

PARTITION PLAT NUMBER P2025-009

A Partition of Parcel 3 of Partition Plat Number P2022-001
Situating in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian

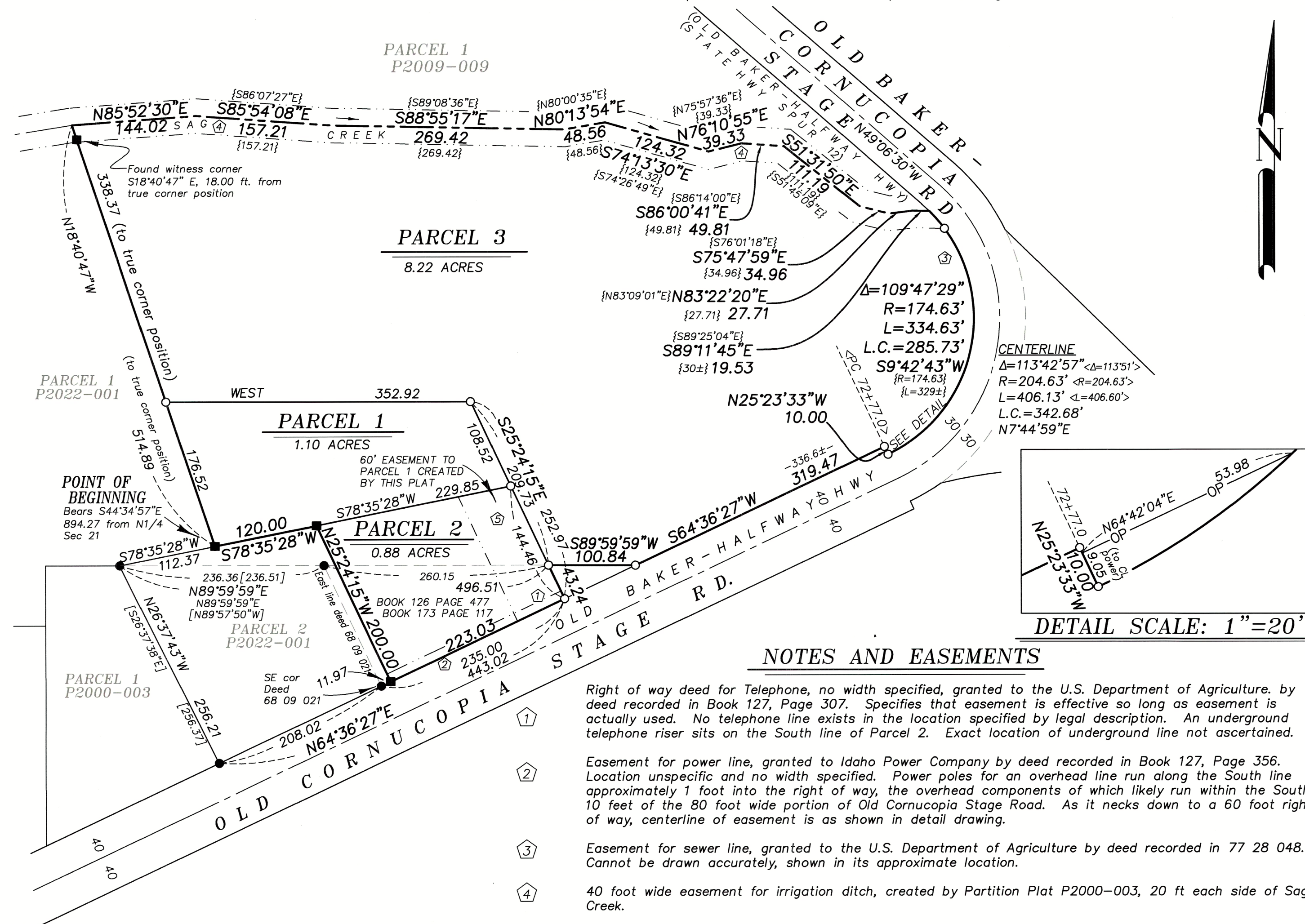
BASIS OF BEARING

True geodetic North at the quarter corner common to Section 16 and 21, Township 8 South, Range 46 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=100'

LEGEND

- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 8-46-54
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat P2022-001
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline of road
- Centerline of creek
- OP — Overhead Power
- Easement Line
- - - Record measurement as per Partition Plat P2022-001
- [] Record measurement as per Partition Plat P2000-003
- { } Record measurement as per Partition Plat P2009-009
- < > Record measurement as per ODOT map 1R-5-587 and 5B-30-19



NOTES AND EASEMENTS

Right of way deed for Telephone, no width specified, granted to the U.S. Department of Agriculture, by deed recorded in Book 127, Page 307. Specifies that easement is effective so long as easement is actually used. No telephone line exists in the location specified by legal description. An underground telephone riser sits on the South line of Parcel 2. Exact location of underground line not ascertained.

