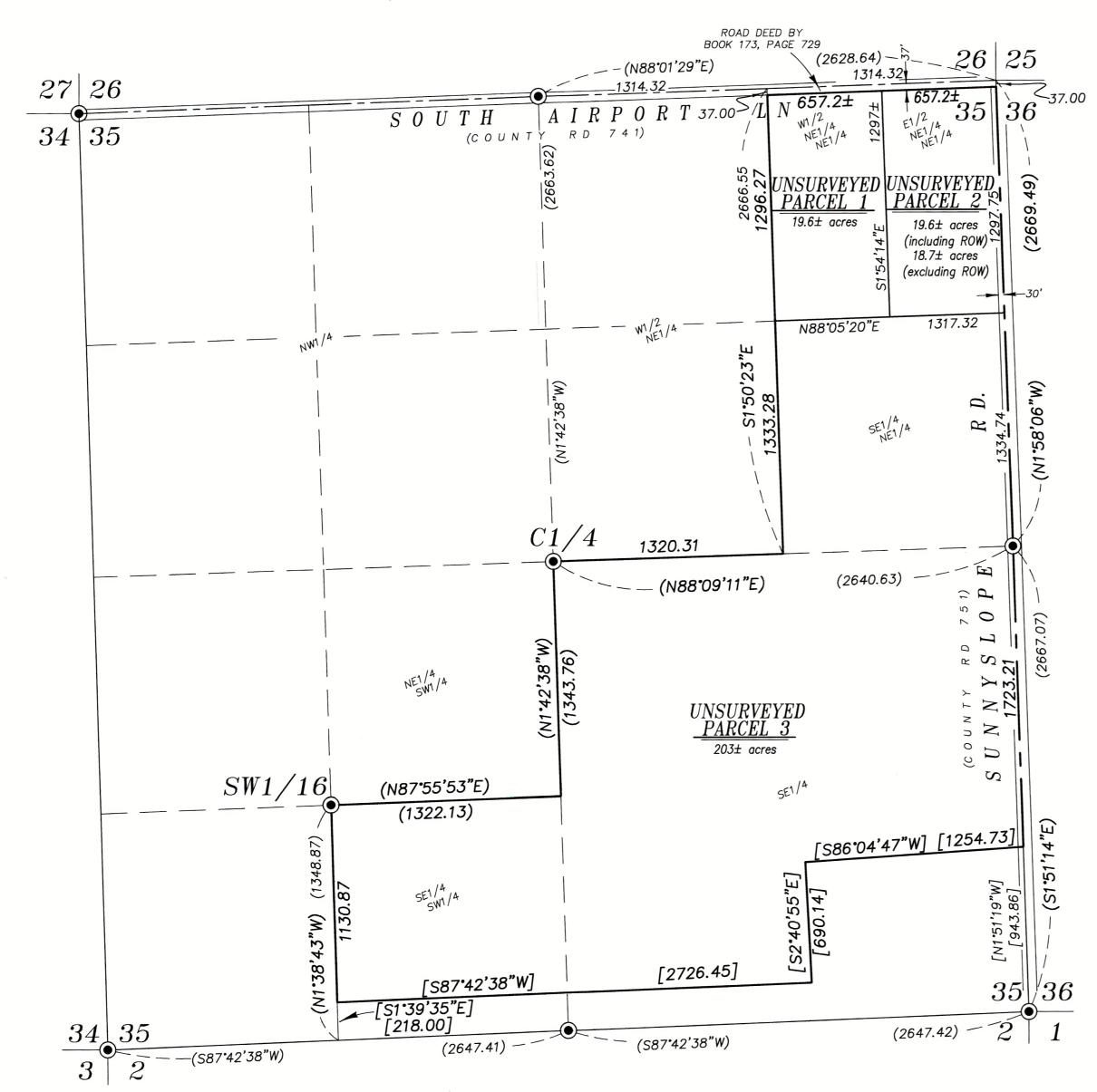
# PARTITION PLAT NUMBER P2023-002

Situated in Section 35, Township 8 South, Range 40 East of the Willamette Meridian, Baker County, Oregon



# BASIS OF BEARING

Survey Number 8-40-26

SCALE: 1"=500'

# LEGEND

Record position of 2" aluminum cap, marked set by Survey Number 8-40-26

Record measurement as per Survey 8-40-26

Record measurement as per Deed B14 06 0041

#### NOTES AND EASEMENTS

# 1. An easement for an irrigation ditch, together with right of egress and ingress for purpose of maintaining and reparing ditch, commonly called the Correll Ditch, as constructed situated in the SE 1/4 of Section 35, granted to S.O. Correll, by Book 75, Page 126, recorded June 6, 1911. Although there appears to be several ditches crossing this quarter section, it cannot be determined definitively which one this document refers to. Not shown.

