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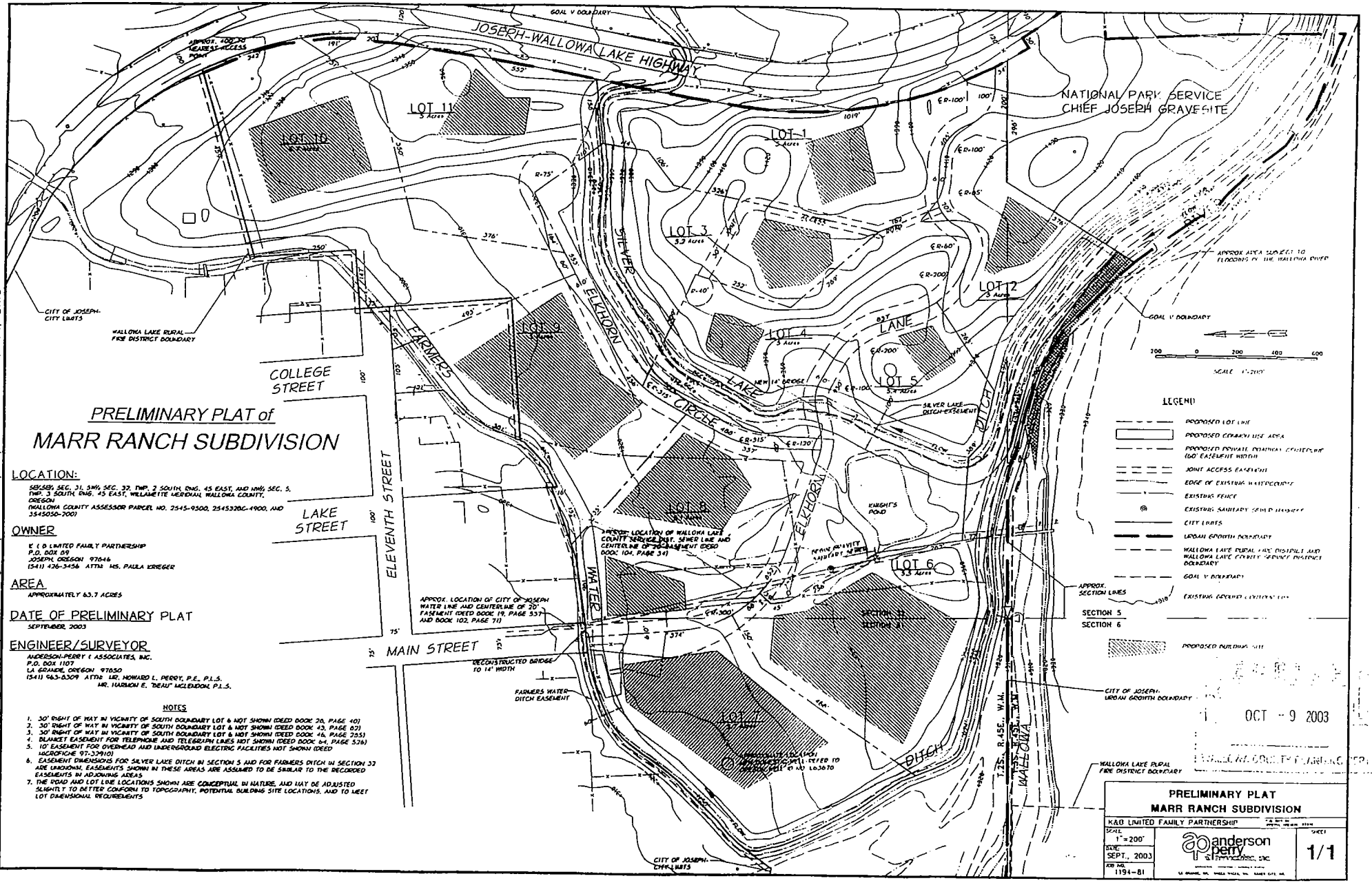

PRELIMINARY PLAT of
MARR RANCH SUBDIVISION

LOCATION:

SE¼SW¼ SEC. 31, SW¼ SEC. 32, TWP. 2 SOUTH, RNG. 45 EAST, AND NW¼ SEC. 5, TWP. 3 SOUTH, RNG. 45 EAST, WILLAMETTE MERIDIAN, WALLOWA COUNTY, OREGON
(WALLOWA COUNTY ASSESSOR PARCEL NO. 2545-9300, 2545320C-4900, AND 3545050-2001)

OWNER

K & O LIMITED FAMILY PARTNERSHIP
P.O. BOX 59
JOSEPH, OREGON 97846
(541) 426-3456 ATTN: MS. PAULA KRIEGER

AREA

APPROXIMATELY 63.7 ACRES

DATE OF PRELIMINARY PLAT

SEPTEMBER, 2003

ENGINEER/SURVEYOR

ANDERSON-PERRY & ASSOCIATES, INC.
P.O. BOX 1107
LA GRANDE, OREGON 97850
(541) 963-0309 ATTN: MR. HOWARD L. PERRY, P.E., P.L.S.
MR. HARMON E. "BEAU" MCLENDON, P.L.S.

NOTES

1. 30' RIGHT OF WAY IN VICINITY OF SOUTH BOUNDARY LOT 6 NOT SHOWN (DEED BOOK 70, PAGE 401)
2. 30' RIGHT OF WAY IN VICINITY OF SOUTH BOUNDARY LOT 6 NOT SHOWN (DEED BOOK 43, PAGE 63)
3. 30' RIGHT OF WAY IN VICINITY OF SOUTH BOUNDARY LOT 6 NOT SHOWN (DEED BOOK 46, PAGE 295)
4. BLANKET EASEMENT FOR TELEPHONE AND TELEGRAPH LINES NOT SHOWN (DEED BOOK 64, PAGE 526)
5. 10' EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES NOT SHOWN (DEED MICROFICHE 97-37910)
6. EASEMENT DIMENSIONS FOR SILVER LAKE DITCH IN SECTION 5 AND FOR FARMERS DITCH IN SECTION 32 ARE UNKNOWN. EASEMENTS SHOWN IN THESE AREAS ARE ASSUMED TO BE SIMILAR TO THE RECORDED EASEMENTS IN ADJOINING AREAS
7. THE ROAD AND LOT LINE LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE, AND MAY BE ADJUSTED SLIGHTLY TO BETTER CONFORM TO TOPOGRAPHY, POTENTIAL BUILDING SITE LOCATIONS, AND TO MEET LOT DIMENSIONAL REQUIREMENTS