

**AFFIDAVIT FOR AMENDED  
DECLARATION OF PARTITION PLAT**

Know all people by these presents that PINE RICH ESTATES LLC, an Oregon Limited Liability Corporation, is the owner of the land within this Partition, said land having been acquired by Deed recorded in Document 23 47 0045, deed records of Baker County, Oregon, being more particularly described in the Surveyor's Certificate on attached plat, in addition to the declaration as stated on said plat, does also hereby create the 30 foot wide easement over Parcel 1, for access and maintenance of a creek, for benefit of all valid downstream water rights users, all in accordance with the provisions of O.R.S. Chapter 92. Pursuant to its operating agreement, PINE RICH ESTATES LLC has caused these presents to be signed by KARLA SMITH.

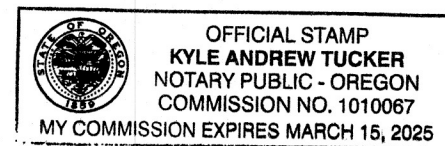
*Karla Smith*

KARLA SMITH  
PINE RICH ESTATES LLC.

STATE OF OREGON            )  
  ) SS  
COUNTY OF Union        )

Know all people by these presents, on this 10<sup>th</sup> day of April, 2024 before me a Notary Public in and for said State and County, personally appeared KARLA SMITH, and who being duly sworn, did say that they executed the same freely and voluntarily.

