

PARTITION PLAT NUMBER P2022-001

Situated in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcels 1 and 2 and platted the land within this partition, being situated in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows;

Beginning at the Southeast corner of Parcel 1 of Partition Plat P2000-003, a point on the North right-of-way line of the Old Baker-Halfway Highway,

Thence: North 26°37'43" West, along the East line of said Parcel 1 of Partition Plat P2000-003, a distance of 256.21 feet, to the Northeast corner thereof,

Thence: South 89°59'59" West, along the North line of said Parcel 1, a distance of 85.97 feet, to the Northwest corner of said Parcel 1,

Thence: South 0°04'17" West, along the West line of said Parcel 1, a distance of 69.70 feet, to the Northeast corner of Parcel 1 of Partition Plat P1993-011,

Thence: South 89°42'37" West, along the North line of said Parcel 1 of Partition Plat P1993-011, a distance of 330.00 feet, to the East right-of-way line of Relocated Baker Homestead Highway,

Thence: North 0°06'42" West, along said East right-of-way line, a distance of 528.14 feet, to its intersection with the centerline of Foothill Ditch,

Thence: Easterly, along the centerline of said Foothill Ditch, and the centerline of Sag Creek, a distance of 1406 feet, more or less, to the intersection of the Westerly right-of-way line of the Old Baker-Cornucopia Stage Road (also known as State Highway Spur 12), said point being on a 174.63 foot radius curve to the right,

Thence: Southerly, along said curve, a distance of 329 feet, more or less, to a point opposite and 30 feet Northerly of OSHD Sta. PC 72+77.0, the point of tangency on the said Old Cornucopia Stage road right-of-way,

Thence: Northerly 10 feet at right angles to the said Old Cornucopia Stage Road, increasing right of way width from 30 feet to 40 feet,

Thence: South 64°36'27" West, along said right of way line, approximately 863 feet, to the Point of Beginning.

EXCEPTING THEREFROM, the following described parcel: Commencing at the North quarter corner of Section 21 of said Township and Range; thence East, 100 feet; thence, South 660 feet; thence, S89°10'E, 416 feet; thence, South 89°44' East, 221 feet, more or less and S89°44'E, 261.2 feet, more or less, to the True Point of Beginning of the excepted parcel,

Thence: South 89°44' East, 94 feet, more or less, to intersect the Northerly right of way of the Old Cornucopia Stage Road,

Thence: Southwesterly, along the said right of way line, 84 feet, more or less,

Thence: North 25°37' West, 41 feet to the True Point of Beginning.

I further certify that I made this plat by order of and under the direction of the owner thereof, and corners for Parcels 1 and 2 are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that GEORGE HAUPTMAN and LYNETTE HAUPTMAN, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

[Signature]
GEORGE HAUPTMAN

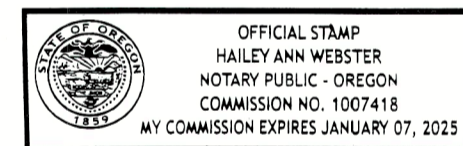
[Signature]
LYNETTE HAUPTMAN

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 18 day of March, 2022, before me a Notary Public in and for said County and State, personally appeared GEORGE HAUPTMAN and LYNETTE HAUPTMAN, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.

[Signature]
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

BAKER COUNTY PLANNING

Approved this 30th day of March, 2022.

[Signature]
Baker County Planning Director

BAKER COUNTY SURVEYOR

Approved this 23rd day of March, 2022.

[Signature]
Thomas J. Hanley
Baker County Surveyor

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 2021-2022 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 *[Signature]* Date: 3-30-2022
Baker County Tax Collector

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS
County of Baker

I do hereby certify that the attached partition plat was received for record on the 30th day of March, 2022, at 9:30 o'clock A. M., and recorded in Baker County Records.

[Signature]
Baker County Clerk
by *[Signature]*, Deputy