

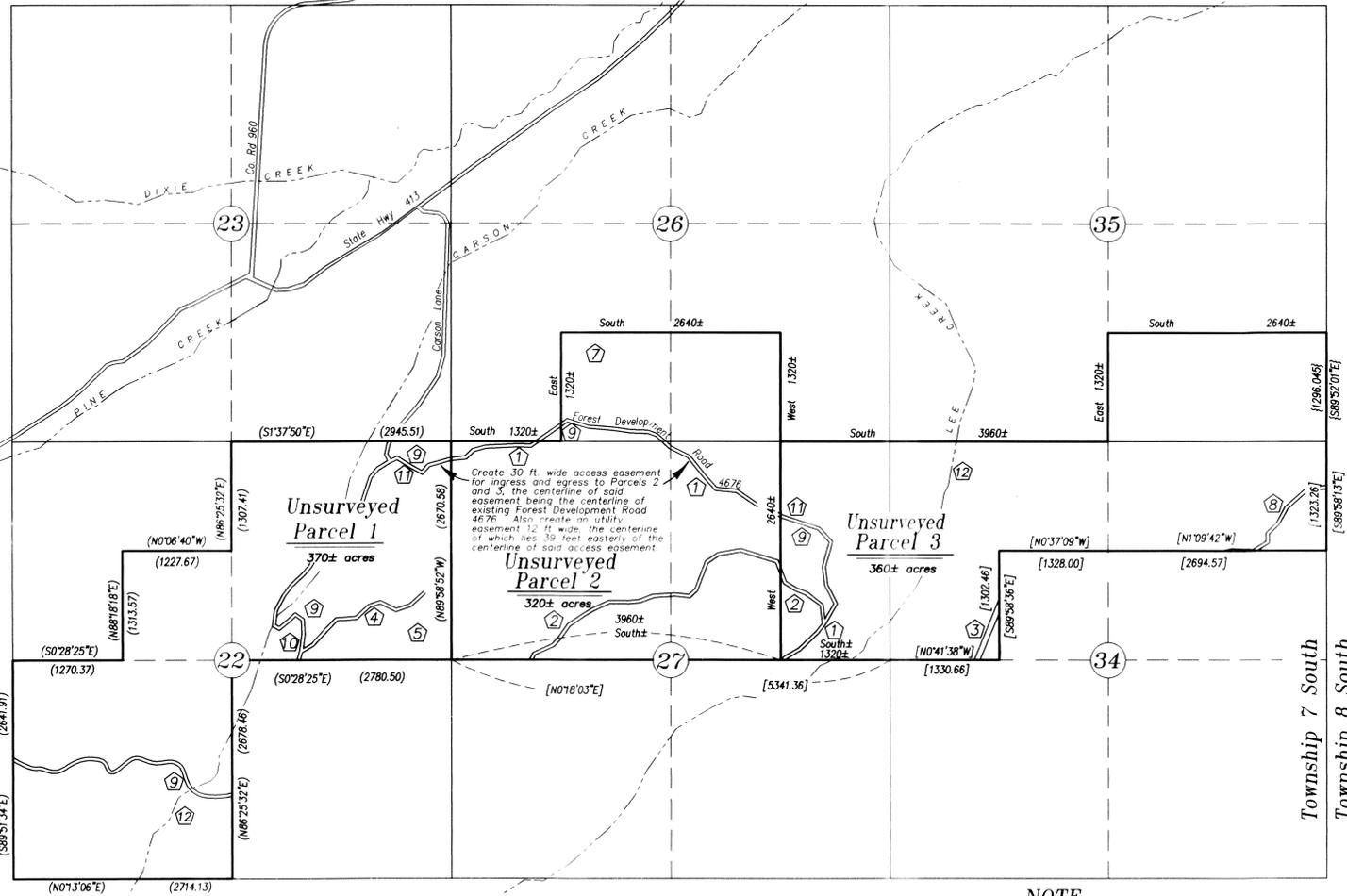
# Minor Partition Number P2009-010

Situated in a portion of Sections 22, 26, 27, 34 and 35, Township 7 South, Range 45 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=1000'

### NOTES AND EASEMENTS

- ① Deed 84 01 023, filed January 4, 1984 - Forest Service Rd. No 7710, 66 ft in width
- ② Deed 84 01 023, filed January 4, 1984 - Forest Service Road No. 7710100, 66 ft. in width
- ③ Deed 84 01 023, filed January 4, 1984 - Forest Service Road No. 7710125, 66 ft. in width - Platted location by deed description and does not appear to exist on maps or aerial photos.
- ④ Deed 84 01 023, filed January 4, 1984 - Forest Service Road No. 7710190, 66 ft. in width.
- ⑤ Deed 84 01 023, filed January 4, 1984 - Forest Service Road No. 7710218, 66 ft. in width - No road matching this description appears on maps or aerial photographs. Not depicted on plat.
- ⑥ Road use agreement filed as Deed 85 20 075, between USA and Boise Cascade dated January 18, 1985. Pertains to all roads above.
- ⑦ Curry Ditch, not placed on plat. Description of ditch as per Book 43, Page 424 covers the W 1/2 of the NW 1/4 of Section 26 and easement for ditch may pertain to this property. No width specified.
- ⑧ Deed 67 19 016, recorded May 8, 1967 Access Easement from Boise Cascade to USA Forest Service, 66 ft. in width.
- ⑨ Deed 67 23 022, recorded June 19, 1967, Access Easement from Boise Cascade to USA Forest Service - portion in NW 1/4 of Sec 22 shown as per Deed Exhibit and does not appear to exist on the ground. Variable in width.
- ⑩ Deed 74 02 021, recorded January 10, 1974, Access Easement from Boise Cascade to USA Forest Service, 66 ft in width.
- ⑪ Deed 83 06 015, recorded February 8, 1983, Utility Easement, 2 ft. wide, to Pine Telephone System, Inc.
- ⑫ The right of the public to any portion lying below the mean high water mark of Carson Creek, Lee Creek and various other creeks crossing said property.
- ⑬ Sewage disposal to be provided by a DEQ approved sanitary sewage disposal facility.



