The centerline of Pocahontas Road does not coincide with the section line, as shown hereon.

I place division lines at the direction of the client. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

- | | |
|-------------------------------------|--------------------|
| Survey Number 8-39-03 | DEED REFERENCES |
| Survey Number 8-39-07 | Book 172, Page 958 |
| Survey Number 8-39-19 | 65 18 041 |
| Survey Number 8-39-22 | 65 25 006 |
| Survey Number 8-39-27 | 65 32 017 |
| Survey Number 8-39-30 | 69 41 005 |
| Survey Number 8-39-32 | 69 42 001 |
| Survey Number 8-39-49MP (P1990-010) | 69 46 009 |
| Survey Number 8-39-59 | 74 46 086 |
| Survey Number 8-39-81 | 75 26 034 |
| Survey Number 8-39-85MP | 96 09 095 |
| Survey Number 8-39-88 | 98 42 156 |
| Survey Number 8-39-91 | 01 14 0098 |
| Survey Number 8-39-94MP | 06 22 0075 |
| Partition Plat P2003-008 | 21 32 0242 |

Preliminary Title Report
612309AM, dated October
27, 2023, prepared by
AmeriTitle, LLC



NOTES AND EASEMENTS

- ① Utility easement, 10 ft. wide, granted to California-Pacific Utilities Company by instrument recorded as 74 46 086. Power line is only constructed on Northern half of easement as line no longer runs from Goodrich Creek Lane. Existing powerline connects from South end of Easement 2 to the North end of this easement.
- ② Utility easement, 10 ft. wide, granted to California-Pacific Utilities Company by instrument recorded as 75 26 034. Possible scrivener error in legal description (likely should be SE cor Sec. 30). Shown in constructed location
- ③ Lease with terms, covenants, conditions and provisions as recorded in instrument recorded as 96 09 095, and modified by 98 42 156, 01 14 0098 and 06 22 0075. See Easement detail Page 2.
- ④ Sewage disposal on Parcels to be provided by a DEQ approved sanitary sewage disposal system
- ⑤ 15 ft. wide easement for water line for fire suppression, over Parcel 1 for benefit of Parcel 3, created by this plat.
- ⑥ Easement for access for maintenance of creek, for benefit of valid downstream water rights users, 30 ft. wide, the centerline as shown hereon, created by this plat.