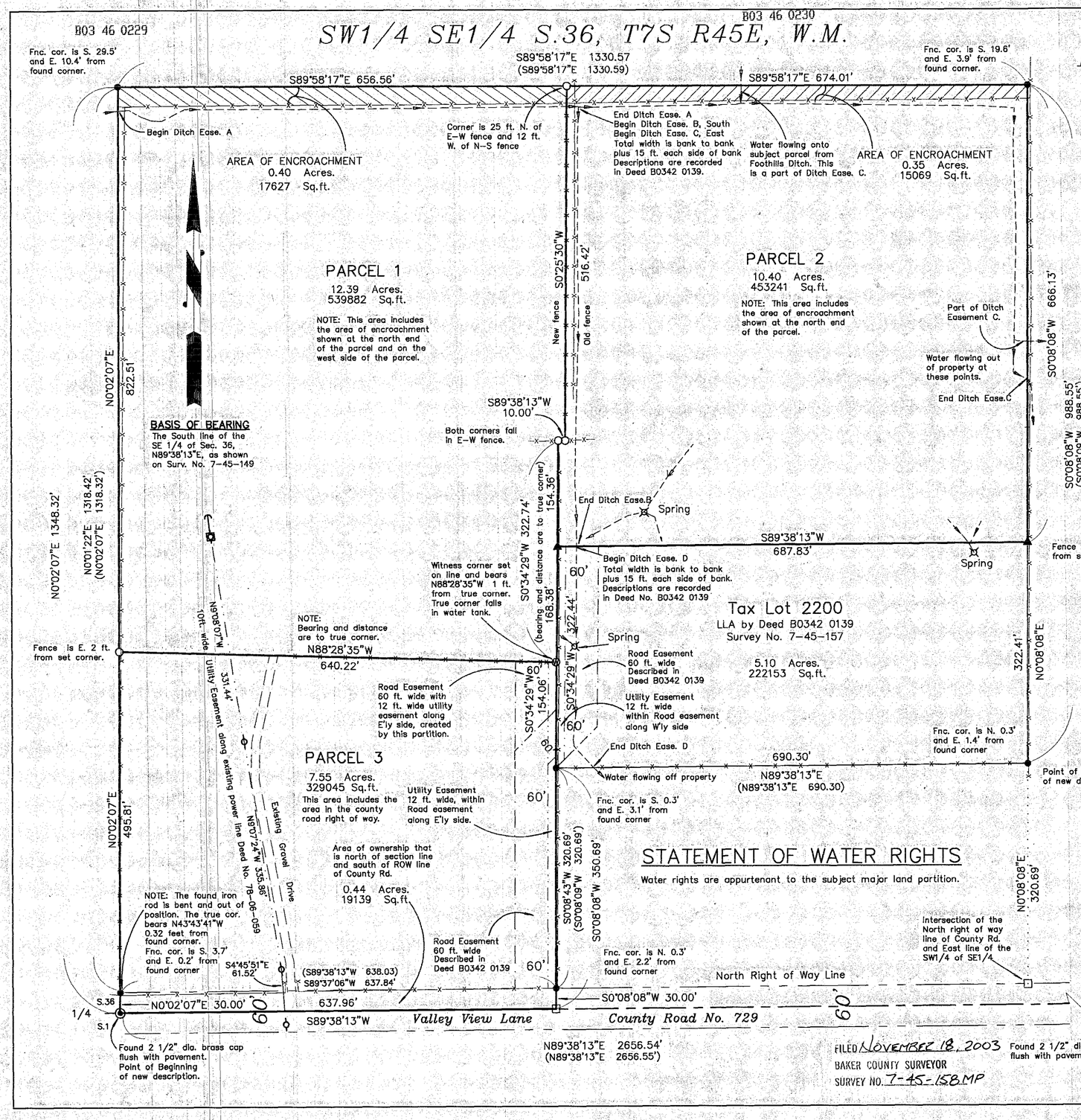
B03 46 0229

B03 46 0230

B03 46 0231

SW1/4 SE1/4 S.36, T7S R45E, W.M.

