

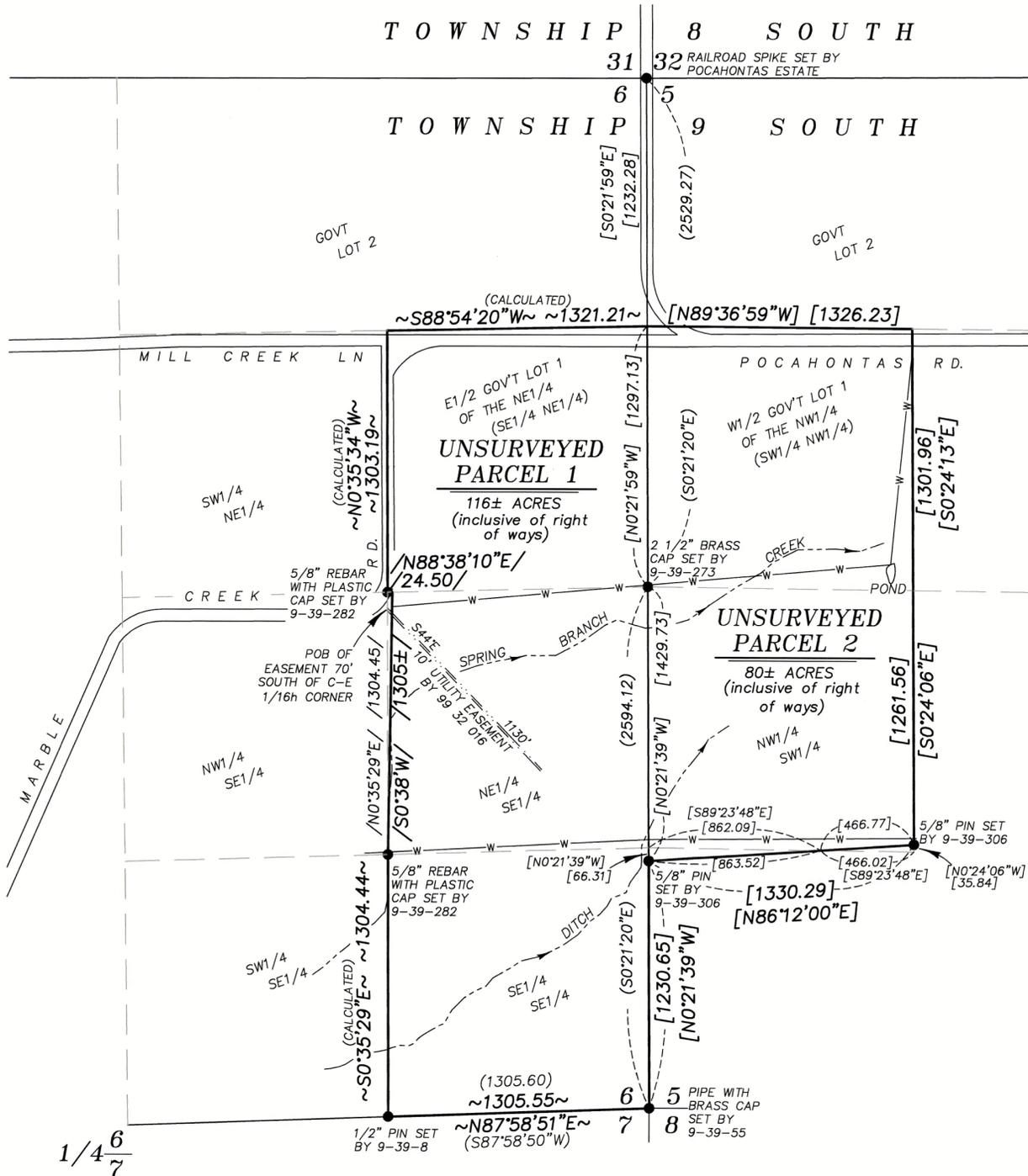
PARTITION PLAT NUMBER P2023-004

A Replat of a portion of Partition Plat 1998-006
Situated in the West half of Section 5 and the East half of Section 6, Township 9 South, Range 39 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=500'

TOWNSHIP 8 SOUTH

TOWNSHIP 9 SOUTH



LEGEND

- Survey monument of record, as described, not tied by this partition
- Approximate location of ditch or creek, placed by Lidar data dated 2012 or aerial photograph
- W- Approximate location of mainline, shown as per Partition Plat 1998-006
- - - Easement Line
- () Record measurement as per Survey 9-39-08
- { } Record measurement as per Survey 9-39-282
- [] Record measurement as per Survey 9-39-306
- ~ ~ Bearing and distance calculated from Survey Number 9-39-26
- / / Record measurement as per deed B15 10 0028

NOTES AND EASEMENTS

Subject to the rights of the public and governmental bodies in and to that portion lying below the high water line of Spring Branch Creek, including any ownership rights which may be claimed by the State of Oregon and rights and easements for navigation and fishing. Approximate location of Spring Branch Creek placed by aerial photo.

Subject to rights of the public to that portion lying within the limits of Pocahontas Road, Marble Creek Road and Mill Creek Lane. Roads shown hereon placed in approximate position by aerial photograph. Though it is shown on this map as such, whether the true and actual property line extends North of Pocahontas Road or Mill Creek Land right of way can only be definitively determined by a boundary survey.

