

# PARTITION PLAT NUMBER P2014-002

Situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Land Surveyor, do hereby certify that I have platted UNSURVEYED Parcel 1 and surveyed and platted Parcel 2 of this partition, being situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

That portion of the Southeast quarter of Section 13 and the East half of the East half of Section 24, Township 7 South, Range 39 East and that portion of Lot 2 of the Southwest quarter of Section 18 (The West half of the Southwest quarter) of Township 7 South, Range 40 East of the Willamette Meridian lying East and South of the following described line:

Beginning at a point on the North line of the Southwest quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, said point which bears North 89°58'21" East, a distance of 197.24 feet from the West quarter corner of said Section 18,

Thence: South, a distance of 1133.15 feet,

Thence: South 18°43'18" East, a distance of 1020.00 feet,

Thence: South, a distance of 513.52 feet,

Thence: West, a distance of 630.15 feet,

Thence: South, a distance of 2592.19 feet,

Thence: West, a distance of 1204 feet, more or less, to the West line of the East half of the East half of Section 24, Township 7 South, Range 39 East of the Willamette Meridian.

ALSO INCLUDING, the Northeast quarter of the Northeast quarter of Section 25, Township 7 South, Range 39 East of the Willamette Meridian,

ALSO INCLUDING, in Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon: Section 18: The Southwest quarter of the Southeast quarter, the South half of Lot 1 of the Southwest quarter (the Southeast quarter of the Southwest quarter), all that portion of the North half of Lot 1 of the Southwest quarter (the Northeast quarter of the Southwest quarter) lying South of the County Road right of way, and all that portion of the Northwest quarter of the Southeast quarter and the Southeast quarter of the Southeast quarter lying Southwesterly of the County Road right of way,

Section 19: All lying Southwesterly of the County road right of way,

Section 20: The West half of the Southwest quarter, all that portion of the West half of the Northwest quarter lying Southwesterly of the County road right of way and all that portion of the East half of the Southwest quarter lying Southwesterly of the I-84 (formerly I-80N) right of way.

Section 29: The West half of the West half, all that portion of the Northwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter lying Southwesterly of the I-84 (formerly I-80N) right of way;

All that portion of the Southwest quarter of the Northeast quarter lying Southwesterly of I-84 (formerly I-80N) right of way, EXCEPTING THEREFROM the South 103 feet;

The East half of the Northwest quarter, EXCEPTING THEREFROM the following two parcels:  
Parcel 1: That portion of the South 103 feet of the Southeast quarter of the Northwest quarter lying East of Baker Conro Road.  
Parcel 2: Road right of way conveyed to Baker County, recorded January 25, 1974 in Deeds 74 04 054.

A parcel in the East half of the Southwest quarter described as follows:  
Beginning at the Southwest corner of the East half of the Southwest quarter of said section; thence, North 2636 feet, more or less to the Northwest corner of said East half of the Southwest quarter, thence, East 59 feet; thence, South 2636 feet, more or less to a point 43 feet East of the Southwest corner of said East half of the Southwest quarter; thence, West 43 feet to the Point of Beginning.

Also including, the South 42 feet of the West 42 feet of the Southeast quarter of the Northwest quarter.


Section 30: All.

EXCEPTING THEREFROM, the coal, oil, gas and other minerals underlying the surface of said land, reserved in State Deed recorded June 14, 1945 in Deed Book 137, Page 83.


EXCEPTING THEREFROM, the oil and mineral right underlying the surface of that portion lying in the E 1/2 SW 1/4 of Section 29, reserved in deed recorded March 10, 1953 in Deed Book 160, Page 534, and all rights and easements in favor of the estate of oil and minerals.

Subject to easements of record and rights of way as they exist.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that Parcel 2 is monumented as shown on the annexed map, in accordance with O.R.S. 92.055.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2015

## DECLARATION

Know all people by these presents that McEst Ranches, LLC, is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused Parcel 2 to be surveyed and platted and Parcel 1 to be platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. 92. In witness whereof, McEst Ranches, LLC, through its Manager R. William Dolsen, as authorized under the Limited Liability Company Agreement of McEst Ranches, LLC, hereby approves and signs this instrument.

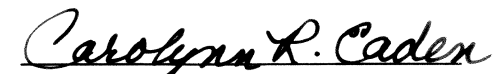


R. WILLIAM DOLSON, Manager  
McEst Ranches, LLC

## ACKNOWLEDGMENTS

State of Washington  
County of Yakima SS

Know all these people by these presents, on this 14<sup>th</sup> day of February, 2014, before me a Notary Public in and for said County and State, personally appeared R. WILLIAM DOLSON, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon Washington

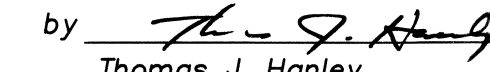


Notarial seal

## APPROVALS

### BAKER COUNTY SURVEYOR

Approved this 20<sup>th</sup> day of Feb., 2014.

by   
Thomas J. Hanley


### BAKER COUNTY PLANNING DEPARTMENT

Approved this 24<sup>th</sup> day of February, 2014.

  
Interim 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 2013-2014 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.

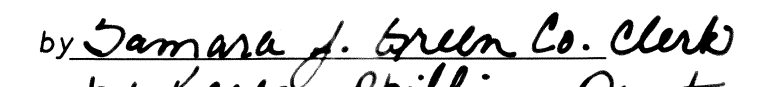

by  Date: 2-24-14

## 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 24<sup>th</sup> day of February, 2014, at 10:30 o'clock A.M. and recorded in Baker County records.

by   
by  Deputy