

PARTITION PLAT NUMBER P2020-010

Situated in the North half and in the Southwest quarter of Section 1, Township 9 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, situated in the North half and in the Southwest quarter of Section 1, Township 9 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows:

TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN


The North half of the North half (Government Lots 2), the Southwest quarter of the Northwest quarter and all that portion of the South half of the Northeast quarter, the Southeast quarter of the Northwest quarter and the North half of the Southwest quarter lying North of the Baker-Cornucopia Highway right of way.

EXCEPTING THEREFROM any portion of the above described land lying within the boundaries of County Road No. 751 (Sunnyslope Road)

FURTHER EXCEPTING THEREFROM that parcel conveyed to the State of Oregon, by and through its Department of Transportation, recorded April 5, 1994 in Deed 94 14 132 and rerecorded October 21, 2002 in Book 02 43 0133, records of Baker County, Oregon

Containing 315 acres, more or less

I further certify that I made this plat by order of and under the direction of the owner thereof, 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 LAURIE L. SOLISZ, 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 platted as shown on the annexed plat, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.


LAURIE L. SOLISZ

ACKNOWLEDGMENT

State of Oregon
County of Baker

Know all people by these presents, on this 25 day of August, 2020, before me a Notary Public in and for said County and State, personally appeared LAURIE L. SOLISZ, 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

APPROVALS

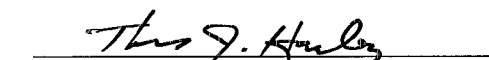
BAKER COUNTY PLANNING

Approved this 25th day of August, 2020.


Eva Hines, Senior Planner for Holly Kerns
Baker County Planning Director


BAKER COUNTY SURVEYOR

Approved this 25TH day of August, 2020.


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 2020-2021 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 
Alice Dufinger, Baker County Tax Collector Date: 8/25/2020

NOTES AND EASEMENTS

- 1 Option for railroad right of way granted to W.L. Vinson, as disclosed in deed dated March 31, 1905, recorded April 1, 1905 in Deed Book 60, Page 106. No specific location given. As it pertains to this property potentially encumbers only the W1/2 NE1/4 Sec 1.
- 2 Easement, no width given, granted to the Pacific Telephone and Telegraph Company, recorded April 27, 1939 in Deed Book 127, Page 58. Exact location not described. Specifies poles and anchors as staked and cannot be located without benefit of survey.
- 3 Right of way easement, 8 ft. in width, granted to California-Pacific Utilities Company, recorded November 22, 1950 in Deed Book 155, Page 82. Shown as per legal description.
- 4 Power line easement, no given width, granted to Idaho Power Company, recorded August 20, 1955 in Deed Book 164, Page 843. Shown as per legal description.
- 5 Right of way, 10 ft. in width, granted to Earl Flint and Beulah Nye Flint, William A. Widman, Helen Shaw and Peter M. Markgraf and Verna K. Markgraf by instrument recorded February 26, 1971 in Deed 71 08 048 for irrigation pipeline, diversion box and headgate. Shown as per legal description.
- 6 Utility easement, 15 ft. in width, granted to California-Pacific Utilities Company recorded October 23, 1978 in Deed 78 43 026
- 7 Utility easement, 5 ft. wide, granted to Pacific Northwest Bell Telephone Company, recorded February 26, 1979 in Deed 79 09 017. Exact location not given. Not shown.
- 8 Utility easement, 15 ft. in width, granted to C P National Corporation recorded May 16, 1979 in Deed 79 19 099. Shown as per legal description.

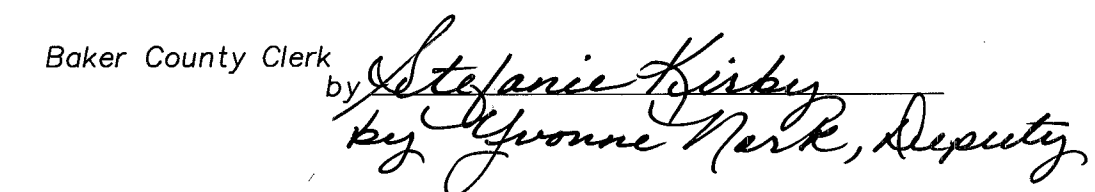
- 9 Any and all matters, including easements, levies and assessments pertaining to the Smith Ditch District Improvement Company, formerly the Smith Ditch Company, Inc. as disclosed by the (a) Instrument recorded May 22, 1980 in Misc. Film Volume 80 21 033 and rerecorded June 18, 1980 in Misc. Film Volume 80 25 128, (b) Instrument recorded June 6, 1980 in Deed 80 24 003 and (c) Landowner's notice recorded June 23, 2004 in Book 04 25 0325. Includes 25 ft. wide easement over Smith Ditch as it currently exists.
- 10 Terms and provisions of appurtenant easement from Kermit Myers to Paul Peyron and Peyron Ranch, Inc, recorded April 1, 1986 in Deed 86 14 024. Approximate location shown.
- 11 Utility easement, 10 ft. in width, granted to Oregon Trail Electric Consumers Cooperative for electric transmission and distribution lines or systems by instrument recorded February 24, 1997 in Book 97 08 303. Shown as per legal description.
- 12 Utility easement, 15 ft. in width, granted to Oregon Trail Electric Consumers Cooperative for electric transmission and distribution lines or systems by instrument recorded April 5, 2007 in Book 07 15 0001. Shown as per legal description.
- 13 Easement for in irrigation lateral, 40 ft. in width, granted to Elizabeth A. Peyron, Trustee of the Elizabeth A. Peyron Revocable Trust under agreement dated August 24, 1994 and Peyron Ranch Inc. by instrument recorded July 23, 2002 in Book 02 30 0165. Shown as per legal description.
- 14 Easement for irrigation canal purposes over the existing Correll Ditch, 40 ft. in width, granted to Elizabeth A. Peyron, Trustee of the Elizabeth A. Peyron Revocable Trust under agreement dated August 24, 1994 and Peyron Ranch Inc. by instrument recorded July 23, 2002 in Book 02 30 0168. Centerline of easement is over the Correll Ditch as it falls on this property.
- 15 Easement for in irrigation lateral, 40 ft. in width, granted to Elizabeth A. Peyron, Trustee of the Elizabeth A. Peyron Revocable Trust under agreement dated August 24, 1994 and Peyron Ranch Inc. by instrument recorded July 23, 2002 in Book 02 30 0172.

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon
County of Baker

I do hereby certify that the attached partition plat was received for record on the 25th day of August, 2020, at 10:30 o'clock A-M, and recorded in Baker County Records.

Baker County Clerk by 
Stephanie Kirby, Deputy