- 2. Subject to the rights of the public lying within Sunnyslope Road.
- 3. Sewage disposal will be provided by a DEQ approved sanitary sewage disposal system

## REFERENCE MATERIAL

Survey Number 8-40-6 Survey Number 8-40-14 Survey Number 8-40-26 Plat of Catalpa Park Addition

> <u>DEED REFERENCES</u> Book 172, Page 729 B03 26 0494 B14 06 0041 B22 28 0133

SORT Report 588364AM, dated May 1, 2023, prepared by AmeriTitle

## NARRATIVE

This Partition was done at the request of Clair Pickard, owner of the land within. Mr. Pickard wanted to divide the property as shown. This partition is Unsurveyed. No attempt was made to locate property boundaries on the ground. Bearings and distances are based on Survey Number 8-40-26 which did a section subdivision of Section 35. Computed bearings and distances are based on this section subdivision.

I find no unusual conditions with this partition.

PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010

JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

## 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.

FRED JUNE 14 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 8-40-49

Jeffrey S. Hsu, OPLS 83571

Sheet 1 of 2

# PARTITION PLAT NUMBER P2023-002

Situated in Section 35, Township 8 South, Range 40 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 Section 35, Township 8 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows,

IN TOWNSHIP 8 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

SECTION 35: The East half of the Northeast quarter, the Southeast quarter, and the Southeast quarter of the Southwest quarter.

EXCEPTING THEREFROM, all that portion conveyed to Baker County by instrument recorded March 26, 1963, in Deed Book 173, Page 729, deed records of Baker County, Oregon.

ALSO EXCEPTING THEREFROM, the following described property:

Beginning at the Southeast corner of Section 35, said township and range;

Thence: North 1°51'19" West, 943.86 feet, along the East line of Section 35.

Thence: South 86°04'47" West, 1254.73 feet,

Thence: South 2°40'55" East, 690.14 feet, Thence: South 87°42'38" West, 2726.45 feet, to the West line of

the South 87\*42:38" West, 2726.45 feet, to the West line of the Southeast quarter of the Southwest quarter of said Section 35,

Thence: South 1\*39'35" East, 218.0 feet, to the South line of Section 35.

Thence: North 87\*42'38" East, along the South line of Section 35, to the Point of Beginning.

Containing 242 acres, more or less

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 Bagett, Griffith and Blackman 2006 Adams Avenue LaGrande, OR 97850 PROFESSIONAL LAND SURVEYOR

83571 ... Renewal Date: June 30, 2025.

JEFFREY S. HSU

## **DECLARATION**

Know all people by these presents that CP LAND & CATTLE, LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, 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 platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, CP LAND & CATTLE, LLC, pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by CLAIR H. PICKARD.

CLAIR H. PICKARD
CP LAND & CATTLE. LLC

# ACKNOWLEDGMENT

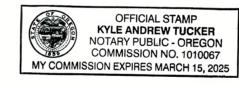
State of Oregon

SS

County of Baker

Know all people by these presents, on this the personal people by these presents, on this the personal people by these presents, on this the personal personal personal personal person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial seal

# APPROVALS

BAKER COUNTY PLANNING

Approved this 8th day of June ,2023.

Baker County Planning Director

BAKER COUNTY SURVEYOR

Approved this 7th 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.

Baker County To Collector

# 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

# FILING STATEMENT

## BAKER COUNTY CLERK

State of Oregon

County of Baker

I do hereby certify that the attached partition plat was received for record on the 8<sup>th</sup> day of 1:45, 2023, at 1:45 o'clock M, and recorded in Baker County Records.

Baker County Clerk by Karen Phillips, Reputy

BAKER COUNTY SURVEYOR SURVEY NO. 8-40-49

Sheet 2 of 2