

# PARTITION PLAT NUMBER P2023-004

A Replat of a portion of Partition Plat 1998-006  
Situating in the West half of Section 5 and the East half of Section 6, Township 9 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 platted the land within this Unsurveyed Partition, being situated in the West half of Section 5 and the East half of Section 6, Township 9 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows,

IN TOWNSHIP 9 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

SECTION 5: The Northwest quarter of the Southwest quarter, The West Half of Lot 1 of the Northwest quarter (Southwest quarter of the Northwest quarter)

TOGETHER WITH, that portion of the North half of the Southwest quarter of said Section 5, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 5;

Thence: South 89°23'48" East, 862.09 feet, along the North line of said Southwest quarter of the Southwest quarter,

Thence: South 86°12'00" West, 863.52 feet, to the West line of said Southwest quarter of the Southwest quarter,

Thence: North 0°21'39" West, 66.31 feet, along said West line, to the Point of Beginning.

EXCEPTING THEREFROM, that portion of the Northwest quarter of the Southwest quarter of said Section 5, more particularly described as follows:

Beginning at the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 5,

Thence North 0°24'06" West, 35.84 feet, along the East line of said Northwest quarter of the Southwest quarter,

Thence: South 86°12'00" West, 466.77 feet, to the South line of said Northwest quarter of the Southwest quarter,

Thence: South 89°23'48" East, 466.02 feet, along said South line to the Point of Beginning.

SECTION 6: The Northeast quarter of the Southeast quarter, the East half of Lot 1 of the Northeast quarter (Southeast quarter of the Northeast quarter) and the Southeast quarter of the Southeast quarter.

EXCEPTING THEREFROM, the following described property:

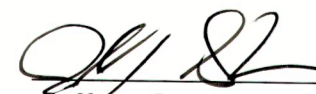
Beginning at the Southeast one-sixteenth corner of said Section 6, which is a No. 5 rebar with a yellow plastic cap marked PLS 699,

Thence: North 0°35'29" West, along the one-sixteenth line, 1304.45 feet to the Center East one-sixteenth corner of said section, which is another No. 5 rebar with a yellow plastic cap marked PLS 699,

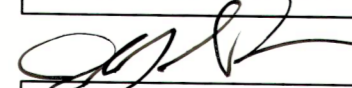
Thence: North 88°38'10" East, along the East/West centerline of said section 24.5 feet to a fence line,

Thence: South 0°38' West, generally along the fence line 1305 feet, more or less, to the point of beginning.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2025

## DECLARATION

Know all people by these presents that SCOTT D. JAGER and REBECCA M. JAGER, and LEN AND PATRICIA CEDER, LLC, an Alaska Limited Liability Corporation, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, LEN AND PATRICIA CEDER, LLC, pursuant to its operating agreement has caused these presents to be signed by PATRICIA CEDER.

  
SCOTT D. JAGER

  
REBECCA M. JAGER

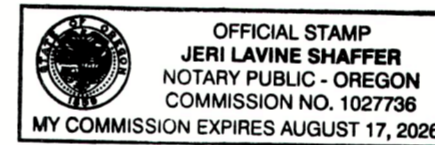
  
PATRICIA CEDER  
LEN AND PATRICIA CEDER, LLC

## ACKNOWLEDGMENT

State of Oregon SS  
County of Baker

Know all people by these presents, on this 21<sup>st</sup> day of June, 2023, before me a Notary Public in and for said County and State, personally appeared SCOTT D. JAGER and REBECCA M. JAGER, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon

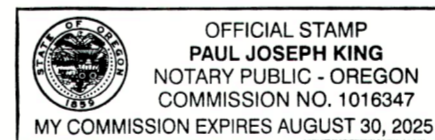


Notarial seal

State of Oregon SS  
County of Baker

Know all people by these presents, on this 19<sup>th</sup> day of June, 2023, before me a Notary Public in and for said County and State, personally appeared PATRICIA CEDER, 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

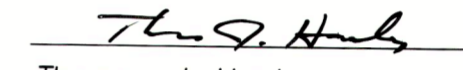
### BAKER COUNTY PLANNING

Approved this 3<sup>rd</sup> day of July, 2023.

  
Baker County Planning Director

### BAKER COUNTY SURVEYOR

Approved this 30<sup>th</sup> day of June, 2023.

  
Thomas J. Hanley

### 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 2022-2023 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 Traici Robinson by J. Smith Date: 7-20-23  
Baker County Tax Collector

## 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 20<sup>th</sup> day of July, 2023, at 1:30 o'clock P M, and recorded in Baker County Records.

Baker County Clerk Stephanie Kirby Co. Clerk  
by Karen Phillips, Deputy