

REPLAT NO. P2025-005

A Replat of Parcels 11 & 12 of Partition Plat 2021-010, and a portion of Parcels 13 & 14 of Partition Plat 2021-011;
all in the SE1/4 SW1/4 of Section 8, Township 8 South, Range 46 East of the Willamette Meridian; Baker County, Oregon

NARRATIVE

Purpose:

This survey was performed at the request of Edward Bonn, representing Secure Outsource, LLC, for the purpose of re-platting Parcels 11 and 12 of Partition Plat 2021-010 and a portion of Parcels 13 and 14 of Partition Plat 2021-011.

Procedure:

I find the Northwest corner of Parcel 7 of Partition Plat 2004-003, which was set during Partition Plat 2003-018, to be undisturbed and accept it in its found position. The Northeast corner of said Parcel 7 was reestablished by Partition Plat 2021-001, and I find this monument undisturbed and accept it in its found position.

The monuments on the South line of Parcel 3 of Partition Plat 2004-003 are found to be bent and out of position as noted hereon. I find the monuments of Partition Plats 2021-010, 2021-011 and 2021-012 to be undisturbed and in good condition. I use said monuments to recalculate the Southwest and Southeast corners of said Parcel 3. These corners were not reset this Survey.

I remove all of the monuments from said Partition Plats 2021-010, 2021-011 and 2021-012, and I place the new parcel corners at the direction of the landowner.

This Replat is to be simultaneously recorded with a second Replat of the remainder of Parcels 13 and 14 of Partition Plat 2021-011, and Parcels 15 and 16 of Partition Plat 2021-012, which lies directly South of this Replat.

This survey was performed by using the Global Navigation Satellite System (GNSS). Dual frequency carrier-phase GNSS Trimble R-12 receivers were used to establish control and monument positioning. All monumented positions are within a closed GPS networks and with benefit of redundant measurements.

Basis of Bearing:

The Basis of Bearing is the North line of Parcel 7 of Partition Plat 2004-003, per Partition Plat 2021-001.

Be advised this mapping, and digital copy of same, are protected by contract stipulations of product ownership and copyright laws.

EASEMENT NOTES

The following easements were cited per Report No. 24-24181, provided by Elkhorn Title Company, dated September 19, 2024.

- Easement, including the terms and provisions thereof, granted to Isaac McMullen, by instrument dated November 26, 1885, recorded May 3, 1902, in Deed Book 43, Page 149, Record of Baker County, Oregon, for a ditch. (Not specifically described)
- Ditch easement, including the terms and provisions thereof, as created by the following Partition Plats:
 - Partition Plat No. 2003-018, recorded December 24, 2003, in Book 03 51 0338, Records of Baker County, Oregon. (not specifically described)
 - Partition Plat No. 2004-003, recorded February 17, 2004, in Book 04 07 0087, Records of Baker County, Oregon. (Not specifically described)

The following easements to be released and extinguished this Survey; See Declaration on Sheet 2:

- Access and utility Easement No. 2, including the terms and provisions thereof, created by Partition Plat No. 2021-001, recorded January 21, 2021, in Book 21 03 0295, Records of Baker County, Oregon.
- Access and utility Easement No. 4, including the terms and provisions thereof, created by Partition Plat No. 2021-011, recorded December 2, 2021, in Book 21 48 0324, Records of Baker County, Oregon.
- Utility Easement No. 5, including the terms and provisions thereof, created by Partition Plat No. 2021-011, recorded December 2, 2021, in Book 21 48 0324, Records of Baker County, Oregon.

LEGEND

- Found a 5/8 inch iron rod with yellow plastic cap, per Partition Plat 2003-018.
- Found a 5/8 inch iron rod with light blue plastic cap, per CS 8-46-173B.
- Found a 5/8 inch iron rod with light blue plastic cap per Partition Plat 2021-001.
- Found a 5/8 inch iron rod with light blue plastic cap, per Partition Plat 2021-001.
- Found a 5/8 inch iron rod with light blue plastic cap, per Partition Plats 2021-001, 2021-010, 2021-011, and 2021-012. **REMOVED THIS SURVEY.**
- Set a 5/8 x 30 inch iron rod with a 1 1/2 inch aluminum cap mkd.: WALLOWA ASSOCIATES.