*[Signature]*  
\_\_\_\_\_  
Notary Public for  
The State of Oregon



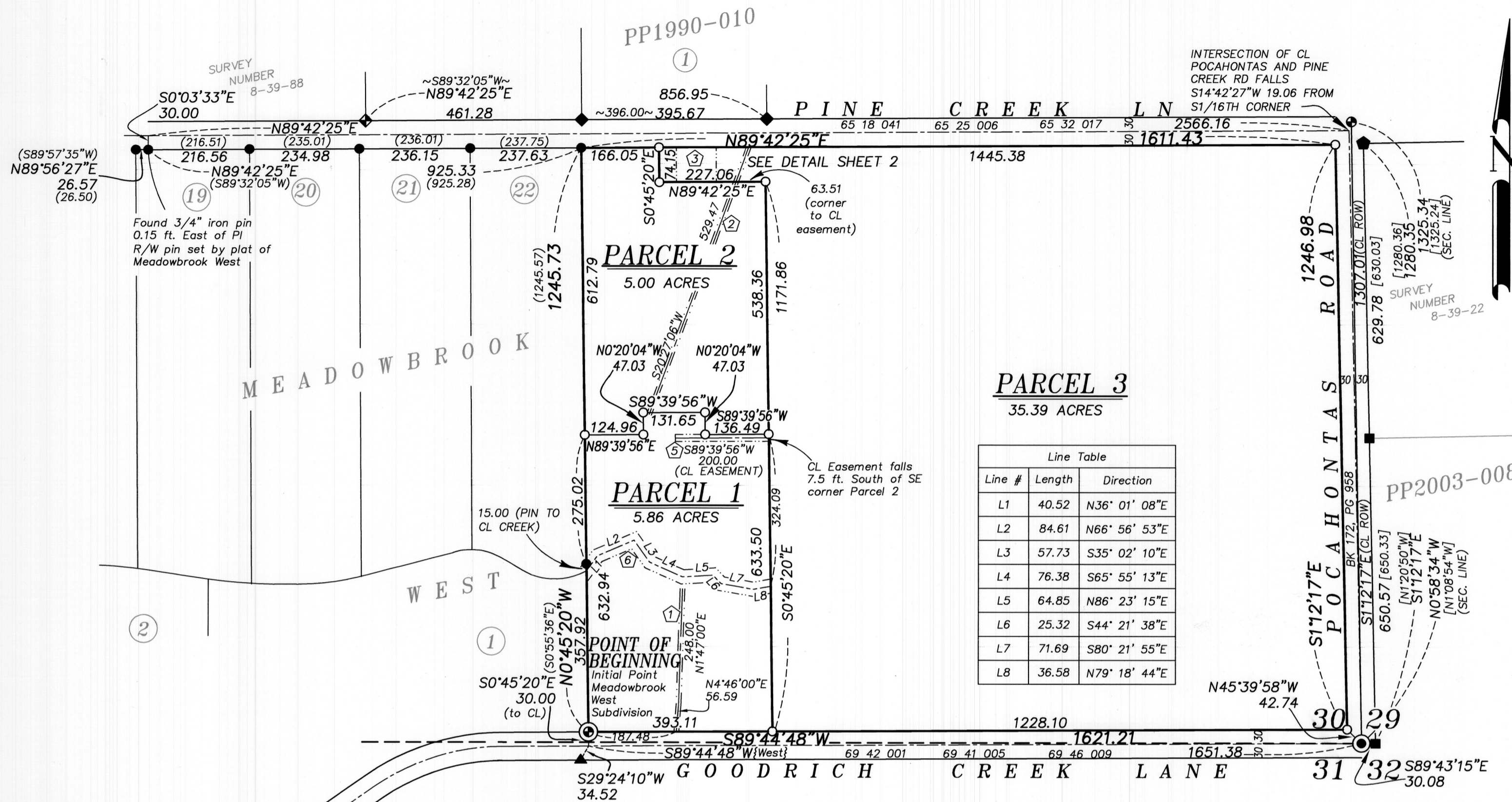
\_\_\_\_\_  
Notarial Seal

FILED April 16, 2024  
BAKER COUNTY SURVEYOR  
SURVEY NO. 8-39-158



# PARTITION PLAT NUMBER P2024-002

Situated in the Southeast quarter of Section 30, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon



## BASIS OF BEARING

True Geodetic North at the quarter corner common to Section 22 and 23, Township 8 South, Range 38 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=200'

## LEGEND

- Found 2 1/2" brass cap, set by Survey Number 8-39-22
- Found 1/2" iron pin, set by Survey Number 8-39-07
- Found 5/8" iron pin with plastic cap, set by Survey Number 8-39-22
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Partition Plat 2003-008
- Found 5/8" iron pin, set by Plat of Meadowbrook West Subdivision
- Found 3" iron pipe, set as initial point of Meadowbrook West Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Survey 8-39-88
- ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR. PLS 1817, set by Partition Plat No. P1990-010
- ▲ Found 5/8" iron pin, set by Survey Number 8-39-32
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER

## NARRATIVE

This survey was done at the request of David Hays, developer of the land within. Mr. Hays wanted to divide the land as shown. The West line of this ground was monumented by Meadowbrook West Subdivision. Though unclear on the face of the plat if a true section break was done by this subdivision, there is long standing use and acceptance of monumentation, as evidenced by lines of possession. I find monuments harmonious with platted measurements and hold them in place.

The legal descriptions for Pine Creek Lane, Goodrich Creek Lane and Pocahontas Road do not necessarily coincide with the surveys that have monumented the right of ways. However, there is long standing acceptance of monumentation for each one of these right of ways. Goodrich Creek Lane was monumented by Survey 8-39-91 (dated 1969), and retraced by Surveys 8-39-19, 8-39-27, 8-39-30, and 8-39-32. To place the Goodrich Creek Lane right of way, I drive a line from the Section Corner to a point 30 feet from the Initial Point of Meadowbrook West. Placement as such is harmonious with the pin set by Survey 8-39-32 on the South right of way line of Goodrich Creek Lane.

To place the Pine Creek Road right of way, I hold the monuments set by the plat of Meadowbrook West, Survey 8-39-88 and Partition Plat 1990-010. Extension of this alignment Easterly places the centerline approx. 19 ft. South of the S1/16th corner.

The dedication for Pocahontas Road is nominally the East 30 feet of the section (Book 172, Page 958). However, the East side of Pocahontas Rd. was monumented in Surveys 8-39-22 and Partition 2003-008. I hold the location of the monuments along the East side of the road and offset them 60 feet to place the West line of Pocahontas Road. The centerline of Pocahontas Road does not coincide with the section line, as shown hereon.

I place division lines at the direction of the client. I find no other unusual conditions with this survey.