### NARRATIVE

This partition was done at the request of Steve McClelland, representative for Colter Ridge Properties, owner of the land within. This partition is UNSURVEYED. No attempt was made to locate monuments or boundary lines on the ground. Placement of roads and creeks are by tax maps and by orthorectified aerial photography. The dividing lines were placed at the

### REFERENCE MATERIAL

Survey Number 7-45-45  
Survey Number 7-45-98  
Survey Number 7-45-139

DEED REFERENCES  
Book 43, Page 424  
Book 62, page 513  
67 19 016  
67 23 022  
74 02 018  
83 06 015  
84 01 023  
85 20 075  
87 07 073  
88 43 018

Title Report No. 00018315, prepared by Elkhorn Title Company dated

### LEGEND

- Aliquot Line
- Existing Road
- ~ Creek
- ( ) Record measurement as per Survey Number 7-45-98
- [ ] Record measurement as per Survey

### NOTE

Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system.

REGISTERED PROFESSIONAL LAND SURVEYOR  
GREGORY T. BLACKMAN  
991

# Minor Partition Number P2009-010

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### SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted UNSURVEYED Parcels 1, 2 and 3 of this partition, situated in Section 22, the West half of Section 26, the East half of Section 27, the East half of Section 34 and the Southwest quarter of Section 35, Township 7 South, Range 45 East of the Willamette Meridian, more particularly described as follows,

- Section 22: The Northwest quarter, the Southwest quarter of the Northeast quarter and the Southeast quarter,
- Section 26: The Southwest quarter of the Northwest quarter, and the Northwest quarter of the Southwest quarter,
- Section 27: The East half,
- Section 34: The East half of the East half and the Northwest quarter of the Northeast quarter,
- Section 35: The West half of the Southwest quarter.

Subject to easement for public roads, ditches and transmission lines as same appear of record or exist.

Said tract containing approximately 1,050± Acres

I further certify that I made this plat by order of and under the direction of the owners thereof, in accordance with O.R.S. 92.050 and 92.060.

Gregory T. Blackman, OPLS 991  
Bogett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

REGISTERED PROFESSIONAL LAND SURVEYOR  
GREGORY T. BLACKMAN  
991  
Renewal Date: Dec. 31, 2009

### DECLARATION

Know all people by these presents that COLTER RIDGE PROPERTIES INC., a Delaware corporation is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed plat and does hereby grant the ditch easement, the 30 foot wide access easement and the 12 foot utility easement as shown on the annexed plat, all in accordance with O.R.S. Chapter 92. In witness whereof, COLTER RIDGE PROPERTIES INC., pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by STEVE MCCLELLAND, an appointed representative.

Steve McClelland  
STEVE MCCLELLAND  
Representative of COLTER RIDGE PROPERTIES INC.

### ACKNOWLEDGMENT

State of Oregon  
County of Union

Know all people by these presents, on this 24<sup>th</sup> day of February, 2009, before me a Notary Public in and for said State and County, personally appeared STEVE MCCLELLAND, a representative of COLTER RIDGE PROPERTIES INC., who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial seal

### APPROVALS

#### 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 2008-2009 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 Alice Sufleiger Date: 11/24/09  
Baker County Tax Collector

#### Baker County Planning Commission

Approved this 24<sup>th</sup> day of November, 2009.

for Baker County Planning Director

#### Baker County Surveyor

Approved this 20<sup>th</sup> day of Feb., 2009.

by Baker County Surveyor Tom Hanley

### 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 this 24<sup>th</sup> day of November, 2009, at 11:40 o'clock A.M., and recorded in the Baker County records.

Baker County Clerk by Tamara A. Green, Clerk  
by Karen Phillips, Deputy

### DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by any existing improved ditch. To those persons is granted a perpetual, non-exclusive easement for it and its laterals, feeders and sub-ditches, headgates 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 as shown on the annexed minor partition plat. The total width shall equal the bank to bank 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.

### Electrical Service Disclosure

It is hereby disclosed that as of the date of the filing of this plat, there is no electrical service available to the parcels within this partition. Easements are being created by this plat for future electrical service, should the transmission lines be extended to the land within this partition in the future.