Easement for power line, granted to Idaho Power Company by deed recorded in Book 127, Page 356. Location unspecified and no width specified. Power poles for an overhead line run along the South line approximately 1 foot into the right of way, the overhead components of which likely run within the South 10 feet of the 80 foot wide portion of Old Cornucopia Stage Road. As it necks down to a 60 foot right of way, centerline of easement is as shown in detail drawing.

Easement for sewer line, granted to the U.S. Department of Agriculture by deed recorded in 77 28 048. Cannot be drawn accurately, shown in its approximate location.

40 foot wide easement for irrigation ditch, created by Partition Plat P2000-003, 20 ft each side of Sag Creek.

60 ft wide easement, for ingress, egress and utilities, over Parcel 2 for benefit of Parcel 1, created by this plat. Duties of maintenance of said easement shall be shared between users of easement equally.

Sewage disposal to be provided by a DEQ approved sanitary sewage disposal system.

NARRATIVE

This partition was done at the request of George Hauptman, owner of the land within. Mr. Haputman wanted to divide the property as shown. I recover monuments as shown. I accept the pins set by Partition Plat P2022-001. The triangle excepted out along the South line is based on Deed 72 21 070 (Section 21, Parcel 2). There are a number of patent ambiguities in this description, namely with the call to the NE corner of deed 68 09 021. Based on the history of deeds, it appears the intent is to be to describe that portion of the property lying South of the line, nominally 660 feet South of the quarter corner, and East of that tract described in Book 173, Page 117. I believe the call to Deed 68 09 021, as well as the call to the Northwest corner of Tract 173, Page 117 contained within this description is in error. To place this line, I hold a point 235.0 feet Northeast of the SE corner of deed 68 09 021, running the line parallel with the East line of said tract.

Nominally, the SW corner of the triangular tract is Station 68+56.4, as per Map 1R-2-677. As per Strip Maps the PC Station falls at 72+77.0. I find extension of the North line the record 420.60 feet between the stations would place the curve too far to the East when compared with the constructed road. As I cannot find a retracement of this alignment to allow me to hold definitive stationing, I hold the radius of the curve, as per Strip Map 5B-30-19 and place the PC of the curve at a best fit location as per the constructed centerline of the road. This makes an approximately 10 foot difference between record stationing, however it is a more harmonious fit with the centerline of the constructed road.

To maintain consistency with adjoining plats, I hold the geometry of Sag Creek as per Partition Plat 2009-009 and rotate 0°13'19" clockwise to my basis of bearing.

I place the new lines at the direction of Mr. Hauptman. I find no other unusual conditions with this partition.

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 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

Jeffrey S. Hsu, OPLS 83571

REFERENCE MATERIAL

Survey Number 8-46-04
Survey Number 8-46-54

Partition Plat Number P1993-011
(Survey Number 8-46-53MP)
Partition Plat Number P2000-003
Partition Plat Number P2009-009
Partition Plat Number P2022-001

ODOT strip map 5B-30-19
ODOT strip map 8B-10-5
ODOT strip map 1R-5-587

DEED REFERENCES

Book 126, Page 477
Book 173, Page 117
Book 173, page 398
Book 172, Page 1008
68 09 021
72 21 070
84 333 035

SORT Report 671637AM, dated March 25, 2025,
prepared by AmeriTitle

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

ALTA September 17, 2025

BAKER COUNTY SURVEYOR

SURVEY NO. 8-46-186

PARTITION PLAT NUMBER P2025-009

A Partition of Parcel 3 of Partition Plat Number P2022-001
Situated in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed the land within this partition, being situated in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows;

Beginning at the Southeast corner of Parcel 1 of Partition Plat P2022-001, said point which bears South 44°34'57" East, a distance of 894.27 feet from the North quarter corner of said Section 21,

Thence: North 18°40'47" West, along the line common to Parcels 1 and 3 of said Partition Plat, a distance of 514.89 feet, to the centerline of Sag Creek,

Thence: Easterly, along the centerline of Sag Creek, the following 11 courses:

