

MAJOR PARTITION PLAT NO. P2010-014

Situated in Sections 31 and 32, Township 6 South, Range 39 East, and Sections 4, 5, 6, 8, 9, 16 and 17 of Township 7 South, Range 39 East of the Willamette Meridian

NOTES AND EASEMENTS

- ① Private Road Crossing Agreement, Book of Leases and Agreements, Book "L" Page 157, over a portion of the Northwest quarter of the Northeast quarter Sec. 5
- ② Reservations in the following deeds from Harry R. Reed et al, Trustees, and the Oregon Railway and Navigation Company, over:
 - (a) The E 1/2 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Sec. 6. Recorded in Book V, page 195.
 - (b) The NW 1/4 of the NE 1/4 Section 6, Recorded in Book V, Page 199
 - (c) The NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 6, Recorded in Book Z, Page 625
 - (d) The NW 1/4 of the NW 1/4 of Section 6, Recorded in Book 31, Page 553
 - (e) The SE 1/4 of the SE 1/4 of Section 31, Recorded in Book 31, Page 553
 - (f) The NE 1/4 of the NE 1/4 of Section 6, Recorded in Book 31, Page 556
 - (g) The SE 1/4 of the NE 1/4 of Section 6, Recorded in Book 31, Page 558.
 - (h) The NW 1/4 of the SW 1/4 of Section 5 and the NE of the SE 1/4 of Section 6, Recorded in Book 36, Page 366.
 - (i) The NE 1/4 of Section 5, Recorded in Book 58, Page 301
 - (j) The NE 1/4 of the SW 1/4 of Section 5, Recorded in Book 58, Page 302.
 - (k) The SE 1/4 of Section 5, Recorded in Book 61, Page 454.
 - (l) The SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 Section 17, Recorded in Book 71, Page 174.
 - (m) The E 1/2 of the NW 1/4 of Section 8, Recorded in Book 76, Page 484.
 - (n) The E 1/2 of the E 1/2 of the SW 1/4 of Section 8, the W 1/2 of the NE 1/4, the W 1/2 and the SE 1/4 of Section 9, the W 1/2 of the NE 1/4, the NE 1/4 of the NW 1/4 and the NW 1/4 of the SE 1/4, the E 1/2 of the SE 1/4 of Section 17 and that portion in Section 4, Recorded in Deed Book 77, Page 176.
 - (o) The E 1/2 of the NE 1/4 of Section 17, Recorded in Deed Book 86, Page 578.
- ③ Any matters relating to that portion of the railroad crossing Section 32, T. 6 S., R. 39 E., which was apparently established by government grant
- ④ Partition Agreement, recorded May 23, 1901, in Deed Book 42, Page 193, regarding ditches. (Exact location not given)
- ⑤ Easement for the Old Wilson-Kelsey Ditch, as disclosed by Deed recorded July 25, 1916, in Deed book 85, page 87.
- ⑥ Power Line Easements granted to Eastern Oregon Light and Power Company by instruments as follows:
 - (a) Deed Book 138, Page 329, over a strip of land beginning at a point 1 foot East of the SW cor of the SE 1/4 of Section 32, T. 6 S., R. 39 E., thence, in a NE direction to a point located approximately 1,880 feet distant from the point of beginning, all as located on the ground.
 - (b) Deed book 138, Page 330, over a strip of land beginning at a point on an existing power line located approximately 1400 feet East of the SW 1/4 of Section 31, T. 6 S., R. 39 E., thence in an Easterly direction to a point approximately 1359 feet distant from the point of beginning.
 - (c) Deed Book 138, Page 331, over the SW 1/4 of the SW 1/4 of Section 32, T. 6 S., R. 39 E., and the N 1/2 of the NW 1/4 of Section 5, T. 7 S., R. 39 E., and all the portion of the NW 1/4 of the NE 1/4 of Section 5 lying North and West of the right of way of the Oregon Railroad and Navigation Company.
- ⑦ Reservation of an undivided 1/2 interest in the coal, oil, gas and other hydrocarbons and minerals, over the SW 1/4 of the SW 1/4 of Section 32, T6S R39E and the N 1/2 of the NW 1/4 and that portion of the NW 1/4 of the SE 1/4 of Section 5 lying North and West of the OR and N Co. right of way. Contained in the deed book 141, page 148.
- ⑧ Irrigation contract for Pilcher Creek reservoir storage, recorded in Deed 83 08 126; and amended by instrument Deed 00 19 0214.
- ⑨ Mining Lease, as disclosed by Memorandum of Exploration License and Option Agreement, Deed 88 03 073, and amended by Deed 90 14 005. Affects portion of Section 5 Lying East of the railroad right of way. Lease assigned to successor by Deed 06 02 0009.
- ⑩ Operation and Maintenance Agreement for Powder Valley Water Control District, in Deeds 88 19 002
- ⑪ Electric power line easements, granted to Oregon Trail Electric Consumers Cooperative by:
 - (a) Deed 91 03 069, a strip of land 30 feet in width. The easement uses the NE corner of "Tax Lot 800" as the Point of Beginning. I depict this POB as the C-E 1/16 of Section 4 for purposes of this partition. Description uses the verbiage "as constructed on the ground".
 - (b) Deed 95 08 046, over a strip 30 ft. in width. It is shown on the map as description is written, although the description includes the verbiage "all as constructed on the ground." Placement is approximate as the Point of Beginning is not at a monumented corner. There exist no lines close to the easement as described and it is unclear which lines this refers to.
 - (c) Deed 05 35 0074, over a strip 20 feet wide. By the legal description, this does not appear to fall on the property.