- Replat Line
- Parcel Line, per Partition Plats 2021-001, 2021-010, 2021-011 and 2021-012. **ELIMINATED THIS SURVEY.**
- Easement Line
- Street Centerline

- ()₁ Record information, per Partition Plats 2003-018 and 2004-003.
- ()₂ Record information, per Partition Plat 2021-010
- ()₃ Record information, per Partition Plat 2021-011
- ()₄ Record information, per Partition Plat 2021-012
- ()₅ Record information, per CS 8-46-173B

M=R Measured equals Record, per Partition Plat 2021-001

CS Baker County Survey

PP Partition Plat

REFERENCE MATERIAL

Deed References: County Surveys:
Book 04 07 0087 CS 8-46-101MP
Book 04 09 0174 CS 8-46-102MP
Book 21 48 0321 CS 8-46-173B
Book 21 48 0324
Book 21 48 0327

Other Material:

Partition Plat 2003-018
Partition Plat 2004-003
Partition Plat 2021-001
Partition Plat 2021-010
Partition Plat 2021-011
Partition Plat 2021-012

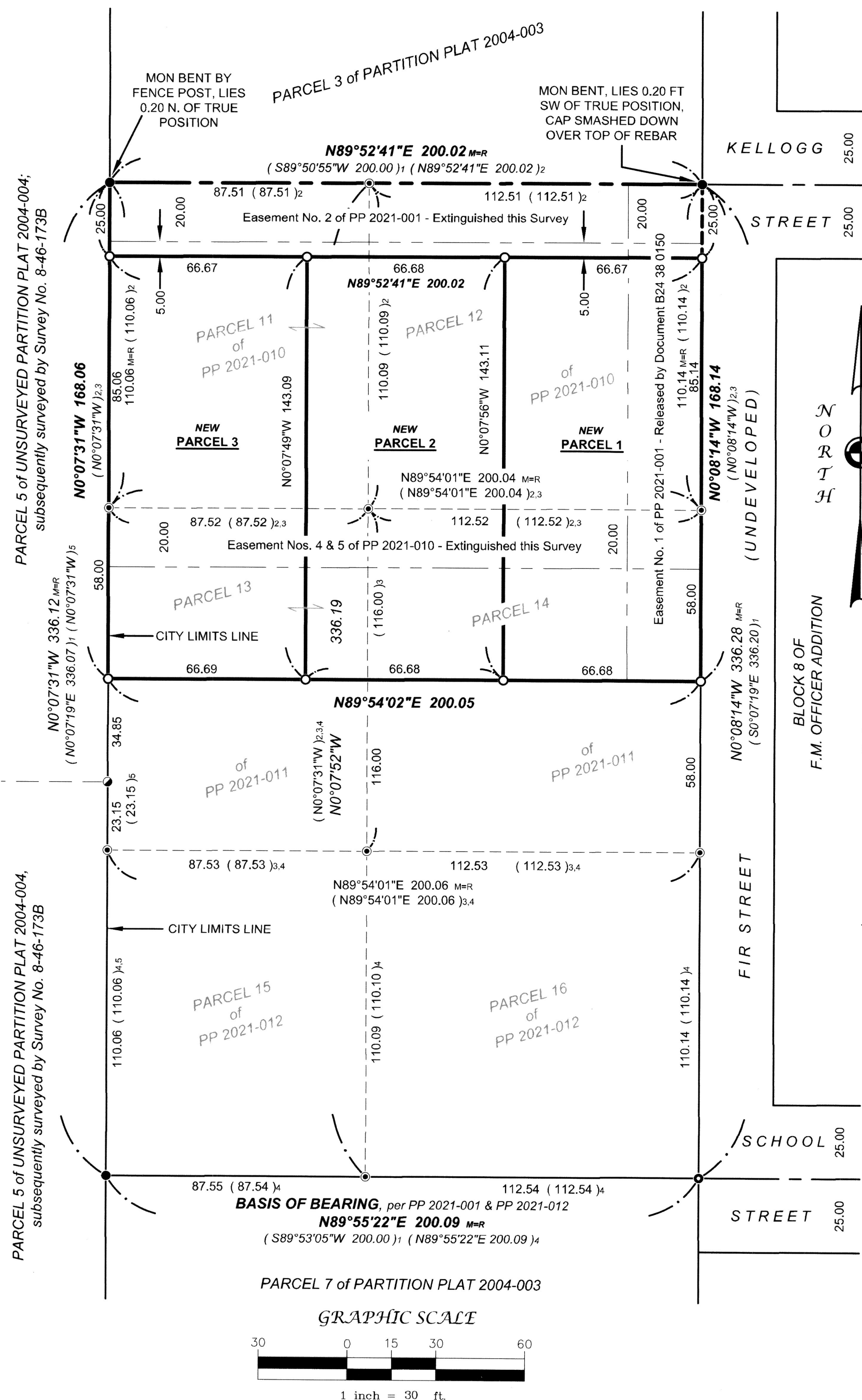
Elkhorn Title Company Report No. 24-24181,
dated September 19, 2024

