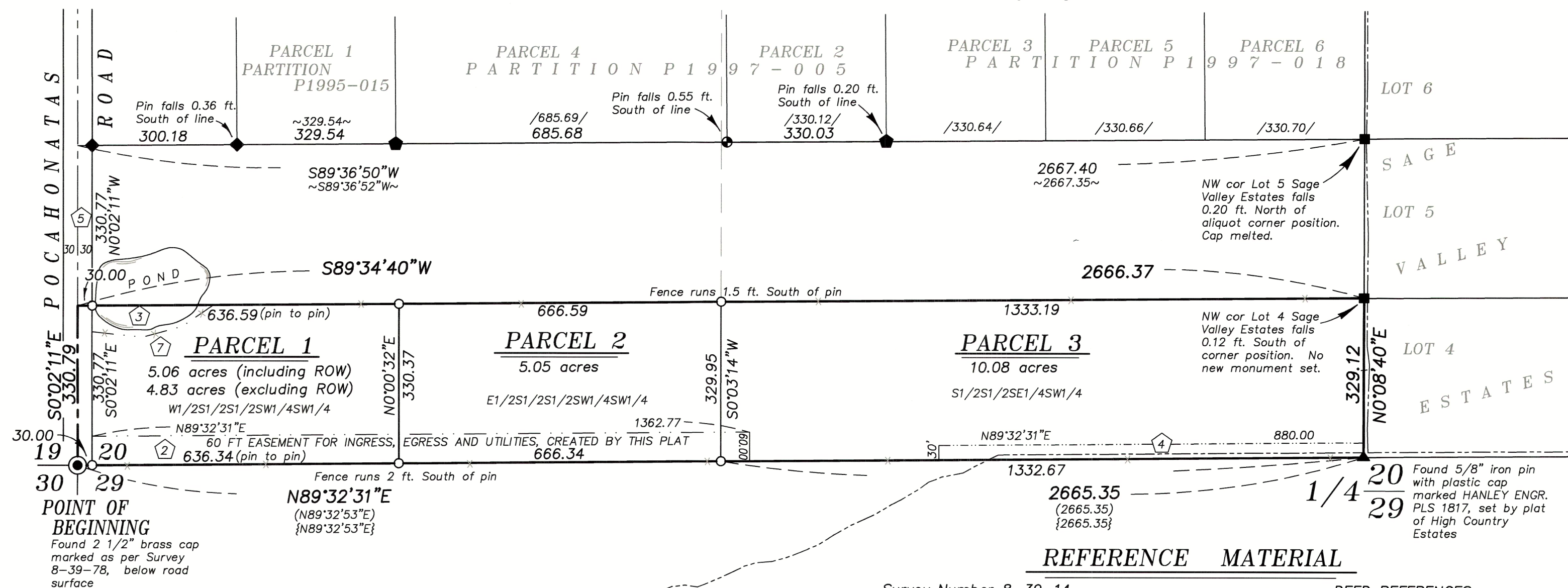


PARTITION PLAT NUMBER P2025-008

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

BASIS OF BEARING

The North line of the Southwest quarter of
Section 20, Township 8 South, Range 39 East
being South 89°48'47" West, as per Survey
Number 08-39-14

SCALE: 1"=200'

LEGEND

- Found 2 1/2" brass cap, in paved surface of Pocahontas Road
- Found 1/2" iron pin, set by Survey Number 8-39-14
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1817, set by plat of High Country Estates
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of Sage Valley Estates
- Found 5/8" iron pin, set by Survey Number 08-39-020
- Found 5/8" iron pin with plastic cap marked DLT ASSOC LS 1362, set by Partition Plat 1995-015
- Found 5/8" iron pin with plastic cap marked DLT ASSOC LS 1362, set by Partition Plat 1997-005
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER

REFERENCE MATERIAL

Survey Number 8-39-14
Survey Number 8-39-20
Survey Number 8-39-105
Partition Plat P1995-015
Partition Plat P1997-005(8-39-60MP)
Partition Plat P1997-018(8-39-64MP)
Partition Plat P2019-009
Plat of Sage Valley Estates
Plat of High Country Estates

DEED REFERENCES
07 23 0363
22 34 0275
SORT Report 644203AM, dated
August 28, 2024, prepared by
AmeriTitle

