

B23 39 0179

B23 39 0180

B23 39 0181

LAND PARTITION PLAT NO. P2023-005

SITUATED IN THE SW1/4 SECTION 17; THE NE1/4, SE1/4, SW1/4 & NW1/4 SECTION 20;
THE SW1/4 SECTION 21; THE NW1/4 SECTION 28 AND IN THE NE1/4 SECTION 29,
T.12S., R.38E., WM., BAKER COUNTY, OREGON

RECORD EASEMENTS

- ⑤ PRIVATE POWER LINE EASEMENT: INSTRUMENT NO. 79 18 114. P.O.B.: EAST, 5 FEET FROM THE CENTER OF THE SW1/4 SECTION 21, T.12S., R.38E; CENTERLINE: THENCE SOUTH, 300 FT.
- ⑥ PRIVATE POWER LINE EASEMENT: INSTRUMENT NO. 85 01 028. P.O.B.: NORTH, 1210 FT. FROM THE SW COR. SEC. 20, T.12S., R.38E; CENTERLINE: THENCE N.82°17'10"E., 30 FT; THENCE N.87°01'25"E., 600 FT; THENCE N.84°18'55"E., 300 FT; THENCE N.72°39'25"E., 1340 FT; THENCE N.84°58'15"E., 960 FT; THENCE S.88°10'50"E., 600 FT;
- ⑦ PRIVATE POWER LINE EASEMENT: INSTRUMENT NO. 85 29 011. P.O.B.: NORTH, 1205 FT. FROM THE SW COR. SEC. 20, T.12S., R.38E; THENCE N.87°01'25"E., 615 TO TRUE P.O.B; CENTERLINE: THENCE S.05°15'35"E., 245 FT;
- ⑧ PRIVATE POWER LINE EASEMENT: INSTRUMENT NO. 85 52 019. P.O.B.: NORTH, 519 FT. FROM THE SW COR. NW1/4SE1/4, SEC. 20, T.12S., R.38E; THENCE N.84°58'15"E., 608 TO TRUE P.O.B; CENTERLINE: THENCE N.11°52'15"W., 320 FT;
- ⑨ PRIVATE POWER LINE EASEMENT: INSTRUMENT NO. 88 02 016. P.O.B.: N.26°E, 165 FT. FROM THE SW COR. NE1/4SW1/4 SEC. 20, T.12S., R.38E. CENTERLINE: N.09°15'W., 545 FT.

NOTE:
SEWAGE DISPOSAL SHALL BE PROVIDED BY A DEQ APPROVED
SANITARY SEWAGE DISPOSAL SYSTEM FOR PARCELS 2 AND 3.

LEGEND

- () DEED RECORD BEARING AND DISTANCE
----- EASEMENT RIGHT OF WAY LINES
⑤ EASEMENT: NUMBER CORRESPONDS TO EASEMENT LIST ON SHEET 2

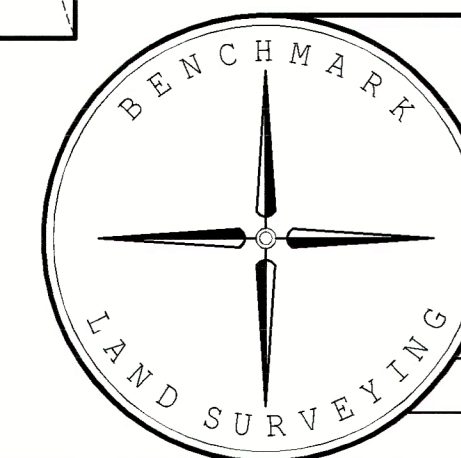
REFERENCES

BAKER COUNTY PLANNING DEPARTMENT APPROVAL MJP-23-078
DEED RECORD INSTRUMENT NO. B15 02 067
PRELIMINARY TITLE REPORT ORDER NO. 599026AM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

