

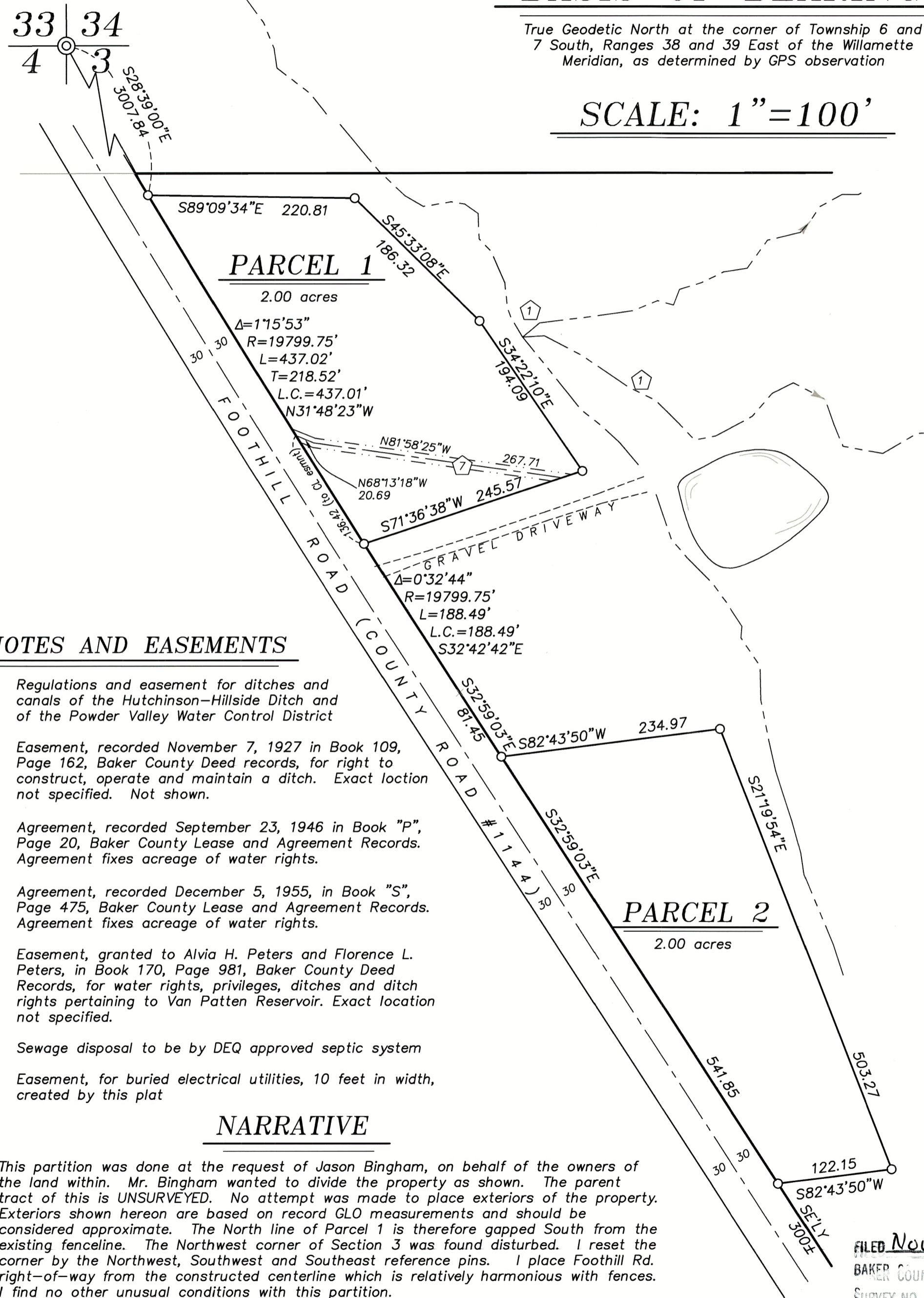
MEASURE 49 CLAIM E119873 PARTITION PLAT NUMBER P2022-006

Situated in Sections 2 and 3, Township 7 South, Range 38 East of the Willamette Meridian, Baker County, Oregon

BASIS OF BEARING

True Geodetic North at the corner of Township 6 and 7 South, Ranges 38 and 39 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=100'