Easement, 10 ft. in width, granted to Oregon Trail Electric Consumers Cooperative by 99 32 016, for utilities. Shown as per legal description, however legal description mentions 'as constructed on the ground'. True position can only be determined by survey.

Ditch and Mainline Easements, as created by Partition Plat 1998-006. Ditches shown in approximate position as per DOGAMI LIDAR data. Mainline shown in approximate position as per Partition Plat 1998-006.

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

REFERENCE MATERIAL

- Survey Number 9-39-08
- Survey Number 9-39-19
- Survey Number 9-39-21
- Survey Number 9-39-26
- Survey Number 9-39-30
- Survey Number 9-39-55
- Survey Number 9-39-273
- Survey Number 9-39-282
- Survey Number 9-39-306

Partition Plat 1991-012
Partition Plat 1998-006

DEED REFERENCES

- 99 32 016
- B10 19 0012
- B15 10 0028

Preliminary Title Report 581168AM, dated February 24, 2023, prepared by AmeriTitle, LLC

NARRATIVE

This Partition was done at the request of Eva Henes, consultant for the owners of the land within. The landowners wanted to divide the property as shown. This Partition is UNSURVEYED. No attempt was made to locate monuments on the ground. I find no 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 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

FILED July 27, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 9-39-317

Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER P2023-004

A Replat of a portion of Partition Plat 1998-006
Situated in the West half of Section 5 and the East half of Section 6, Township 9 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 platted the land within this Unsurveyed Partition, being situated in the West half of Section 5 and the East half of Section 6, Township 9 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows,

IN TOWNSHIP 9 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

SECTION 5: The Northwest quarter of the Southwest quarter, The West Half of Lot 1 of the Northwest quarter (Southwest quarter of the Northwest quarter)

TOGETHER WITH, that portion of the North half of the Southwest quarter of the Southwest quarter of said Section 5, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 5;

Thence: South 89°23'48" East, 862.09 feet, along the North line of said Southwest quarter of the Southwest quarter,

Thence: South 86°12'00" West, 863.52 feet, to the West line of said Southwest quarter of the Southwest quarter,

Thence: North 0°21'39" West, 66.31 feet, along said West line, to the Point of Beginning.

EXCEPTING THEREFROM, that portion of the Northwest quarter of the Southwest quarter of said Section 5, more particularly described as follows:

Beginning at the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 5,

Thence North 0°24'06" West, 35.84 feet, along the East line of said Northwest quarter of the Southwest quarter,

Thence: South 86°12'00" West, 466.77 feet, to the South line of said Northwest quarter of the Southwest quarter,

Thence: South 89°23'48" East, 466.02 feet, along said South line to the Point of Beginning.

SECTION 6: The Northeast quarter of the Southeast quarter, the East half of Lot 1 of the Northeast quarter (Southeast quarter of the Northeast quarter) and the Southeast quarter of the Southeast quarter.

EXCEPTING THEREFROM, the following described property:

Beginning at the Southeast one-sixteenth corner of said Section 6, which is a No. 5 rebar with a yellow plastic cap marked PLS 699,

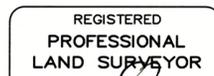
Thence: North 0°35'29" West, along the one-sixteenth line, 1304.45 feet to the Center East one-sixteenth corner of said section, which is another No. 5 rebar with a yellow plastic cap marked PLS 699,

Thence: North 88°38'10" East, along the East/West centerline of said section 24.5 feet to a fence line,

Thence: South 0°38' West, generally along the fence line 1305 feet, more or less, to the point of beginning.

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
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: June 30, 2025

DECLARATION

Know all people by these presents that SCOTT D. JAGER and REBECCA M. JAGER, and LEN AND PATRICIA CEDER, LLC, an Alaska Limited Liability Corporation, 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, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, LEN AND PATRICIA CEDER, LLC, pursuant to its operating agreement has caused these presents to be signed by PATRICIA CEDER.


SCOTT D. JAGER

PATRICIA CEDER
LEN AND PATRICIA CEDER, LLC


REBECCA M. JAGER

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 21st day of June, 2023, before me a Notary Public in and for said County and State, personally appeared SCOTT D. JAGER and REBECCA M. JAGER, 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

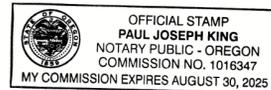


Notarial seal

State of Oregon SS
County of Baker

Know all people by these presents, on this 19 day of June, 2023, before me a Notary Public in and for said County and State, personally appeared PATRICIA CEDER, 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

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

FILED July 27, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 9-39-30

APPROVALS

BAKER COUNTY PLANNING

Approved this 3rd day of July, 2023.


Baker County Planning Director

BAKER COUNTY SURVEYOR

Approved this 30th 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 Traei Robinson by J. Shaffer Date: 7-20-23
Baker County Tax Collector

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 20th day of July, 2023, at 1:30 o'clock P. M., and recorded in Baker County Records.

Baker County Clerk Stephanie Kirby Co Clerk
by Karen Phillips, Deputy