## REFERENCE MATERIAL

- Survey Number 8-39-03  
 Survey Number 8-39-07  
 Survey Number 8-39-19  
 Survey Number 8-39-22  
 Survey Number 8-39-27  
 Survey Number 8-39-30  
 Survey Number 8-39-32  
 Survey Number 8-39-49MP (P1990-010)  
 Survey Number 8-39-59  
 Survey Number 8-39-81  
 Survey Number 8-39-85MP  
 Survey Number 8-39-88  
 Survey Number 8-39-91  
 Survey Number 8-39-94MP  
 Partition Plat P2003-008

- DEED REFERENCES  
 Book 172, Page 958  
 65 18 041  
 65 25 006  
 65 32 017  
 69 41 005  
 69 42 001  
 69 46 009  
 74 46 086  
 75 26 034  
 96 09 095  
 98 42 156  
 01 14 0098  
 Survey Number 8-39-91  
 06 22 0075  
 21 32 0242

Preliminary Title Report  
 612309AM, dated October  
 27, 2023, prepared by  
 AmeriTitle, LLC

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
 OREGON  
 JUNE 2, 2010  
**JEFFREY S. HSU**  
 83571  
 Renewal Date: June 30, 2025

FILED April 16, 2024  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. 8-39-158

## NOTES AND EASEMENTS

- ① Utility easement, 10 ft. wide, granted to California-Pacific Utilities Company by instrument recorded as 74 46 086. Power line is only constructed on Northern half of easement as line no longer runs from Goodrich Creek Lane. Existing powerline connects from South end of Easement 2 to the North end of this easement.
- ② Utility easement, 10 ft. wide, granted to California-Pacific Utilities Company by instrument recorded as 75 26 034. Possible scrivener error in legal description (likely should be SE cor Sec. 30). Shown in constructed location
- ③ Lease with terms, covenants, conditions and provisions as recorded in instrument recorded as 96 09 095, and modified by 98 42 156, 01 14 0098 and 06 22 0075. See Easement detail Page 2.
- ④ Sewage disposal on Parcels to be provided by a DEQ approved sanitary sewage disposal system
- ⑤ 15 ft. wide easement for water line for fire suppression, over Parcel 1 for benefit of Parcel 3, created by this plat.
- ⑥ Easement for access for maintenance of creek, for benefit of valid downstream water rights users, 30 ft. wide, the centerline as shown hereon, created by this plat.

## SURVEYOR'S EXACT COPY STATEMENT

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

Jeffrey S. Hsu, OPLS 83571



# PARTITION PLAT NUMBER P2024-002

Situated in the Southeast quarter of Section 30, Township 8 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 surveyed and platted the land within this partition, being situated in the Southeast quarter of Section 30, Township 8 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1 of Meadowbrook West Subdivision, said point being the Initial Point of said Subdivision,

Thence: North 0°45'20" West, along the East line of Lots 1 and 22 of said Meadowbrook West Subdivision, a distance of 1245.73 feet, to the South right-of-way line of Pine Creek Lane,


Thence: North 89°42'25" East, along the South right-of-way line of said Pine Creek Road, a distance of 1611.43 feet, to the West right-of-way line of Pocahontas Road,

Thence: South 1°12'17" East, along said West right-of-way line of Pocahontas Road, a distance of 1246.98 feet, to the North right-of-way line of Goodrich Creek Lane,

Thence: South 89°44'48" West, along said North right-of-way line, a distance of 1621.21 feet, to the Point of Beginning.

Containing 46.25 acres

I further certify that I made this plat by order of and under the direction of the owner thereof, and that all parcel 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



## DECLARATION


Know all people by these presents that PINE RICH ESTATES LLC, an Oregon Limited Liability Corporation, 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 surveyed and platted as shown on the annexed plat, and does hereby create the 15 foot easement over Parcel 1 for benefit of Parcel 3 for water line for fire suppression, all in accordance with the provisions of O.R.S. Chapter 92. Pursuant to its operating agreement, PINE RICH ESTATES LLC has caused these presents to be signed by KARLA SMITH.

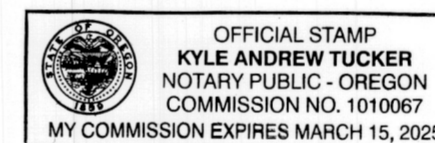
  
KARLA SMITH  
PINE RICH ESTATES LLC

## ACKNOWLEDGMENT

State of Oregon SS  
County of Baker

Know all people by these presents, on this 13<sup>th</sup> day of March, 2024, before me a Notary Public in and for said County and State, personally appeared KARLA SMITH, 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

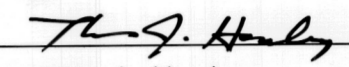


Notarial seal

## APPROVALS

### BAKER COUNTY SURVEYOR

Approved this 13<sup>th</sup> day of March, 2024.