LAND PARTITION PLAT
SITUATED SECTION 17, SECTION 20, SECTION 21, SECTION 28
AND SECTION 29, T.12S., R.38E., WM.,
BAKER COUNTY, OREGON

SURVEYED FOR
8/23/2023
DAVID A. AND ANNE ELIZABETH BUSH
LIVING TRUST

SCALE: 1"=600' DRAWN BY: MCS SHEET 1 OF 2

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

BENCHMARK LAND SURVEYING

FILED September 27, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 12-38-20

LAND PARTITION PLAT NO. P2023-005

SITUATED IN THE SW1/4 SECTION 17; THE NE1/4, SE1/4, SW1/4 & NW1/4 SECTION 20;
THE SW1/4 SECTION 21; THE NW1/4 SECTION 28 AND IN THE NE1/4 SECTION 29,
T.12S., R.38E., WM., BAKER COUNTY, OREGON

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO CAMP CREEK WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED SEPTEMBER 20, 1915 IN BOOK 83, PAGE 335. NOT PLOTTED, THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED AUGUST 16, 1965 IN INSTRUMENT NO. 65 33 003. THERE IS NO SPECIFIED WIDTH FOR THIS EASEMENT. EASEMENT AFFECTS LAND IN THE SW1/4SW1/4 SECTION 21, T.12S., R.38E., BUT IS NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO OREGON TELEPHONE CORPORATION, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED FEBRUARY 4, 1975 IN INSTRUMENT NO. 75 06 038. THERE IS NO SPECIFIED WIDTH FOR THIS EASEMENT. EASEMENT AFFECTS LAND IN THE S1/2 SECTION 20 AND IN THE SW1/4 SECTION 21, T.12S., R.38E., BUT IS NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED MAY 3, 1979 IN INSTRUMENT NO.: 79 18 114. SAID EASEMENT BEING 10 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED DECEMBER 31, 1984 IN INSTRUMENT NO. 85 01 028. SAID EASEMENT BEING 20 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED JULY 15, 1985 IN INSTRUMENT NO. 85 29 011. SAID EASEMENT BEING 10 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED DECEMBER 23, 1985 IN INSTRUMENT NO. 85 52 019. SAID EASEMENT BEING 10 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. RECORDED JANUARY 11, 1988 IN INSTRUMENT NO. 88 02 016. SAID EASEMENT BEING 10 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF NATE MOORE ON BEHALF OF DAVID AND ANNE BUSH TRUSTEES OF THE DAVID A. AND ANNE ELIZABETH BUSH LIVING TRUST, OWNERS OF THE LAND DESCRIBED IN BAKER COUNTY DEED INSTRUMENT NO. B15 02 0067. THE PURPOSE OF THIS PROJECT WAS TO CREATE THREE PARCELS BY PARTITIONING THE SUBJECT PROPERTY, AS SHOWN.

NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS. THE LOCATIONS OF ALL EASEMENTS, HIGHWAY 245 AND THE BURNT RIVER ARE APPROXIMATE. ALL SECTION AND SECTION SUBDIVISIONAL LINES ARE APPROXIMATE AND ARE SHOWN HEREON FOR GENERAL INFORMATION ONLY. PARCEL DIMENSIONS AND AREAS ARE ALSO APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY. GOD BLESS AMERICA.

APPROVALS

APPROVED THIS 26TH DAY OF Sept., 2023,

Tim S. Hulse
BAKER COUNTY SURVEYOR

APPROVED THIS 26TH DAY OF September, 2023.

Holly Bennett
BAKER COUNTY PLANNING DIRECTOR

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

Traci Robinson
BAKER COUNTY TAX COLLECTOR
DATE: 9/26/23

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 26TH DAY OF September, 2023 AT
9:30 O'CLOCK A.M., AND RECORDED AS B2339 0179
BAKER COUNTY RECORDS.

