

LAND PARTITION PLAT NO. P2019-003

SITUATED IN THE NW1/4 SECTION 3, T.9S., R.40E., W.M.,
BAKER COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 1 OF THIS PARTITION, AND THAT I DID NOT SURVEY THE ENTIRE BOUNDARY OF PARCEL 2 OF THE PARTITION, BEING SITUATED IN BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWP. 9 SOUTH, RANGE 40 EAST, W.M.:

TRACT ONE:

SECTION 3: E1/2NE1/4NW1/4.

EXCEPTING THEREFROM THE SOUTH 20 FEET OF THE ABOVE-DESCRIBED LAND, AS CONVEYED TO THE COUNTY OF BAKER IN THE STATE OF OREGON FOR A ROAD OF PUBLIC EASEMENT BY INSTRUMENT RECORDED SEPTEMBER 17, 1907, IN BOOK 65, PAGE 402, BAKER COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM THE EAST 35 FEET OF THE ABOVE-DESCRIBED LAND, AS CONVEYED TO BAKER COUNTY, A QUASI-MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED NOVEMBER 29, 1955, IN BOOK 165, PAGE 35, BAKER COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NE1/4NW1/4 OF SECTION 3, T.9S., R.40E., W.M., IN THE COUNTY OF BAKER AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SECTION 3, SAID TOWNSHIP AND RANGE;
THENCE WEST, 35 FEET (RECORD: 30 FEET, MORE OR LESS), TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 AND THE TRUE POINT OF BEGINNING;
THENCE WEST, 72 FEET ALONG THE NORTH LINE OF SAID SECTION 3;
THENCE SOUTH, 54 FEET;
THENCE EAST, 72 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740;
THENCE NORTH, ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 TO THE TRUE POINT OF BEGINNING.

TRACT TWO:

A PARCEL OF LAND LOCATED IN THE NE1/4NW1/4 OF SECTION 3, T.9S., R.40E., W.M., IN THE COUNTY OF BAKER AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SECTION 3, SAID TOWNSHIP AND RANGE;
THENCE WEST, 35 FEET (RECORD: 30 FEET, MORE OR LESS), TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 AND THE TRUE POINT OF BEGINNING;
THENCE WEST, 72 FEET ALONG THE NORTH LINE OF SAID SECTION 3;
THENCE SOUTH, 54 FEET;
THENCE EAST, 72 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740;
THENCE NORTH, ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 740 TO THE TRUE POINT OF BEGINNING.

THIS PARTITION CONTAINS 18.6 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING S.88°09'14"W., 35.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, T.9S., R.40E., W.M.

EASEMENTS

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 9, 1906, IN DEED BOOK 62, PAGE 404. SAID EASEMENT BEING 8 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 28TH DAY OF Jan, 2019.

Th. S. Haly
BAKER COUNTY SURVEYOR

APPROVED THIS 4TH DAY OF February, 2019.

H. S. Haly
BAKER COUNTY PLANNING DIRECTOR

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

Alice Duval by Th. S. Haly
BAKER COUNTY TAX COLLECTOR
DATE: 02-04-19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 5 DAY OF February, 2019 AT 8:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. P2019-003 BAKER COUNTY RECORDS.

Stephanie Kirby
BAKER COUNTY CLERK
by Karen Phillips, Deputy

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT J AND V BROWN RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND BAKER RURAL FIRE PROTECTION DISTRICT, A MUNICIPAL CORPORATION, DO HEREBY DECLARE THAT SAID COMPANY AND SAID MUNICIPAL CORPORATION ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

James P. Brown
JAMES P. BROWN, MEMBER
J AND V BROWN RANCHES, LLC.

Vicki J. Brown
VICKI J. BROWN, MEMBER
J AND V BROWN RANCHES, LLC.

Cass C. Vanderwiele
CASS C. VANDERWIELE, BOARD PRESIDENT
BAKER RURAL FIRE PROTECTION DISTRICT

ACKNOWLEDGMENTS

STATE OF OREGON } SS
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-4, 2019, BY JAMES P. BROWN AND VICKI J. BROWN

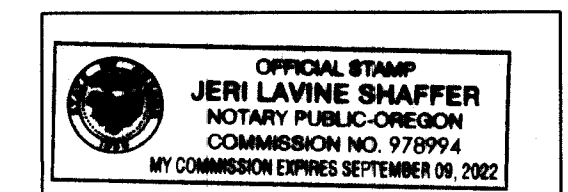
Jeri Lavine Shaffer
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 9-9-22



STATE OF OREGON } SS
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-4, 2019, BY CASS C. VANDERWIELE

Jeri Lavine Shaffer
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 9-9-22



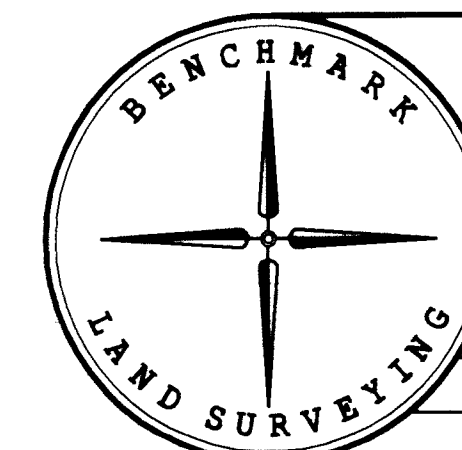
NOTES:

1. SEWAGE DISPOSAL FOR EACH PARCEL 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: 6/30/2019



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION
SITUATED IN THE NW1/4 SECTION 3, T.9S., R.40E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	J & V BROWN RANCHES, LLC AND BAKER RURAL FIRE PROTECTION DISTRICT	
SURVEYED BY	JLH & MRT	11/28/2018
SCALE: AS SHOWN	DRAWN BY: JLH	SHEET 2 OF 2