

# PARTITION PLAT NUMBER P2024-002

Situated in the Southeast quarter of Section 30, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being situated in the Southeast quarter of Section 30, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1 of Meadowbrook West Subdivision, said point being the Initial Point of said Subdivision,

Thence: North 0°45'20" West, along the East line of Lots 1 and 22 of said Meadowbrook West Subdivision, a distance of 1245.73 feet, to the South right-of-way line of Pine Creek Lane,

Thence: North 89°42'25" East, along the South right-of-way line of said Pine Creek Road, a distance of 1611.43 feet, to the West right-of-way line of Pocahontas Road,

Thence: South 1°12'17" East, along said West right-of-way line of Pocahontas Road, a distance of 1246.98 feet, to the North right-of-way line of Goodrich Creek Lane,

Thence: South 89°44'48" West, along said North right-of-way line, a distance of 1621.21 feet, to the Point of Beginning.

Containing 46.25 acres


I further certify that I made this plat by order of and under the direction of the owner thereof, and that all parcel corners are 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 PINE RICH ESTATES LLC, an Oregon Limited Liability 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 surveyed and platted as shown on the annexed plat, and does hereby create the 15 foot easement over Parcel 1 for benefit of Parcel 3 for water line for fire suppression, all in accordance with the provisions of O.R.S. Chapter 92. Pursuant to its operating agreement, PINE RICH ESTATES LLC has caused these presents to be signed by KARLA SMITH.

  
KARLA SMITH  
PINE RICH ESTATES LLC

## APPROVALS


### BAKER COUNTY SURVEYOR

Approved this 13<sup>th</sup> day of March, 2024.

  
Thomas J. Hanley  
Baker County Surveyor

### BAKER COUNTY PLANNING

Approved this 9<sup>th</sup> day of April, 2024.

  
Baker County Planning Director

### 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 2023-2024 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.

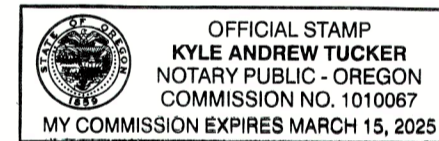
by  Date: April 11, 2024  
Baker County Tax Collector

## ACKNOWLEDGMENT

State of Oregon SS  
County of Baker

Know all people by these presents, on this 13<sup>th</sup> day of March, 2024, before me a Notary Public in and for said County and State, personally appeared KARLA SMITH, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that she executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon



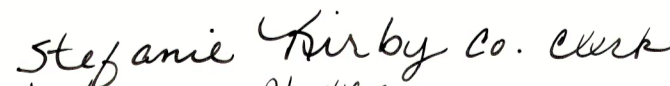

Notarial seal

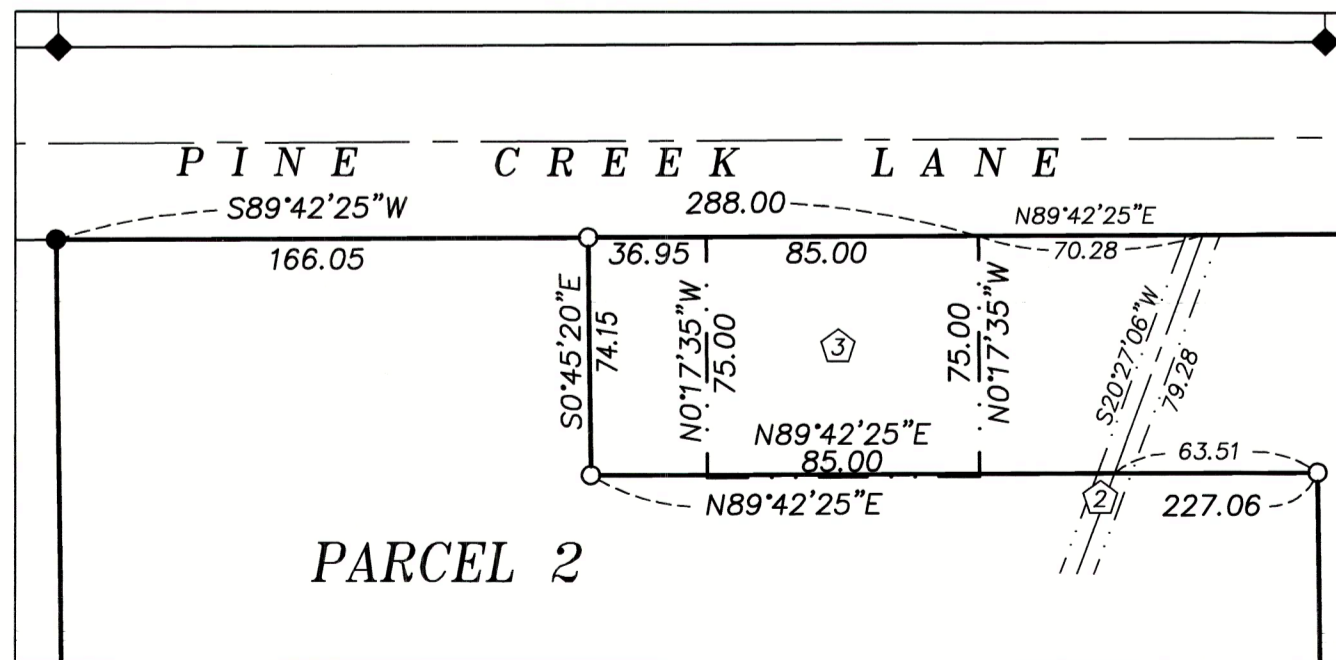
## FILING STATEMENT

### 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 11<sup>th</sup> day of April, 2024, at 9:15 o'clock A. M, and recorded in Baker County Records.

Baker County Clerk by  Co. Clerk  
by  Deputy



## EASEMENT DETAIL

SCALE 1"=60'