NARRATIVE

This partition was done at the request of Shyanne Gilbertson, owner of the land within. Ms. Gilbertson wanted to divide the property as shown. I recover monuments as shown. The Center South 1/16th corner was placed in Partition 2019-009 by retracement of Partitions P1997-005 and P1997-018, which made for a slightly different position than a midpoint position. I held this and monumented it in the plat of Sage Valley Estates. I recover monuments by Partition P1995-015, P1997-005, and P1997-018(8-39-64MP) and find the Eastings harmonious with platted distances. The Northings do not appear to fall in line with each other. Rather than place the Center-South 1/16th corner by retracement of these surveys, I subdivide the section as per BLM Manual of Instructions 2009. I place dividing lines along aliquot lines. Fencelines are off as shown. I find no other unusual conditions with this partition.

NOTES AND EASEMENTS

- 1 Sewage disposal for each parcel shall be provided by a DEQ approved sanitary sewage disposal facility.
- 2 60 foot wide public easement, over Parcels 1, 2 and 3, for benefit of Parcels 2 and 3, for ingress, egress and utilities, created by this plat.
- 3 Easement for use and maintenance of pond area for stockwater and irrigation purposes and maintenance of a fence, granted to the owner of the N1/2S1/2SW1/4SW1/4, their heirs and assigns, created by this plat. See Pg 2
- 4 Easement and Agreement for relocation, use and maintenance of Cartmill Ditch by instrument 07 23 0363, covers the South 30 feet of the East 880 feet of Parcel 3.
- 5 Rights of the public in Pocahontas Road.
- 6 Easement for ditch recorded in Book 77, Page 352, does not fall on subject property. Not shown.
- 7 Easement, for construction and use of a water line and necessary appurtenances from the pond in the NW corner of Parcel 1 for purposes of irrigation, over Parcel 1 for benefit of Parcel 2, created by this plat. Easement not to exceed a width needed for reasonable use to construct and maintain said water line, the location of which is to be in a practical location, not to interfere with existing uses on Parcel 1 and, once constructed, is fixed in the location upon where it is constructed.



Renewal Date: June 30, 2027

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 Partition as shown and that the annexed tracing is an exact copy of said Partition 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

Sheet 1 of 2

SW1/4 SECTION 20

SCALE 1"=500'

FILED July 2, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-161

PARTITION PLAT NUMBER P2025-008

Situated in the Southwest quarter of Section 20, 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, situated in the Southwest 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 Southwest corner of said Section 20,

Thence: North 89°32'31" East, along the South line of the Southwest quarter of said Section 20, a distance of 2665.35 feet, to the South quarter corner of said Section 20,

Thence: North 0°08'40" East, along the center of section line, a distance of 329.12 feet, to the Northeast corner of the South half of the South half of the South half of the Southwest quarter of said Section 20,

Thence: South 89°34'40" West, along the North line of said South half of the South half of the South half of the Southwest quarter, a distance of 2666.37 feet, to the West line of the Southwest quarter of said Section 20,

Thence: South 0°02'11" East, along said West line, a distance of 330.79 feet, to the Point of Beginning.

