

PARTITION PLAT NUMBER P2014-002

Situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=2000'

BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Partition Plat No. P2011-010 and Union County Survey No. 013-2011

LEGEND

- Monument of record, not tied by this partition
- Rebar monument, set by Survey Number 7-39-7, 7-40-3, 7-40-4 or 7-40-5, not tied by this partition unless otherwise noted
- 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by survey for Charlie Vaughan, dated Nov.-Dec. 2013
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- - - Existing Ditch
- () Record measurement as per Survey Number 7-40-3
- [] Record measurement as per Survey Number 7-39-7
- { } Record measurement as per MF B13 47 0051
- < > Record measurement as per Survey Number 7-40-4
- - - Record measurement as per Survey Number 7-40-5

NOTES AND EASEMENTS

- ① Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 596, for ditch or pipeline
- ② Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 607, for ditch or pipeline
- ③ Easement, no width specified, granted to S.A. Lillard and J.F. Lillard by deed recorded in Book 77, Page 211 for ditch, flume or canal
- ④ Easement, granted to Lockie B. Riggins and Paul W. Riggins by deed recorded in Book 88, Page 505, for irrigation ditch
- ⑤ Easement, granted to Lockie B. Riggins and Paul W. Riggins by deed recorded in Book 90, Page 177, for irrigation ditch
- ⑥ Easement, granted to Sheriff of Baker County, by deed recorded in Book 124, Page 110, over any roads under construction to be used as public roads
- ⑦ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 477
- ⑧ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 505
- ⑨ Reservation of minerals, in deed from the State of Oregon, recorded in Book 137, Page 83
- ⑩ Reservation of mineral rights, in deed from Alida Bodeau, recorded in Book 160, Page 534
- ⑪ Easement, granted to United States of America, by Deed 66 26 054, for water pipe line
- ⑫ Easement, granted to United States of America, by Deed 66 26 056, for water pipe line
- ⑬ Right of way easement, 10 ft. in width, granted to California-Pacific Utilities Company, recorded in Deed 67 48 011
- ⑭ Easement, granted to Baker Valley Irrigation District, recorded in Deed 67 51 034 for irrigation canal
- ⑮ Easement, granted to United States of America, by deed recorded as Deed 68 23 026
- ⑯ Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 70 14 029
- ⑰ Limited access provisions contained in Deed to State of Oregon, recorded as deed 70 15 012, Deed 70 15 017 and deed 71 16 037
- ⑱ Limited access provisions contained in Final Judgement to the State of Oregon recorded as Baker County Court Record 72 21 056
- ⑲ Right of way easement, 15 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 77 18 052
- ⑳ Right of way easement, 15 ft. wide granted to California-Pacific Utilities Company, recorded in Deed 78 23 107
- ㉑ Right of way easement, granted to California-Pacific Utilities Company, recorded in Deed 78 23 108
- ㉒ Easement, 15 ft. wide, granted to C P National Corporation by Deed recorded as 81 14 095
- ㉓ Easement, granted to Baker Valley Irrigation District by Deed 90 12 107
- ㉔ Easement, 10 ft. wide, granted to Oregon Trail Electric Consumers Cooperative by Deed 98 16 119
- ㉕ Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system

REFERENCE MATERIAL

- Survey Number 7-39-7
- Survey Number 7-40-3
- Survey Number 7-40-4
- Survey Number 7-40-5
- ODOT Strip Map 9B-3-20

DEED REFERENCES

- B04 01 0001
- B13 47 0051

Preliminary Title Report Number 0031047, dated October 13, 2013, prepared by AmeriTitle

NARRATIVE

This partition was done at the request of Charlie Vaughan, legal representative for Allen Potato, LLC. Mr. Vaughan wanted the tract as shown partitioned away from the agricultural ground as per Conditional Use Permit CU-13-010. Parcel 1 is UNSURVEYED. No attempt was made to place exterior lines aside from the portion around Parcel 2. I place the dividing line at the direction of Mr. Vaughan. I hold the rebar pins found at the West 1/16th corner of Section 29 and 32 as well as the Center-West 1/16th of Section 29, set by Survey Number 7-40-3. I place the West right of way line of Conro Road by establishing a point due East of the C-W 1/16 59 feet and driving to a point 43 feet due East of the W 1/16 between 29 and 32 as per deed call. I find no other unusual conditions with this partition.

