

# LAND PARTITION PLAT NO. P2014-11

SITUATED IN SECTIONS 21, 22, 23, 24, 25, 26, 27 AND 36, T.9S., R.43E., W.M.,  
BAKER COUNTY, OREGON  
NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS

## SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 9 S., R. 43 E., W.M.:

SECTION 21: S1/2NE1/4; N1/2SE1/4.  
SECTION 22: S1/2N1/2; S1/2.  
SECTION 23: S1/2.  
SECTION 24: W1/2NE1/4; NW1/4; S1/2.  
SECTION 25: ALL.

SAVE AND EXCEPT THEREFROM, THE FOLLOWING:

ALL THOSE PORTIONS OF THE S1/2 AND THE S1/2NW1/4 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 36, T.9S., R.43E.; THENCE N.36°W., 8,983 FEET, MORE OR LESS, TO INTERSECT WITH THE WEST LINE OF SECTION 25, T.9S., R.43E., AT A POINT 620 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW1/4NW1/4 OF SAID SECTION 25.

ALSO SAVE AND EXCEPT THEREFROM, ANY INTEREST IN THE UNPATENTED WHITE BADGER QUARTZ MINING CLAIM, AS DISCLOSED BY INSTRUMENT RECORDED FEBRUARY 11, 1903, IN BOOK 51, PAGE 459, BAKER COUNTY DEED RECORDS.

SECTION 26: N1/2N1/2.  
SECTION 27: N1/2.  
SECTION 36: NE1/4.

SAVE AND EXCEPT THEREFROM, THE FOLLOWING:

ALL THAT PORTION OF THE NE1/4 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 36, T.9S., R.43E.; THENCE N.36°W., 8,983 FEET, MORE OR LESS, TO INTERSECT WITH THE WEST LINE OF SECTION 25, T.9S., R.43E., AT A POINT 620 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW1/4NW1/4 OF SAID SECTION 25.

THIS PARTITION CONTAINS 2,520 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE EAST 1/4 CORNER SECTION 36, T.9S., R.43E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.
- RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.

## NARRATIVE

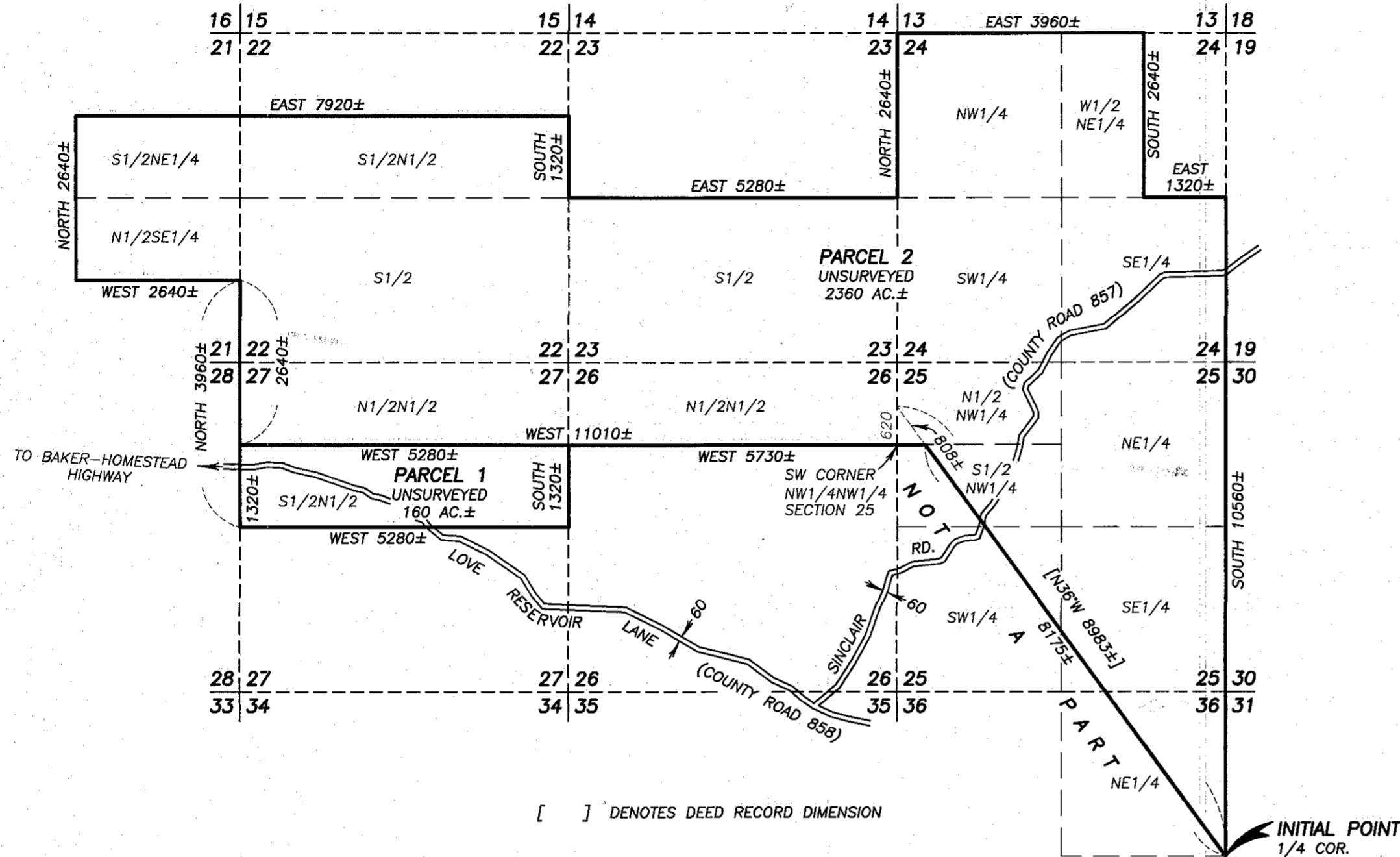
THIS PARTITION WAS PERFORMED AT THE REQUEST OF STEVE STUCHLIK ON BEHALF OF PHILLIPS RANCH, INC. THE PURPOSE WAS TO DIVIDE THE SUBJECT PROPERTY INTO TWO PARCELS.