- 1) North 85°52'30" East, a distance of 144.02 feet,
- 2) South 85°54'08" East, a distance of 157.21 feet,
- 3) South 88°55'17" East, a distance of 269.42 feet,
- 4) North 80°13'54" East, a distance of 48.56 feet,
- 5) South 74°13'30" East, a distance of 124.32 feet,
- 6) North 76°10'55" East, a distance of 39.33 feet,
- 7) South 86°00'41" East, a distance of 49.81 feet,
- 8) South 51°31'50" East, a distance of 111.19 feet,
- 9) South 75°47'59" East, a distance of 34.96 feet,
- 10) North 83°22'20" East, a distance of 27.71 feet,
- 11) South 89°11'45" East, a distance of 19.53 feet, to the intersection of the Westerly right-of-way line of the Old Baker-Cornucopia Stage Road (also known as State Highway Spur 12), said point being on a 174.63 foot radius curve to the right,

Thence: Southerly, along said curve, a distance of 334.63 feet, through a central angle of 109°47'29" (the long chord which bears South 9°42'43" West, a distance of 285.73 feet), to a point opposite and 30 feet Northerly of OSHD Sta. PC 72+77.0, the point of tangency on the said Old Cornucopia Stage road right-of-way,

Thence: North 25°23'33" West, at right angles to the said Old Cornucopia Stage Road, a distance of 10.00 feet,

Thence: South 64°36'27" West, along said right of way line, a distance of 319.47 feet, to the line called for in deed 72 21 070 as being 600 feet South and parallel with the North line of said Section 21,

Thence: South 89°59'59" West, along said line, a distance of 100.84 feet, to the East line of that tract conveyed to R.P and Myrtle Ellingson by deed recorded in Book 173, Page 117, deed records of Baker County, Oregon,

Thence: South 25°24'15" East, along said East line, a distance of 43.24 feet, to the North right-of-way line of said Old Cornucopia Stage Road,

Thence: South 64°36'27" West, along said North right-of-way line, a distance of 223.03 feet, to the Southeast corner of Parcel 2 of Partition Plat P2022-001,

Thence: North 25°24'15" West, along the line common to Parcels 2 and 3 of said Partition Plat, a distance of 200.00 feet, to an angle point in said line,

Thence: South 78°35'28" West, along said line common to Parcels 2 and 3, a distance of 120.00 feet, to the Point of Beginning.

Containing 10.20 acres.

I further certify that I made this plat by order of and under the direction of the owner thereof, and corners are surveyed and 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



Renewal Date: June 30, 2027

DECLARATION

Know all people by these presents that GEORGE HAUPTMAN and LYNETTE HAUPTMAN, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, and do hereby create the ~~6036~~ ft. wide easement for ingress, egress, and utilities over Parcel 2 for benefit of Parcel 1, all in accordance with the provisions of O.R.S. Chapter 92.


GEORGE HAUPTMAN


LYNETTE HAUPTMAN

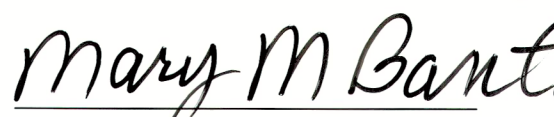
ACKNOWLEDGMENT

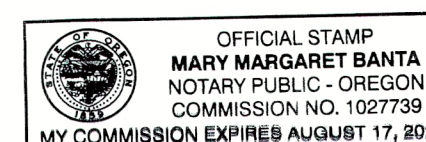
State of Oregon

SS

County of Baker

Know all people by these presents, on this 27 day of Aug, 2025, before me a Notary Public in and for said County and State, personally appeared GEORGE HAUPTMAN and LYNETTE HAUPTMAN, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal

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

APPROVALS

BAKER COUNTY SURVEYOR

Approved this 27th day of August, 2025.


Thomas J. Hanley
Baker County Surveyor

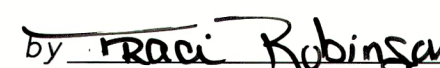
BAKER COUNTY PLANNING

Approved this 8th day of September, 2025.


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 2025-2026 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: Sept 8, 2025
Baker County Tax Collector

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 8th day of September, 2025, at 3:50 o'clock P M, and recorded in Baker County Records.

Stefanie Kirby
Baker County Clerk by  Deputy

FILED September 17, 2025
BAKER COUNTY SURVEYOR
SURVEY NO. 8-46-186