  
Thomas J. Hanley  
Baker County Surveyor

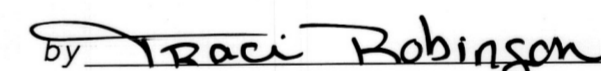
### BAKER COUNTY PLANNING

Approved this 9<sup>th</sup> day of April, 2024.

  
Baker County Planning Director

### 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 2023-2024 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.

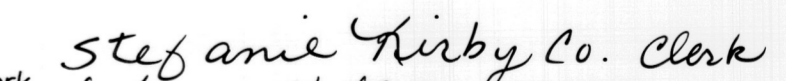
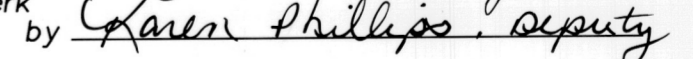
by  Date: April 11, 2024  
Baker County Tax Collector

## 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 11<sup>th</sup> day of April, 2024, at 9:15 o'clock A M, and recorded in Baker County Records.

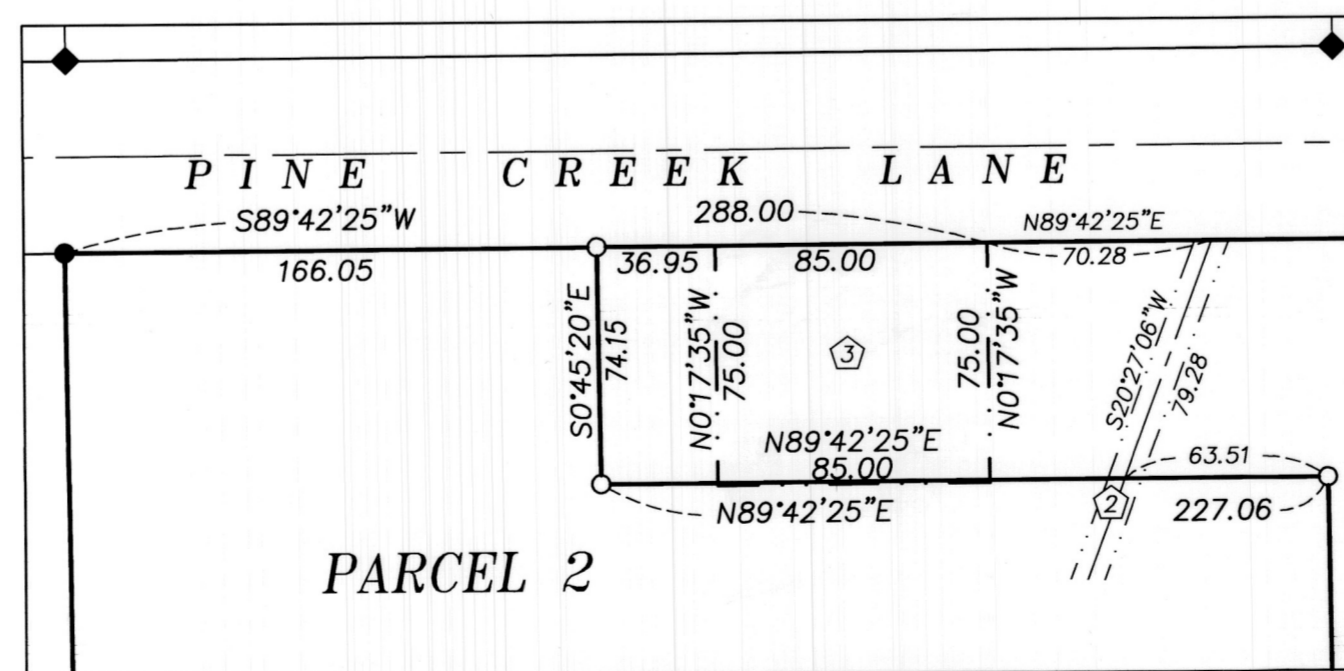
Baker County Clerk   
by  Deputy

FILED April 16, 2024  
BAKER COUNTY SURVEYOR  
SURVEY NO. 8-39-158

## SURVEYOR'S EXACT COPY STATEMENT

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

  
Jeffrey S. Hsu, OPLS 83571



## EASEMENT DETAIL

SCALE 1"=60'