

SAGE VALLEY ESTATES

Situated in the Southeast quarter of Section 20, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon

SD 2021-003
DECLARATION

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, situated in the Southeast quarter of Section 20, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 20,

Thence: North 0°17'33" West, along the East line of the South half of the Southeast quarter of the Southeast quarter of said Section 20, a distance of 656.38 feet, to the Northeast corner thereof,

Thence: South 89°41'19" West, along the North line of said South half of the Southeast quarter of the Southeast quarter, a distance of 1352.87 feet, to the Northwest corner thereof,

Thence: North 0°04'35" West, along the East line of the Southwest quarter of the Southeast quarter of said Section 20, a distance of 657.45 feet, to the Northeast corner thereof,

Thence: South 89°42'32" West, along the North line of said Southwest quarter of the Southeast quarter, a distance of 1350.26 feet, to the Northwest corner thereof,


Thence: South 0°08'40" West, along the West line of said Southwest quarter of the Southeast quarter, a distance of 1316.49 feet, to the Southwest corner thereof,

Thence: North 89°38'36" East, along the South line of the Southeast quarter of said Section 20, a distance of 2710.69 feet, to the Point of Beginning.

Containing 61.28 acres (including Brown Road), 60.83 acres (excluding Brown Rd)

Subject to the rights of the public in the Brown Road right-of-way.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all lot corners are monumented 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



CARTMILL DITCH EASEMENT CONDITIONS

Irrigation ditch easement for access, maintenance and regulation of water flow, for the Cartmill Ditch for all water conveyance structures, i.e., ditches, pipelines, diversion points and diversion structures. This easement must be a minimum of 30 feet in width along the south boundary line of the subject property to where the Cartmill Ditch turns northward to the diversion structures of Lots 1 and 12. From there on Lot 1, the ditch easement shall be 15 feet wide from the banks of the ditch along each side. The easement for the diversion structure must be a minimum of 30-feet along each side of the structure and allow for access and passage of heavy equipment to repair and maintain the structure as necessary, for benefit of all persons downstream from the subject property who have legal water rights involving use of any or all of the structures. Any fence that crosses the irrigation easement must include a gate to provide ingress and egress for maintenance and maintenance equipment. No trees or other structures shall be planted or located anywhere within the Cartmill Ditch easement, or otherwise be allowed to interfere with the ability to operate and maintain the ditch.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of SAGE VALLEY ESTATES and that the annexed tracing is an exact copy of said subdivision as the same is on file in BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571

Know all people by these presents that SALMON CREEK BUILDERS, INC., an Oregon Corporation, is the owner of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and does hereby create the ditch easement over Lots 1, 2, 3, 4 and 12 for benefit of downstream users with a valid water right, including conditions as described hereon, the 12'x27' easement for water tank for fire suppression, and do hereby dedicate and donate to public use the road easement shown hereon as SAGE VALLEY LANE, for ingress, egress and utilities, to Baker County, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, SALMON CREEK BUILDERS, INC., pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by JASON T. LETOURNEAU and CASSI J. LETOURNEAU.


JASON T. LETOURNEAU
SALMON CREEK BUILDERS, INC.


CASSI J. LETOURNEAU
SALMON CREEK BUILDERS, INC.

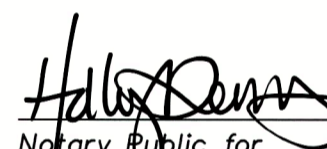
ACKNOWLEDGMENT

State of Oregon

SS

County of Baker

Know all people by these presents, on this 29th day of November, 2021, before me a Notary Public in and for said County and State, personally appeared JASON T. LETOURNEAU and CASSI J. LETOURNEAU, 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

REFERENCE MATERIAL

Plat of Summerfield West Subdivision (SD 1996-001)

Plat of High Country Estates (SD 2004-002)

Survey Number 08-39-014
Survey Number 08-39-020

Survey Number 08-39-031
Survey Number 08-39-037

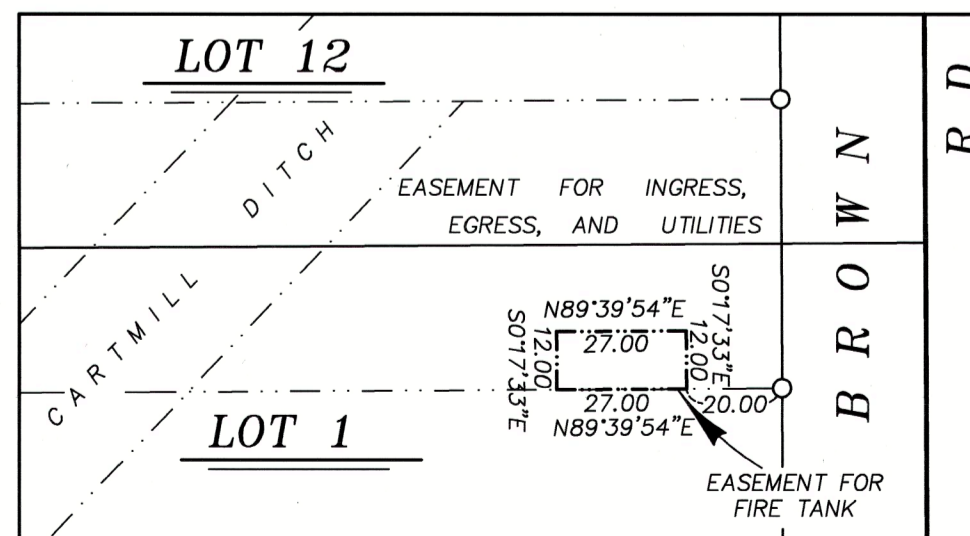
Survey Number 08-39-058

Survey Number 08-39-064
Partition Plat 1997-018

Partition Plat 2019-009

DEED REFERENCES
Deed 09 06 0082

Preliminary Title Report 21-23144,
dated June 22, 2021, prepared by
Elkhorn Title Company



DETAIL 'B' SCALE 1"=40'

APPROVALS

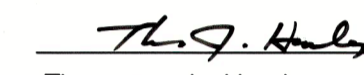
BAKER COUNTY PLANNING

Approved this 29th day of November, 2021.


Baker County Planning Director

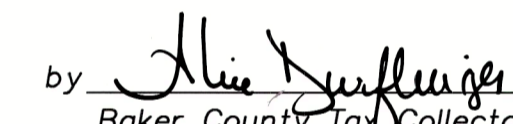
BAKER COUNTY SURVEYOR

Approved this 29th day of November, 2021.


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 2021-2022 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by 
Baker County Tax Collector Date: 11-29-2021

BAKER COUNTY COMMISSIONERS

I hereby approve this plat and the acceptance of the road dedication as shown, this 29 day of November, 2021.


William (Bill) Harvey, Chairman

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS
County of Baker

I do hereby certify that the attached subdivision was received for record on the 29th day of November, 2021, at 3:50 o'clock P.M. and recorded in Baker County Records.

FILED December 3, 2021 Baker County Clerk
by 
Stephanie Kirby, Co. Clerk

Karen Phillips, Deputy
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-133