

Partition Plat No. P2025-007

Parcel 7 of Partition Plat 2004-003; SE1/4 SW1/4 of Section 8, Township 8 South,
Range 46 East of the Willamette Meridian; Baker County, Oregon.

REFERENCE MATERIAL

Deed References:

Book 20 31 0054
Recorded: July 30, 2020

Book 03 51 0338
Recorded: December 24, 2003

Book 04 07 0087
Recorded: February 17, 2004

Book 04 09 0174
Recorded: March 2, 2004

Other Materials:

Elkhorn Title Company Title No. 24-24181, dated
September 19, 2024.

County Surveys:

CS 8-46-090
PP 2003-018
PP 2004-003
PP 2004-004
PP 2021-001

NARRATIVE

Purpose:

This survey was performed at the request of Edward Bonn, representing Secure Outsource, LLC, for the purpose of partitioning Parcel 7 of Partition Plat 2004-003 into three new parcels.

Procedure:

I find the monuments for the Southeast, Southwest and Northwest corners of Parcel 7 of Partition Plat 2004-003 to be undisturbed and accept them in their found position. I find the Northeast corner of Parcel 7, reestablished per Partition Plat 2021-001 to be undisturbed and accept it in its found position.

I create the new parcels as shown hereon, at the direction of the landowner.

This survey was performed by using the Global Navigation Satellite System (GNSS). Dual frequency carrier-phase GNSS Trimble R-12 receivers with a Trimble TSC5 data collector were used to establish control and monument positioning. All monumented positions are within a closed GPS networks and with benefit of redundant measurements.

Basis of Bearing:

The Basis of Bearing is the South line of the SW1/4 of Section 8, Township 8 South, Range 46 East of the Willamette Meridian, per Partition Plat 2021-001.

Be advised this mapping, and digital copy of same, are protected by contract stipulations of product ownership and copyright laws.

LEGEND

✱ Public Land Survey Corner, found as noted hereon.

● Found 5/8 inch iron rod with yellow plastic cap per Partition Plat 2003-018.

● Found 5/8 inch iron rod with light blue plastic cap per Partition Plat 2021-001

○ Set a 5/8 x 30 inch iron rod with a 1 1/2 inch aluminum cap mkd.: WALLOWA ASSOCIATES.

— Partition Line

— — — Road Centerline

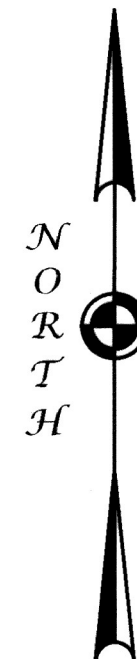
— — — Easement Lines, created this Partition

() Record information per Partition Plats 2003-018 & 2004-003

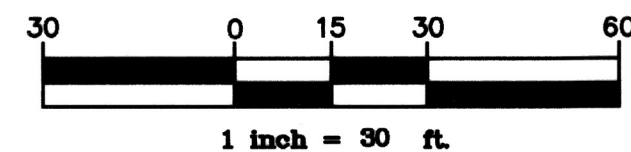
M=R Measured equals record, per Partition Plat PP2021-001

PP Partition Plat

CS Baker County Survey



GRAPHIC SCALE



EASEMENT NOTES

The following easements were cited per Report No. 24-24181, provided by Elkhorn Title Company, dated September 19, 2024.

- Easement, including the terms and provisions thereof, granted to Isaac McMullen, by instrument dated November 26, 1885, recorded May 3, 1902, in Deed Book 43, Page 149, Record of Baker County, Oregon, for a ditch. (Not specifically described)
- Ditch easement, including the terms and provisions thereof, as created by the following Partition Plats:
 - Partition Plat No. 2003-018, recorded December 24, 2003, in Book 03 51 0338, Records of Baker County, Oregon. (not specifically described)
 - Partition Plat No. 2004-003, recorded February 17, 2004, in Book 04 07 0087, Records of Baker County, Oregon. (Not specifically described)

New Easements, created hereon, see Declaration on Sheet 2:

- A 15-foot wide public and private utility easement over and across new Parcels 7 and 9.

Surveyor's Exact Copy Statement

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared this Partition Plat, and that the annexed Plat is an exact copy of said Partition Plat as the same is on file in the Plat Records of Baker County, and said copy is submitted as per ORS 92.120.