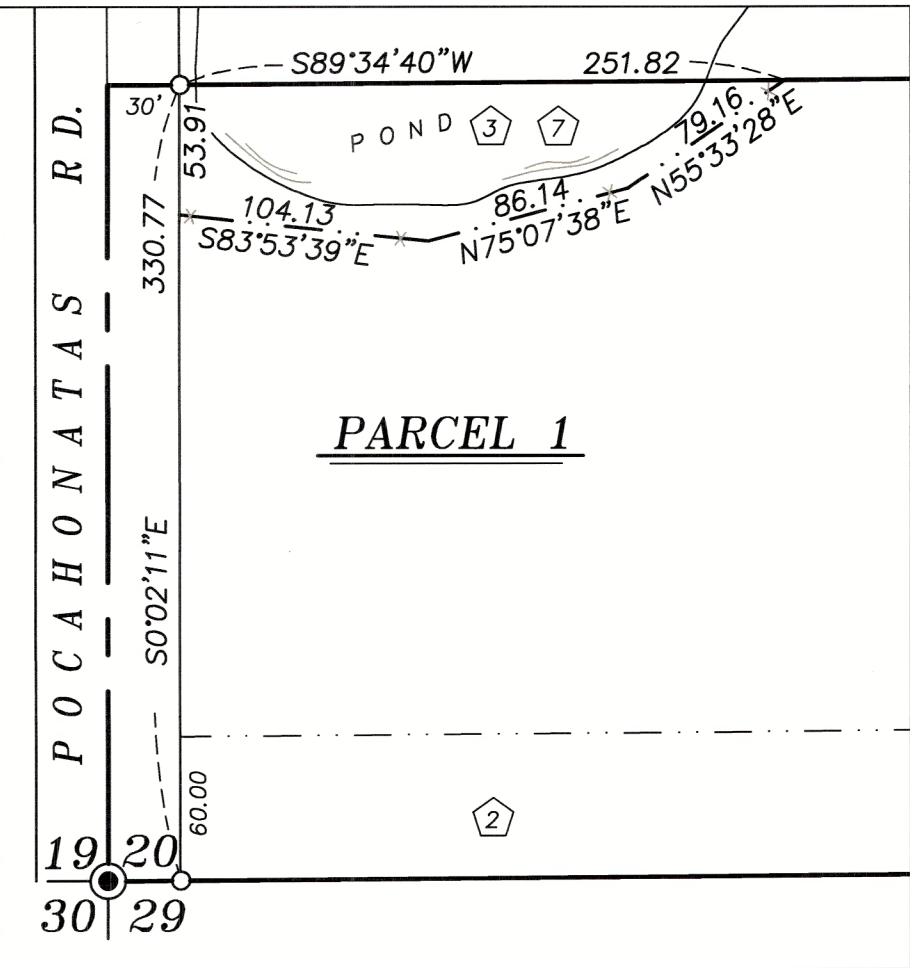
Being the South half of the South half of the South half of the Southwest quarter of Section 20, Township 8 South, Range 39 East of the Willamette Meridian.

Subject to the rights of the public in Pocahontas Road.

Containing 20.19 acres (19.96 acres, excluding Pocahontas 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 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

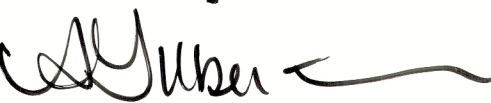


EASEMENT 3 DETAIL

SCALE 1" = 80'

DECLARATION

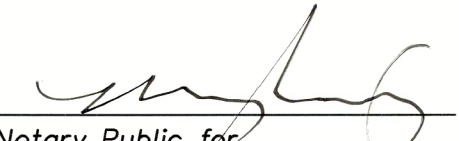
Know all people by these presents that SHAYANNE GILBERTSON, Trustee of the Shyanne Gilbertson Revocable Living Trust, dated August 17, 2022, is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and does hereby create the 60 foot wide easement over Parcels 1 and 2, for benefit of Parcels 2 and 3, the irrigation easement over Parcel 1 for benefit of Parcel 2, and the easement for use and maintenance of a pond for stockwater and irrigation for the adjoining landowner, all in accordance with the provisions of O.R.S. Chapter 92.

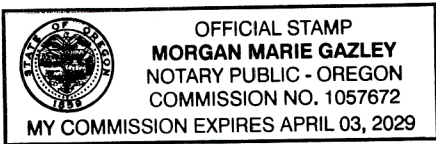

SHAYANNE GILBERTSON, TRUSTEE
SHAYANNE GILBERTSON REVOCABLE
LIVING TRUST DATED AUGUST 17, 2022

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 21st day of May, 2025, before me a Notary Public in and for said County and State, personally appeared SHAYANNE GILBERTSON, 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

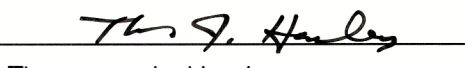
BAKER COUNTY PLANNING

Approved this 25th day of June, 2025.


Baker County Planning Director

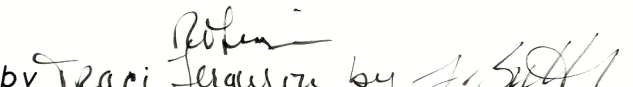
BAKER COUNTY SURVEYOR

Approved this 21st day of May, 2025.


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 2024-2025 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  by J. S. Hsu Date: 4-25-2025
Baker County Tax Collector

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS
County of Baker

I do hereby certify that the attached partition was received for record on the 25 day of June, 2025, at 1:23 o'clock P M, and recorded in Baker County Records.

Baker County Clerk 

FILED July 2, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-161