Replat No. P2025-005
Secure Outsource, LLC

LOCATED WITHIN
Parcels 11 & 12 of Partition Plat 2021-010 & Parcels 13 & 14 of
Partition Plat 2021-011; all in the SW1/4 Sec. 8, T8S, R46E;
Willamette Meridian, Baker County, Oregon

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

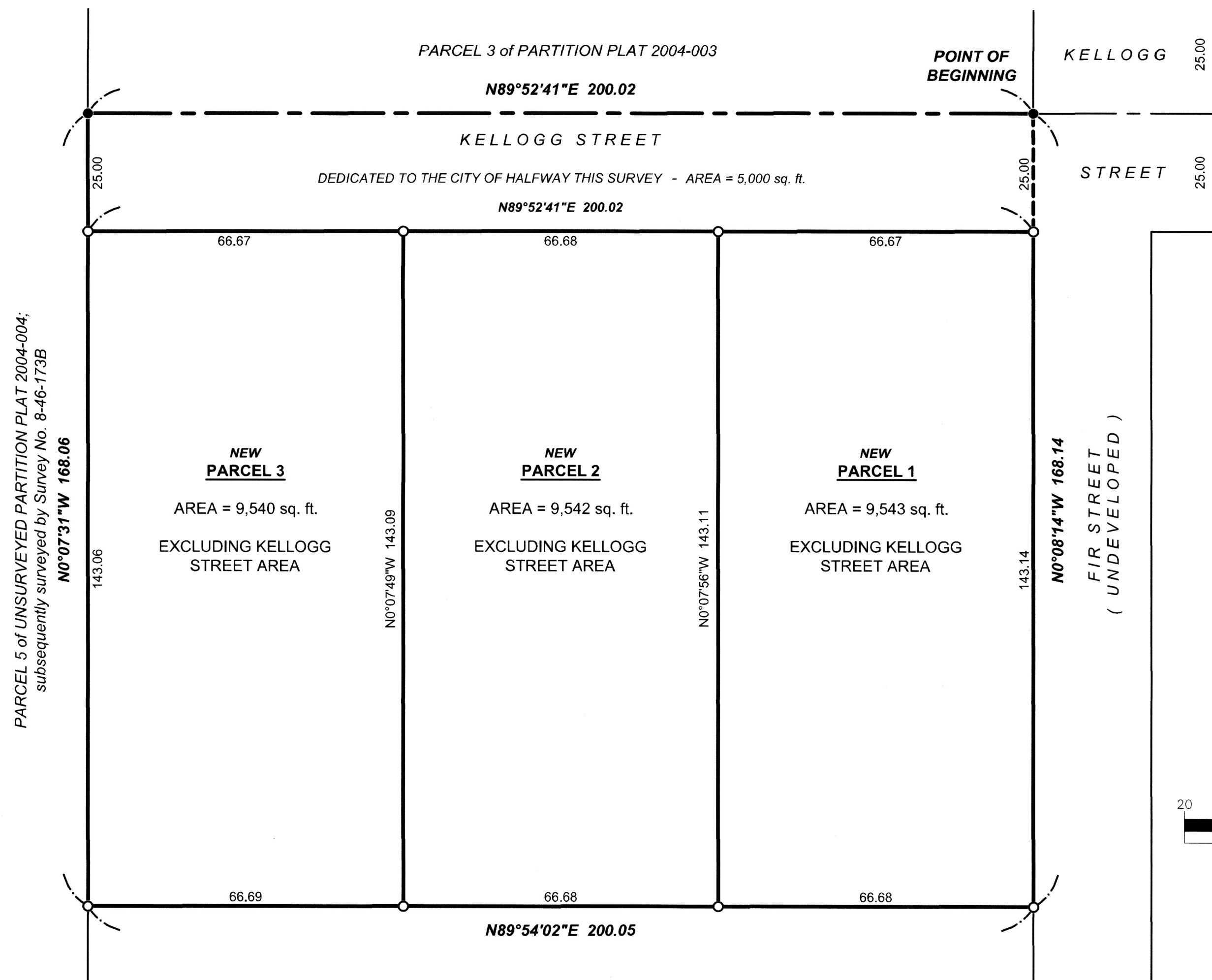
SCALE 1 INCH = 30 FEET	SHEET No. 1 of 2	DATE OF SURVEY Beginning: 8/21/2024 Ending: 10/29/2024
DRAWN BY KLP DATE 10/20/2024	CHECKED KLP	PROJECT No. WA H201-03/3435