Kristina Powell
Kristina Powell, LS 91201

REGISTERED
PROFESSIONAL
LAND SURVEYOR

K. Powell

OREGON
MAY 9, 2017
KRISTINA POWELL
91201

EXPIRES 12-31-26

FILED April 30, 2025

BAKER COUNTY SURVEYOR

SURVEY NO. 8-46-181

Partition Plat No. P2025-007
Secure Outsource, LLC

LOCATED WITHIN
Parcel 7 of Partition Plat 2004-003
SE1/4 SW1/4 Section 8, Township 8 South, Range 46 East
Willamette Meridian, Baker County, Oregon

✱ Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 INCH = 30 FEET	SHEET No. 1 of 2	DATE OF SURVEY Beginning: 8/21/2024 Ending: 10/29/2024
DRAWN BY DNQ	CHECKED KLP	PROJECT No. WA H201-03/3435
DATE 10/2024		

Sheet 2 of 2

Partition Plat No. P2025-007

Parcel 7 of Partition Plat 2004-003
SE1/4 SW1/4 of Section 8, Township 8 South, Range 46 East
of the Willamette Meridian; Baker County, Oregon.

DECLARATION

I, Edward Bonn, representing Secure Outsource, LLC, a Nevada Limited Liability Company, hereby acknowledge I have caused this partition to be prepared and this land partitioned in accordance with Oregon Revised Statutes Chapter 92, as revised; the City of Halfway and Baker County Development Codes.

I hereby dedicate School Street, being the North 25 feet of new Parcels 7, 8 and 9; to the City of Halfway for the purpose of public and private ingress and egress, public and private utilities, and Idaho Power utilities.

I hereby dedicate Easement No. 8, which is the East 15 feet of new Parcels 7 and 9; for the purpose of public and private utilities, and Idaho Power utilities.

Edward Bonn
Edward Bonn, Manager
Secure Outsource, LLC

ACKNOWLEDGMENTS

State of Oregon) SS
County of Baker)

Know all people by these presents, on this 23rd day of April, 2025, before me a Notary Public in and for said State and County, personally appeared Edward Bonn, who being first duly sworn did say that he is the authorized representative of Secure Outsource, LLC, a Nevada Limited Liability Company, and that this instrument was signed on behalf of said company and that he does hereby acknowledge this instrument to be of his own free will and act.

Kathleen Ruth Bohms
Notary Public for the State of Oregon

My commission expires Feb 25, 2029



Notarial Seal

APPROVALS

City of Halfway

Mayor date: 4-23-2025
Tommy Roberts date: 4-23-2025
Public Works Director

Baker County

Th. J. Huls date: 4-23-2025
Baker County Surveyor

I hereby Certify that all taxes for the subject property have been paid as required.

Traci Robinson date: 4/23/2025
Tax Collector

SURVEYOR'S CERTIFICATE

This Partition depicts the directions and intent of Edward Bonn, representing Secure Outsource, LLC, a Nevada Limited Liability Company. I, Kristina Powell, hereby certify that I have correctly platted the land represented on this Partition Plat, in accordance with the provisions of ORS Chapters 92 and 209.

A tract of land situated in the SE1/4 SW1/4 of Section 8, Township 8 South, Range 46 East of the Willamette Meridian, Baker County, Oregon; the lands being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 7 of Partition Plat 2004-003;
thence along the East line of said Parcel 7 S0°08'14"E 254.99 feet to the Southeast corner of said Parcel 7;
thence along the South line of said Parcel 7 S89°55'10"W 200.14 feet to the Southwest corner of said Parcel 7;
thence along the West line of said Parcel 7 N0°07'31"W 255.00 feet to the Northwest corner of said Parcel 7;
thence along the North line of said Parcel 7 N89°55'22"E 200.09 feet to the Point of Beginning.

Containing 51,028 sq. ft.

KRPM
Kristina Powell, LS 91201

Surveyor's Exact Copy Statement

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared this Partition Plat, and that the annexed Plat is an exact copy of said Partition Plat as the same is on file in the Plat Records of Baker County, and said copy is submitted as per ORS 92.120.

KRPM
Kristina Powell, LS 91201



FILED April 30, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-181

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

day 24th of April, 2025, at 11:30 o'clock A.M.

and recorded in the Baker County Records and is hereby approved by:

Stefanie Kirby
Baker County Clerk by Julia L. Bampton, Deputy

Partition Plat No. <u>P2025-007</u>		
Secure Outsource, LLC		
LOCATED WITHIN Parcel 7 of Partition Plat 2004-003 SE1/4 SW1/4 Section 8, Township 8 South, Range 46 East Willamette Meridian, Baker County, Oregon		
 Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE n/a	SHEET No. 2 of 2	DATE OF SURVEY Beginning: <u>8/21/2024</u> Ending: <u>10/29/2024</u>
DRAWN BY DNQ DATE <u>10/2024</u>	CHECKED KLP	PROJECT No. WA H201-03/3435