- ⑫ Irrigation contract, recorded in Deeds 83 08 087, and amended by instrument recorded in Deed book 03 50 0223.
- ⑬ Ditch easement, recorded in Deed Book 62, page 242. Located in Section 17, exact location not given.
- ⑭ Ditch easement, recorded in Deed book 69, Page 263 over the SE 1/4 of the SE 1/4 Sec. 7, W 1/2 of SW 1/4 of Sec 8, NW 1/4 of NW 1/4, SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 17
- ⑮ Pole Line Easement granted to Pacific Telephone and Telegraph Company by instruments:
 - (a) Deed book 53, Page 569, over Section 16, T7S R39E
 - (b) Deed Book 101, Page 5, along the Westerly margin of the Oregon Trail Highway within the S 1/2 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Sec. 16
 - (c) Deed Book 101, page 226, along the Westerly margin of the Oregon Trail Highway within the SE 1/4 of the SE 1/4 Sec. 9 and the SE 1/4 of the SW 1/4 Sec. 16
- ⑯ Electric power line easements granted to California-Pacific Utilities Company by instruments, as follows:
 - (a) Deed book 141, Page 1 over a strip of land 8 feet wide,
 - (b) Deed 75 28 042, over a strip of land 10 feet in width
 - (c) Deed 75 28 043, over lands to an existing pump in the NW 1/4 of Section 8
 - (d) Deed 75 28 015, over a strip of land 10 ft in width
- ⑰ Mining Lease, as disclosed by Memorandum of Exploration License and Option Agreement, recorded in Deed 88 04 003
- ⑱ Assignment of Exploration License/Option Agreement and Mining Agreement, Deed 06 02 0072
- ⑲ Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system
- ⑳ 60' wide access easement over Parcel 3 to Parcel 1, created by this plat. 20' wide utility easement over the North 20 feet of access easement, created by this plat. (SEE PAGE 4)

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and it's laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch in the same manner as same presently exists upon, over and across the property as shown on the annexed map. The total width shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. Reasonable access to the easement will be granted at location designated by the property owner, unless other reasonable access is available.