Steganie Yisby
BAKER COUNTY CLERK by Karen Phillips, Deputy

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

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THE PARCELS OF THIS LAND PARTITION AND THAT NO SURVEY WAS CONDUCTED FOR THE PURPOSE OF THIS PARTITION PROCESS. SAID LAND PARTITION BEING SITUATED IN BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.12S., R.38E., W.M.:

SECTION 17: S1/2SW1/4, EXCEPTING THEREFROM THE WEST 165 FEET OF THE SW1/4SW1/4;

SECTION 20: W1/2, SE1/4, W1/2NE1/4 AND THE SE1/4NE1/4, EXCEPTING THEREFROM THE WEST 165 FEET OF THE NW1/4 AND THE WEST 165 FEET OF THE NW1/4SW1/4;

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID SECTION 20 CONVEYED TO THE COUNTY OF BAKER, A MUNICIPAL CORPORATION, FOR THE PURPOSED OF PUBLIC ROAD, BY INSTRUMENT RECORDED OCTOBER 5, 1928 IN BOOK 111, PAGE 151, BAKER COUNTY DEED RECORDS;

SECTION 21: S1/2SW1/4;

SECTION 28: N1/2NW1/4;

SECTION 29: N1/2NE1/4.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF SECTION 20 AS THE INITIAL POINT OF THIS LAND PARTITION.
CONTAINING 890 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE DAVID A. BUSH AND ANNE ELIZABETH BUSH, TRUSTEES OF THE DAVID A. BUSH AND ANNE ELIZABETH BUSH LIVING TRUST, DATED APRIL 28, 2014, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS, AS SHOWN ON THE ANNEXED PLAT, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

WE DO HEREBY CREATE THE 60 FOOT PRIVATE PERMANENT ACCESS, UTILITY AND LIVESTOCK EASEMENT ON, OVER, UNDER AND ACROSS PARCEL 2 TO THE BENEFIT OF PARCEL 3 OF THIS LAND PARTITION. SAID EASEMENT IS ALONG AN EXISTING ROAD TO AN EXISTING BRIDGE OVER THE BURNT RIVER AND IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS, UTILITIES AND FOR DRIVING LIVESTOCK FROM SAID PARCEL 3 TO STATE HIGHWAY NO. 245 (HEREFORD HIGHWAY), AS SHOWN.

DAVID A. BUSH
TRUSTEE

ANNE ELIZABETH BUSH
TRUSTEE

ACKNOWLEDGMENT

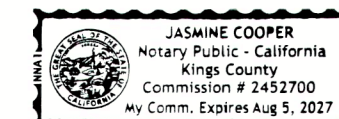
STATE OF CALIFORNIA)

) SS
COUNTY OF KINGS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 16, 2023, BY DAVID A. BUSH AND ANNE ELIZABETH BUSH.

Jasmine Lopez
NOTARY PUBLIC FOR CALIFORNIA

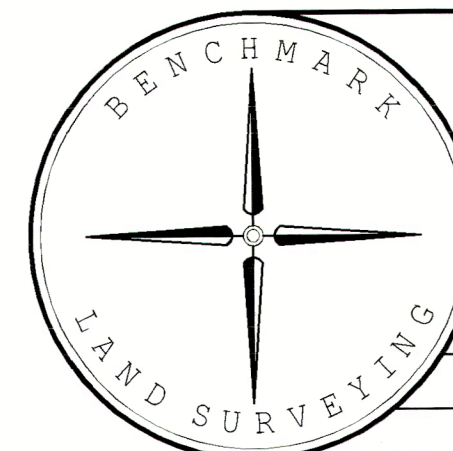
MY COMMISSION EXPIRES August 5, 2027



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2022
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024



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LAND PARTITION PLAT
SITUATED SECTION 17, SECTION 20, SECTION 21, SECTION 28
AND SECTION 29, T.12S., R.38E., WM.,
BAKER COUNTY, OREGON

SURVEYED FOR
8/23/2023
DAVID A. AND ANNE ELIZABETH BUSH
LIVING TRUST

DRAWN BY: MCS SHEET 2 OF 2

FILED September 27, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 12-38-10