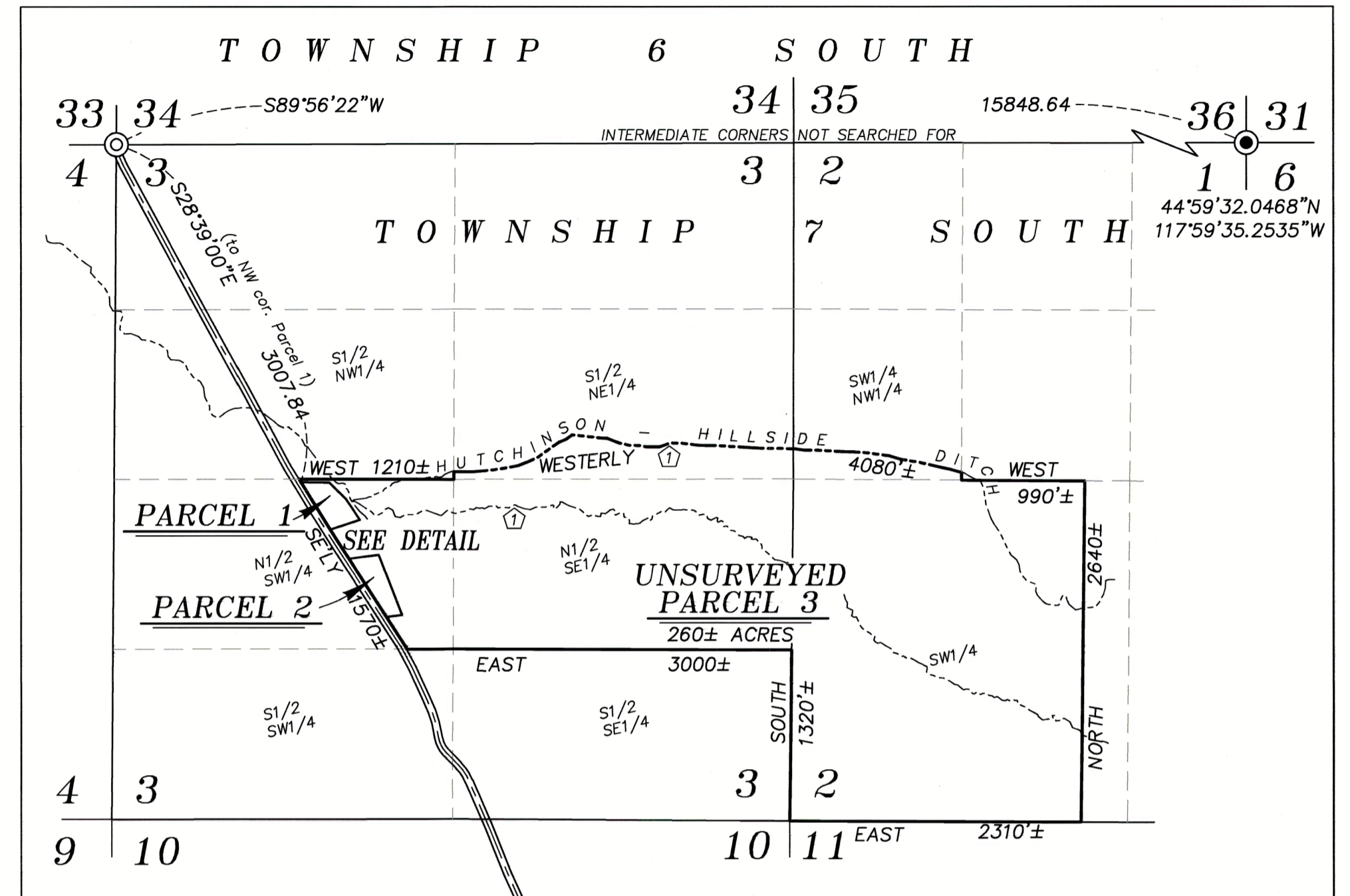
NOTES AND EASEMENTS

- ① Regulations and easement for ditches and canals of the Hutchinson-Hillside Ditch and of the Powder Valley Water Control District
- ② Easement, recorded November 7, 1927 in Book 109, Page 162, Baker County Deed records, for right to construct, operate and maintain a ditch. Exact location not specified. Not shown.
- ③ Agreement, recorded September 23, 1946 in Book "P", Page 20, Baker County Lease and Agreement Records. Agreement fixes acreage of water rights.
- ④ Agreement, recorded December 5, 1955, in Book "S", Page 475, Baker County Lease and Agreement Records. Agreement fixes acreage of water rights.
- ⑤ Easement, granted to Alvia H. Peters and Florence L. Peters, in Book 170, Page 981, Baker County Deed Records, for water rights, privileges, ditches and ditch rights pertaining to Van Patten Reservoir. Exact location not specified.
- ⑥ Sewage disposal to be by DEQ approved septic system
- ⑦ Easement, for buried electrical utilities, 10 feet in width, created by this plat

