

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 Southeast quarter of the Southwest quarter of said Section 35,

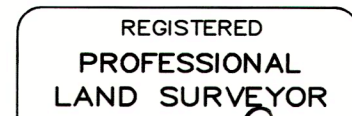
Thence: South 1°39'35" East, 218.0 feet, to the South line of Section 35,

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



Renewal Date: June 30, 2025

DECLARATION

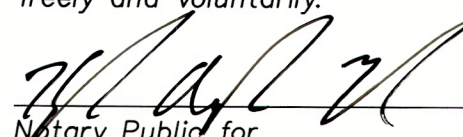
Know all people by these presents that CP LAND & CATTLE, LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's 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.

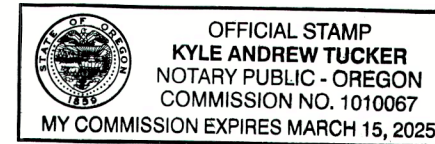

CLAIR H. PICKARD
CP LAND & CATTLE, LLC

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 7th day of June, 2023, before me a Notary Public in and for said County and State, personally appeared CLAIR H. PICKARD, who is known to me to be the identical 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.

by Alice Dufflinger by Tracy Robinson Date: 06/08/23
Baker County Tax 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 SS
County of Baker

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

Baker County Clerk by Stephanie Kirby
Karen Phillips, Deputy

FILED June 14, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 8-40-49