REGISTERED
PROFESSIONAL
LAND SURVEYOR
KRISTINA POWELL
OREGON
MAY 9, 2017
91201
EXPIRES 12-31-26

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DECLARATION

I, Edward Bonn, representing Secure Outsource, LLC, a Nevada Limited Liability Company, hereby acknowledge I have caused this Replat to be prepared and this land replatted in accordance with Oregon Revised Statutes Chapter 92, as revised; the City of Halfway and Baker County Development Codes.

I hereby waive and release Easement No. 2, which is the North 20 feet of Parcel 8 of Partition Plat 2021-001; and Easements Nos. 4 and 5, which are the North 20 feet of Parcels 13 and 14 of Partition Plat 2021-011. (See Sheet 1)

I hereby dedicate Kellogg Street, being the North 25 feet of New Parcels 1, 2 and 3; to the City of Halfway for the purpose of public and private ingress and egress, public and private utilities, and Idaho Power utilities.

Edward Bonn, Manager
Secure Outsource, LLC

ACKNOWLEDGMENTS

State of Oregon)
County of Baker)

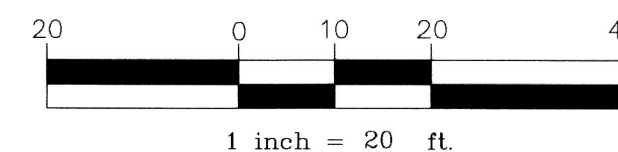
Know all people by these presents, on this 23rd day of April, 2025 before me a Notary Public in and for said State and County, personally appeared Edward Bonn, who being first duly sworn did say that he is the authorized representative of Secure Outsource, LLC, a Nevada Limited Liability Company, and that this instrument was signed on behalf of said company and that he does hereby acknowledge this instrument to be of his own free will and act.

Notary Public for the State of Oregon

My commission expires Feb 25, 2029



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

This Replat depicts the directions and intent of Edward Bonn, representing Secure Outsource, LLC, a Nevada Limited Liability Company. I, Kristina Powell, hereby certify that I have correctly platted the land represented on this Replat, in accordance with the provisions of ORS Chapters 92 and 209.

A tract of land situated in the SE1/4 SW1/4 of Section 8, Township 8 South, Range 46 East of the Willamette Meridian, Baker County, Oregon; the lands being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 3 of Partition Plat 2004-003;

thence along the East lines of Parcel 12 of Partition Plat 2021-010 and Parcel 14 of Partition Plat 2021-011, S0°08'14"E 168.14 feet;

thence S89°54'02"W 200.05 feet to the West line of Parcel 13 of Partition Plat 2021-011, also being the East line of Parcel 5 of Partition Plat 2004-004;

thence along the West lines of said Parcel 13 and Parcel 11 of Partition Plat 2021-010 N0°07'31"W 168.06 feet to the Southwest corner of Parcel 3 of Partition Plat 2004-003;

thence along the South line of said Parcel 3 N89°52'41"E 200.02 feet to the Point of Beginning.

Containing 33,625 sq. ft.

Kristina Powell, LS 91201

APPROVALS

City of Halfway

Mayor date: 4-23-2025

Public Works Director date: 4-23-2025

Baker County

Baker County Surveyor date: 4-23-2025

I hereby Certify that all taxes for the subject property have been paid as required.

Tax Collector date: 4/23/2025

Baker County Clerk

State of Oregon)

SS

County of Baker)

I do hereby certify that the attached Replat was received for record on the

day 24th of April, 2025, at 10:35 o'clock A.M.

and recorded in the Baker County Records and is hereby approved by:

Baker County Clerk by: Stefanie Kirby, Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

KRISTINA POWELL
OREGON
MAY 9, 2017
91201

EXPIRES 12-31-26

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Wallowa Associates
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Enterprise, Oregon 97828
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SCALE 1 INCH = 20 FEET	SHEET No. 2 of 2	DATE OF SURVEY Beginning: <u>8/21/2024</u> Ending: <u>10/29/2024</u>
DRAWN BY KLP DATE <u>10/20/24</u>	CHECKED KLP	PROJECT No. WA H201-03/3435