

SURVEYOR'S CERTIFICATE

LAND PARTITION PLAT NO. P2012-006

SITUATED IN THE NE1/4, SE1/4, SW1/4 AND THE NW1/4 SECTION 18,
T.8S., R.42E., W.M., BAKER COUNTY, OREGON
SURVEY COMPLETED AUGUST 17, 2012

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, A PORTION OF THE DIVISION LINE BETWEEN PARCELS 1 AND 2, AND THAT I DID NOT SURVEY THE REMAINING BOUNDARIES OF PARCELS 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 8 S., R. 42 E., W.M.

SECTION 18: GOVERNMENT LOTS 2, 3 AND 4, SE1/4NW1/4, SW1/4NE1/4, E1/2SW1/4 AND THE SE1/4.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NW CORNER OF THE SW1/4NW1/4 OF SAID SECTION 18;
THENCE EAST 60 RODS;
THENCE SOUTH 85.3 RODS;
THENCE WEST 60 RODS;
THENCE NORTH 85.3 RODS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO BAKER COUNTY FOR ROAD BY DEED RECORDED JUNE 23, 1964, IN DEED BOOK 174, PAGE 888.

THIS PARTITION CONTAINS 402 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF SECTION 18, T.8S., R.42E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE UTILITY EASEMENT GRANTED TO EASTERN OREGON DEVELOPMENT COMPANY BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 26, 1928, IN DEED BOOK 111, PAGE 245, OVER THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, T.8S., R.42E., W.M. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- PRIVATE EASEMENT FOR PIPELINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY THE SPENCER FAMILY, LLC, AN OREGON LIMITED LIABILITY COMPANY, TO ROBERT LOWRY AND VIRGINIA LOWRY, CO-TRUSTEES OF THE LOWRY FAMILY TRUST U/A/D 12/03/01, RECORDED APRIL 2, 2008, IN BOOK 08 14 0292, OVER THE SOUTHEAST QUARTER OF SECTION 18, T.8S., R.42E., W.M. SAID EASEMENT BEING 15 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

BASIS OF BEARINGS

RECORD SURVEY NO. 8-42-3
BETWEEN FOUND MONUMENTS AT THE SW AND SE CORNERS OF SECTION 18, T.8S., R.42E. AS SHOWN

LEGEND

- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BAKER COUNTY SURVEYOR BRASS CAP DATED 1995
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- DEED RECORD BEARING AND DISTANCE
- GLO RECORD BEARING AND DISTANCE
- RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-42-3

STATEMENT OF WATER RIGHTS

THERE ARE WATER RIGHTS APPURTENANT TO THIS PARTITION AS LISTED UNDER CERTIFICATES C-45355, C-74040 AND C-77325

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CLAIR H. PICKARD AND PATRICIA A. PICKARD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

WE DO HEREBY GRANT TO THOSE WITH A LEGAL WATER RIGHT FOR IRRIGATION BEYOND THE BOUNDARY OF SAID PARCELS FED BY ANY EXISTING IMPROVED DITCH, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR IT AND ITS LATERALS, FEEDERS AND SUB-DITCHES, HEADCATES 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. 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.

APPROVALS

APPROVED THIS 24TH DAY OF Sept., 2012

Jason L. Hatfield
BAKER COUNTY SURVEYOR

APPROVED THIS 4TH DAY OF October, 2012

Wendy E. Bennett
BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

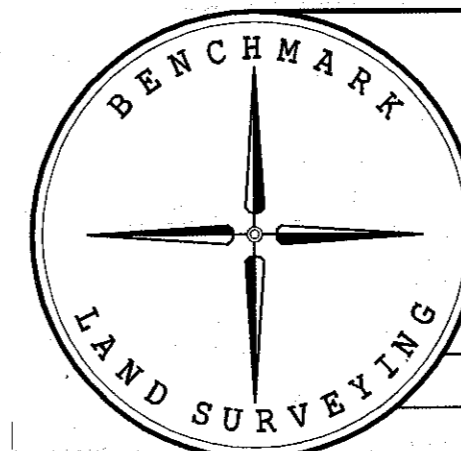
Dea Sullivan
BAKER COUNTY TAX COLLECTOR
DATE: 10/17/12

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 17TH DAY OF October, 2012 AT 3:39 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P2012-006 BAKER COUNTY RECORDS.