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. P2014-002 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 O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

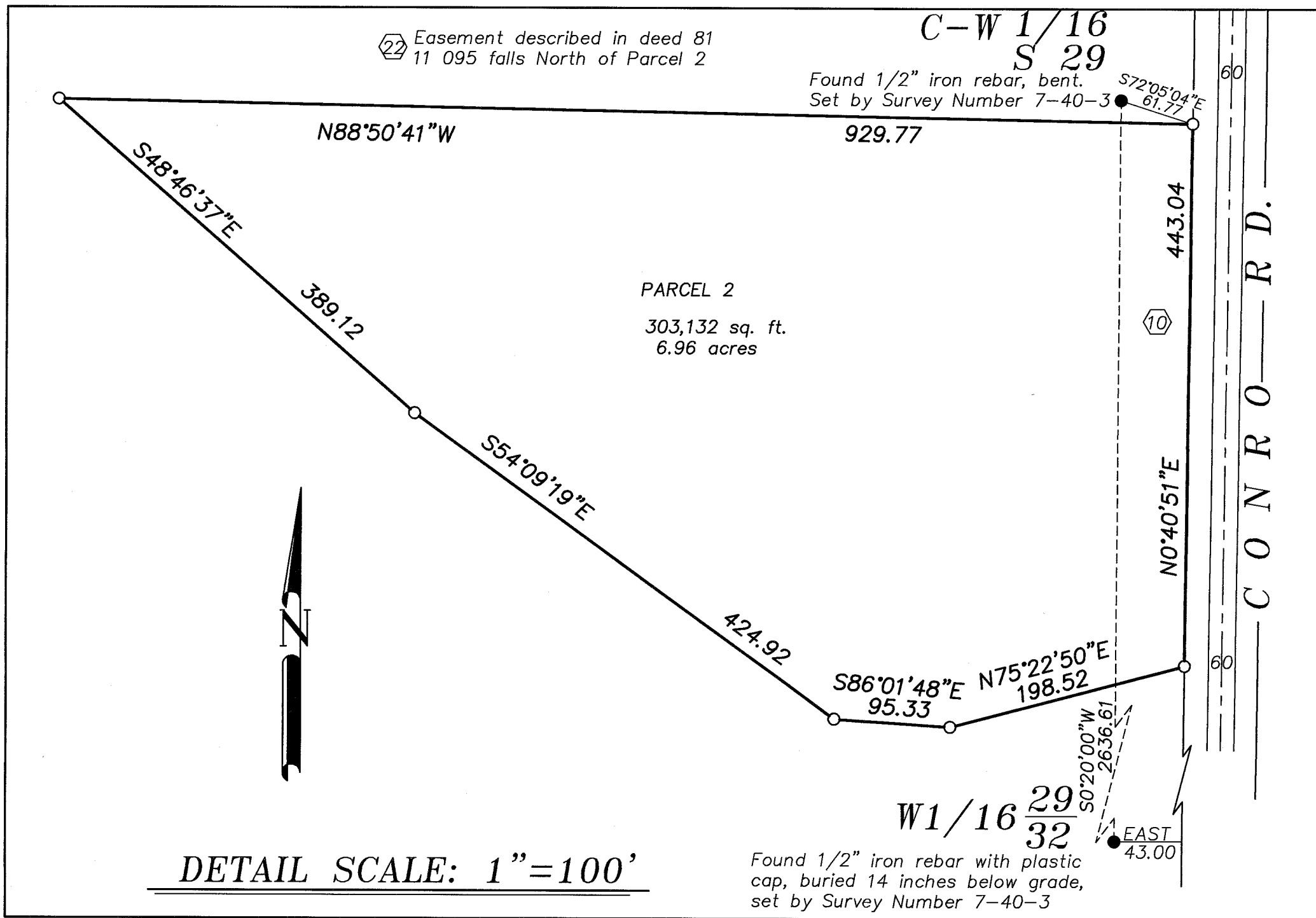
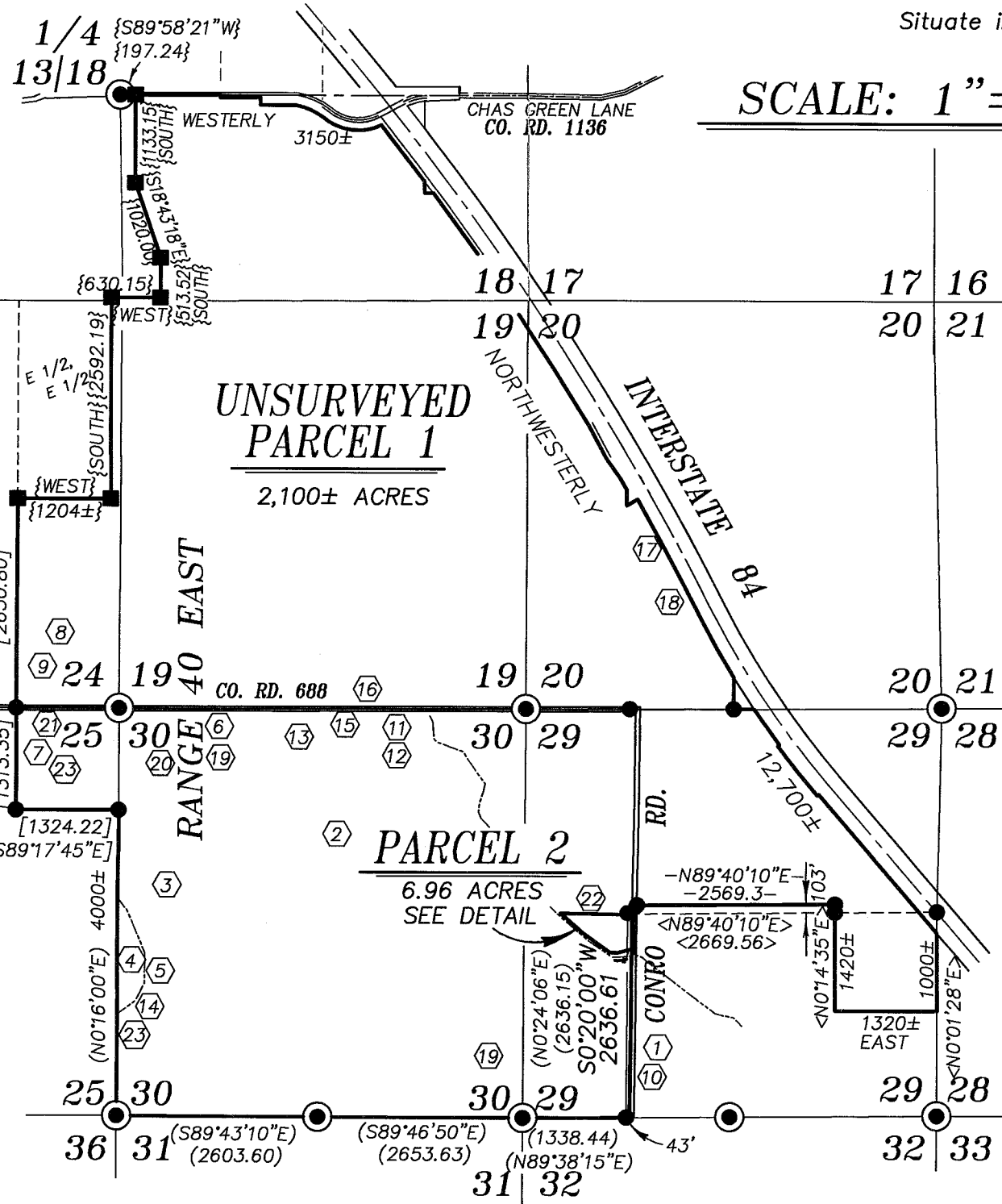
WATER RIGHTS

1. Certificate 53123 to Fraser Ranches, over portion of E 1/2 of SE 1/4, Sec. 24 T7S, R39E and W 1/2 of W 1/4 of Sec 19, T7S, R40E.
2. Permit G15710, over most of the land within this partition.
3. Permit G13616, over portion of lands within Sections 24 and 25, T7S, R39E and Secs 18, 19 and 20, T7S, R40E.
4. Certificate 73999 to Baker Valley Irrigation District, for storage right over a portion of the NE 1/4, NE 1/4 Sec 25, T7S, R39E.
5. Certificate 52843 to Connecticut General Life Insurance Co over a portion of Section 29 and the NE 1/4 Section 30, T7S, R40E.
6. Certificate 73566 to Kirk Smith over a portion of Section 30, T7S, R40E.
7. Certificate 86090 to Lindsay Brothers and Donald and Dorothy Hubbard, over a portion of Sec. 30, T7S, R40E.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: June 30, 2015



DETAIL SCALE: 1"=100'

Found 1/2" iron rebar with plastic cap, buried 14 inches below grade, set by Survey Number 7-40-3