NARRATIVE

This partition was done at the request of Jason Bingham, on behalf of the owners of the land within. Mr. Bingham wanted to divide the property as shown. The parent tract of this is UNSURVEYED. No attempt was made to place exteriors of the property. Exteriors shown hereon are based on record GLO measurements and should be considered approximate. The North line of Parcel 1 is therefore gapped South from the existing fence line. The Northwest corner of Section 3 was found disturbed. I reset the corner by the Northwest, Southwest and Southeast reference pins. I place Foothill Rd. right-of-way from the constructed centerline which is relatively harmonious with fences. I find no other unusual conditions with this partition.

FILED November 2, 2022
BAKER COUNTY SURVEYOR
SURVEY NO. 7-38-144



OVERALL VIEW
SCALE: 1"=1000'

LEGEND

- Found 2" aluminum cap, set by Survey Number 7-39-51
- Found bent copper iron rod, no cap, set by Survey Number 7-38-75. Removed and reset a 5/8"x30" iron pin with 2" brass cap
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - - - Creek

REFERENCE MATERIAL

- Survey Number 7-39-51
- Survey Number 7-38-75
- DEED REFERENCES
- B133 38 0249
- Book 109, Page 162
- Book 170, Page 981
- Book "P", Page 20 Lease and Agreement
- Book "S", Page 475 Lease and Agreement
- Lot Book Report 545915AM, dated June 2, 2022, prepared by Amerititle
- Title Report 0031559, dated Nov. 19, 2013, prepared by AmeriTitle

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this Partition Plat as shown and that the annexed tracing is an exact copy of said Plat as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023.

J. Hsu
Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER P2022-006

Situated in Sections 2 and 3, Township 7 South, Range 38 East of the Willamette Meridian, Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcels 1 and 2 and platted the land within this partition, being situated in Sections 2 and 3, Township 7 South, Range 38 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows;

IN TOWNSHIP 7 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

Section 2: The West 140 acres of the Southwest quarter as cut off by a line drawn parallel to the West line of said Section 2 and all that portion of the Southwest quarter of the Northwest quarter lying South of the branch of the Hutchinson-Hillside Ditch,

Section 3: All that portion of the South half of the Northeast quarter lying South of the branch of the Hutchinson-Hillside Ditch and all that portion of the North half of the South half of said Section 3 lying Easterly of Foothill Road.

Containing 264 acres, more or less.

I further certify that I made this plat by order of and under the direction of the owner thereof, and corners for Parcels 1 and 2 are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.



[Signature]
Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

DECLARATION

Know all people by these presents that DALE B. BINGHAM and LESLIE S. BINGHAM, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, and do hereby create the 10 foot wide utility easement over Parcel 1 for benefit of Parcel 3, in accordance with the provisions of O.R.S. Chapter 92.

[Signature]
DALE B. BINGHAM

[Signature]
LESLIE S. BINGHAM

APPROVALS

BAKER COUNTY PLANNING

Approved this 31st day of October, 2022.

[Signature]
Baker County Planning Director

BAKER COUNTY SURVEYOR

Approved this 19th day of Oct., 2022.

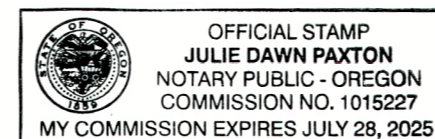
[Signature]
Thomas J. Hanley
Baker County Surveyor

ACKNOWLEDGMENT

State of Oregon
County of Baker

Know all people by these presents, on this 21 day of October, 2022, before me a Notary Public in and for said County and State, personally appeared DALE B. BINGHAM and LESLIE S. BINGHAM, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.

[Signature]
Notary Public for
the State of Oregon



Notarial seal

BAKER COUNTY TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2022-2023 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *[Signature]* by *[Signature]* Date: 10/31/2022
Baker County Tax Collector

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon
County of Baker

I do hereby certify that the attached partition plat was received for record on the 31st day of October, 2022, at 12:15 o'clock P. M., and recorded in Baker County Records.

[Signature]
Baker County Clerk
by *[Signature]* Stephanie Kirby Co. Clerk
Karen Phillips, Deputy

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this Partition Plat as shown and that the annexed tracing is an exact copy of said Plat as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Signature]
Jeffrey S. Hsu, OPLS 83571

FILED November 2, 2022
BAKER COUNTY SURVEYOR
SURVEY NO. 7-38-144