Jamara J. Green Co. Clerk
BAKER COUNTY CLERK
by *Karen Phillips, Deputy*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jason L. Hatfield
BENCHMARK LAND SURVEYING

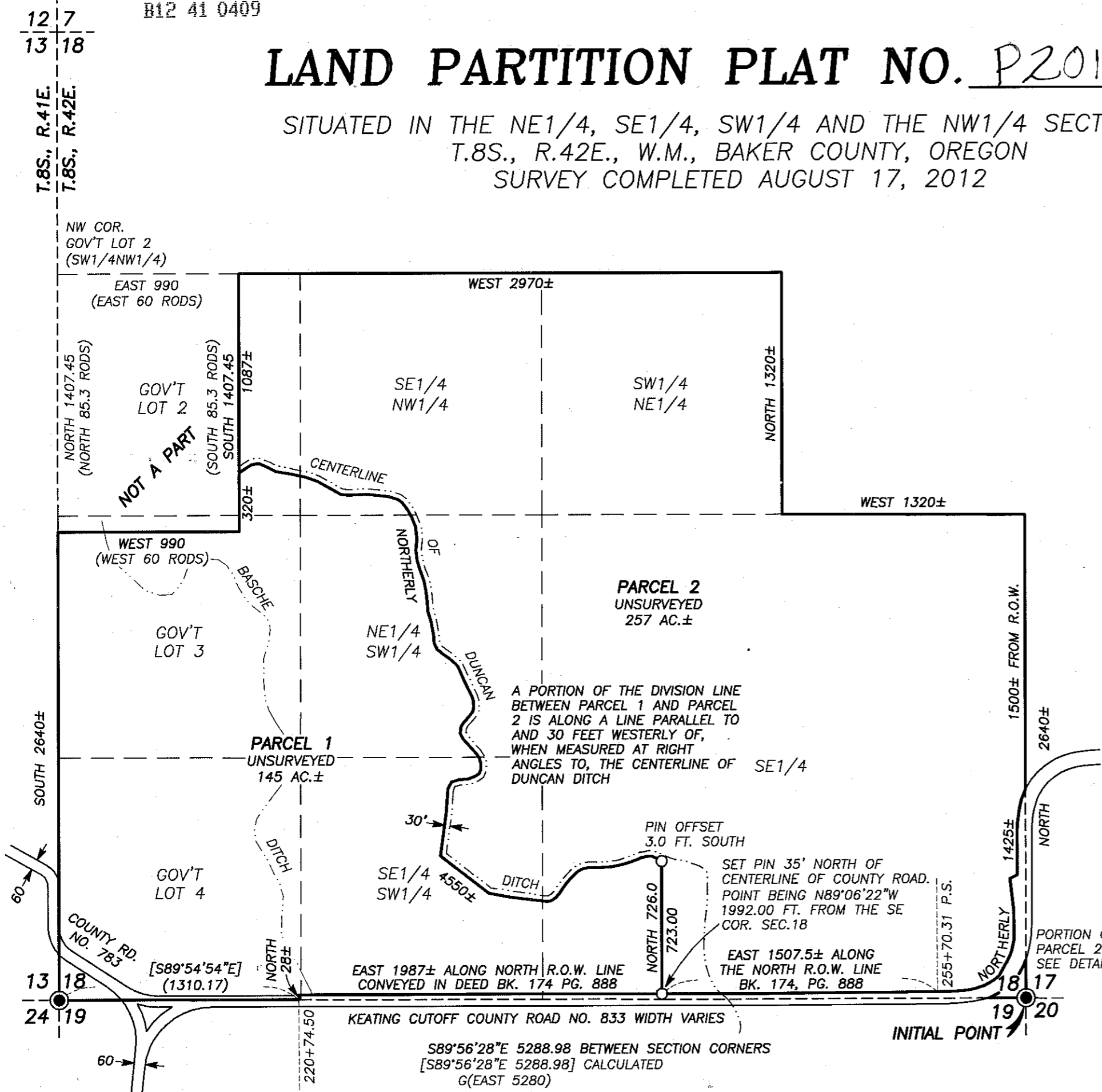


BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION
SITUATED IN THE NE1/4, SE1/4, SW1/4 AND THE NW1/4 SECTION 18, T.8S., R.42E., W.M., BAKER COUNTY, OREGON