A PROPERTY LINE ADJUSTMENT WAS COMPLETED PRIOR TO THIS LAND PARTITION, RECORDED AS DEED NO. B14 44 0266.

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS. SECTION AND SECTION SUBDIVISION LINES ARE PROTRACTED FOR GENERAL INFORMATION ONLY. THE LOCATIONS OF PARCEL LINES AND COUNTY ROAD RIGHT OF WAYS SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

## REFERENCES

AMERITITLE TITLE NO. 0031816  
INSTRUMENT NO.'S 68 04 004, 68 32 020, B14 44 0266



[ ] DENOTES DEED RECORD DIMENSION

INITIAL POINT  
1/4 COR.  
T.9S., R.43E., W.M.  
36 31  
1 6

## APPROVALS

APPROVED THIS 8<sup>TH</sup> DAY OF Dec., 2014

*Th. J. Hatfield*  
BAKER COUNTY SURVEYOR

APPROVED THIS 17<sup>TH</sup> DAY OF December, 2014

*Holly Kern*  
BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Heidi DeJure*  
BAKER COUNTY TAX COLLECTOR  
DATE: 12/17/14

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 17 DAY OF December, 2014 AT 3:55 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P2014-011, BAKER COUNTY RECORDS.

*Jamara J. Green*  
BAKER COUNTY CLERK  
BY *Karen Phillips, Deputy*

## DECLARATION

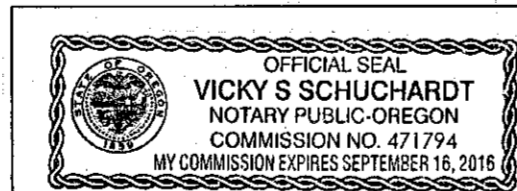
KNOW ALL PEOPLE BY THESE PRESENTS THAT I, FREDRICK A. PHILLIPS III, PRESIDENT OF PHILLIPS RANCH, INC., AN OREGON CORPORATION, DO HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

*Frederick A. Phillips III Pres.*  
FREDRICK A. PHILLIPS III, PRESIDENT

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF BAKER } SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 17, 2014, BY FREDRICK A. PHILLIPS III, PRESIDENT OF PHILLIPS RANCH, INC.

*Vicky S. Schuchardt*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 09/16/2016



## STATEMENT OF WATER RIGHTS

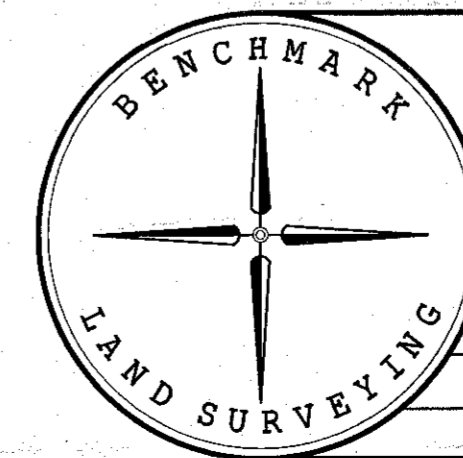
THERE ARE NO WATER RIGHTS FOR IRRIGATION APPURTENANT TO THIS PARTITION

### NOTE:

SEWAGE DISPOSAL FOR ANY FUTURE DEVELOPMENT SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason L. Hatfield*  
OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454  
EXPIRES: 6/30/2015



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
2101 MAIN STREET, STE 223 BAKER CITY, OREGON  
541-575-1251 ~ 800-699-0516

LAND PARTITION  
SITUATED IN SECTIONS 21, 22, 23, 24, 25, 26, 27 AND 36,  
T.9S., R.43E., W.M.,  
BAKER COUNTY, OREGON

|              |                      |            |
|--------------|----------------------|------------|
| PREPARED FOR | PHILLIPS RANCH, INC. |            |
| PREPARED BY  | JLH                  | 11/05/2014 |
| SCALE:       | 1"=2000'             |            |