Partition Plat No. P2003-014



NARRATIVE

The purpose of this survey is to divide the property known as Tax Lot 2100 into 3 parcels as desired by the owners, Kertis Lorence and Roberta Mower. The partition lines were created to follow existing fence lines as closely as possible.

A lot line adjustment was performed previously between two abutting parcels of land under the same ownership known as said Tax Lot 2100 and Tax Lot 2200. This LLA was surveyed and recorded as Survey No. 7-45-157. The exterior boundary around both parcels was surveyed and monumented in Survey No. 7-45-149 in 1995. I tied all the set monuments from said survey and found that they fit the record well. There is a large area of encroachment that is shown hereon at the north portion of Parcel 1 and Parcel 2 and a smaller area on the west side of Parcel 1.

Easements for road purposes and utilities were created by said Lot Line Adjustment and are described in Deed B0342 0139. These easements are also intended to serve the portion of Tax Lot 2100 that lies north of Tax Lot 2200, which is now Parcel 2 of this land partition. A new utility easement and a new road easement are created by this partition leading north from Parcel 3 to serve Parcel 1.

Water rights are appurtenant to this major land partition. Easements for existing water conveyance systems were created as directed by the Watermaster and are also described in above said deed. The main ditches that carry water into and out of the subject property were surveyed and shown hereon. There are also two easements from a previous deed that concern water rights. One easement for ditch, Book 43 P.602, is not described and can not be shown. The other, Deed 73 29 048, relates to the use of three springs together with the right of ingress and egress for the development and maintenance of said springs. The three springs were located by survey and are shown hereon.

EXACT COPY STATEMENT

I certify that this sheet is an exact copy of Sheet #1 of 2 of the partition plat as submitted to the Baker County Clerk for recording, in accordance with the provisions of O.R.S. Chapter 92.

Peter C. Elder LS 51277

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 13, 1999 PETER C. ELDER 51277
Renewal Date: December 31, 2003

LEGEND

- Found brass cap monument as described.
- Found 5/8" dia. iron rod from Survey No. 7-45-149.
- Found 5/8" dia. iron rod from Survey No. 7-45-157.
- Set 5/8" dia. by 30" long iron rod with yellow plastic cap marked: ELDER LS51277.
- Witness corner,(see note at cor.) Set 5/8" dia. by 30" long iron rod with yellow plastic cap marked: ELDER LS51277.
- Calculated corner, not set this survey.
- ( ) Record bearing and distance from Survey No. 7-45-149.
- Spring
- Existing fence
- Existing ditch and flow
- Road easement location
- Utility easement location
- County Road ROW
- Power pole
- Power pole with transformer
- Pole guy

REFERENCES

DEEDS	SURVEYS
B0342 0139	No. 7-45-3
94 47 012	No. 7-45-149
94 47 010	No. 7-45-157
78 06 059	
73 29 048	
Book43 P.602	

OTHER SOURCES
Title Report from Chicago Title Insurance Co. of Oregon

STATEMENT OF WATER RIGHTS

Water rights are appurtenant to the subject major land partition.

FILED November 18, 2003
BAKER COUNTY SURVEYOR
SURVEY NO. 7-45-158MP

Peter C. Elder Land Surveying
610 16th St. La Grande Oregon (541) 663-0606

Plat of Major Land Partition
Tax Lot 2100
SW1/4 SE1/4 Sec. 36, T.7S., R.45E., W.M.
Baker County, Oregon
Surveyed for: Kert Lorence and Roberta Mower

DRAWN BY:	PCE	SCALE:	1" = 100'
PROJECT NO:		DATE:	November 17, 2003
SURVEYED:	May and Oct., 2003	SHEET:	1 OF: 2