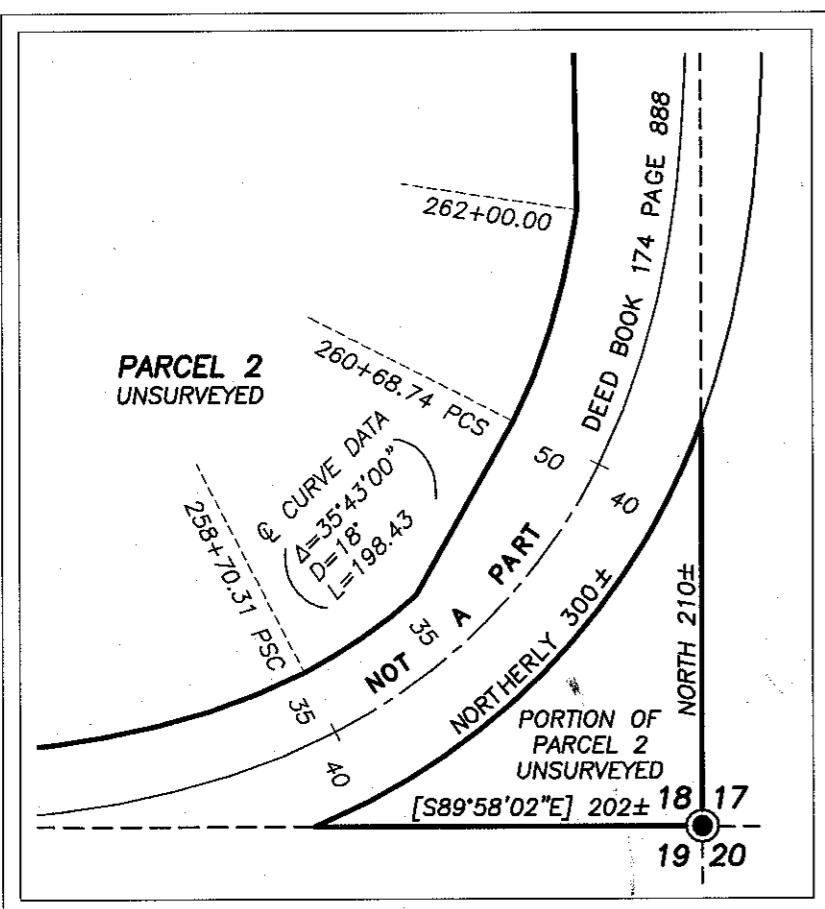
SURVEYED FOR	CLAIR PICKARD	
SURVEYED BY	JLH	8/17/2012
SCALE: 1"=600'	DRAWN BY: JLH	

FILED Oct. 18, 2012
BAKER COUNTY SURVEYOR
SURVEY NO. 8-42-16



DETAIL

SCALE: 1"=100'



NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF CLAIR PICKARD. THE PURPOSE WAS TO DIVIDE MR. PICKARD'S PROPERTY INTO TWO PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE POSITIONS OF THE SW AND SE CORNERS OF SECTION 18 WERE ESTABLISHED IN RECORD SURVEY NO. 8-42-3, AND THEN LATER REMONUMENTED BY THE COUNTY SURVEYOR IN 1995. I RECOVERED BOTH OF THESE MONUMENTS DURING THIS SURVEY.

I SET MONUMENTS ALONG A PORTION OF THE DIVISION LINE BETWEEN PARCELS 1 AND 2, AS DIRECTED BY MR. PICKARD. THE REMAINDER OF THE DIVISION LINE IS ALONG A LINE PARALLEL TO AND 30 FEET FROM THE CENTERLINE OF DUNCAN DITCH. I DID NOT SURVEY THIS LINE. THE APPROXIMATE LOCATION IS SHOWN HEREON.

THE LOCATIONS OF DITCHES, ROADS AND UNSURVEYED LINES SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON EXECUTION OF A SURVEY.

REFERENCES

RECORD MAP OF SURVEY NO. 8-46-3
DEED RECORD INSTRUMENT NO. B12 23 0035
DEED RECORD BOOK 174 PAGE 888
ELKHORN TITLE COMPANY FILE NO.'S 19786 & 19913

OREGON HIGHWAY DEPT. DRAWING 88-30-17

SEWAGE DISPOSAL FOR ANY FUTURE DEVELOPMENT SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2013