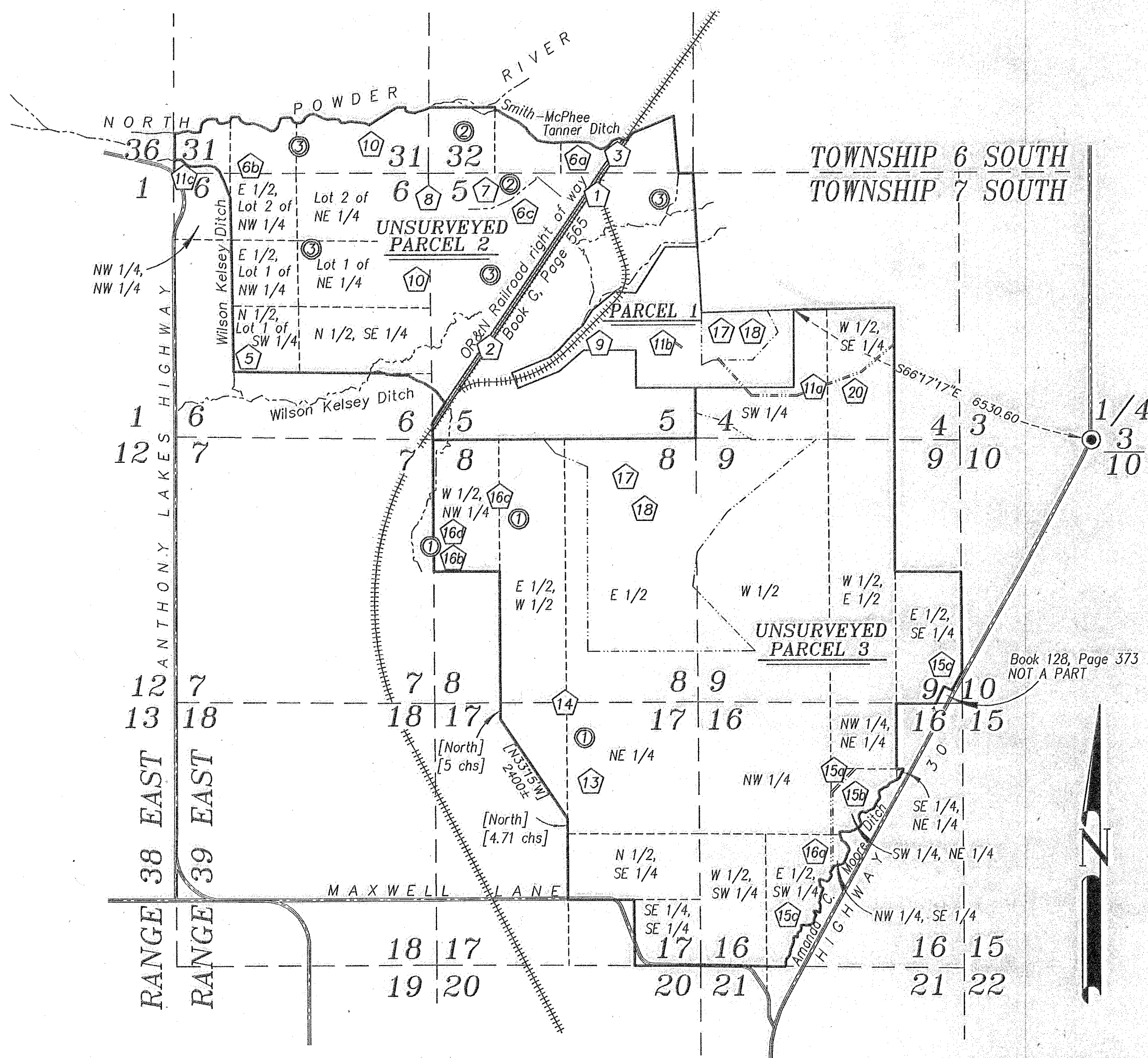
WATER RIGHTS

- ① Certificate 54069, to Leland Helberg, for use of a well under Permit G-6677
- ② Certificate 1453, to Sam and W.A. Carnes, for use of the waters of the North Powder River
- ③ Certificate 64971, to Charles E. Hutchinson, for use of the waters of the North Powder River
- ④ Permit S 50717, to Powder River Control District, for use of the waters of the North Powder River

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2011



SCALE: 1"=2000'

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. P2010-014 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per

Jeffrey S. Hsu, OPLS 83571