

PARTITION PLAT NUMBER P2023-003

A partition of Unsurveyed Parcel 3 of Partition Plat P2022-007. Situated in Sections 29 and 32, the Southeast quarter of Section 30, and the East half of Section 31 of Township 11 South, Range 43 East, and the Northeast quarter of Section 24 of Township 12 South, Range 42 East and Sections 5, 6, 7, 8, 17, 18, 19 and 20, of Township 12 South, Range 43 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=2000'

LINE TABLE

- ① S17°04'W 916'
- ② S21°40'W 738'
- ③ S32°15'W 537'
- ④ S2°17'E 1642'
- ⑤ S29°50'W 1169'
- ⑥ WEST 100'
- ⑦ NWLY 670±
- ⑧ NWLY 490±
- ⑨ S76°01'W 1237'
- ⑩ S0°19'E 3322'
- ⑪ WEST 240±

LEGEND

- River
- Public Road
- Access Road
- Easement Line
- Easement Note
- Spring/Watering Trough

NOTES AND EASEMENTS

- ① Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Burnt River Irrigation District. Banks Ranch Ditch shown as per USGS topo map.
- ② Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Burnt River. Shown as per aerial photograph.
- ③ Easement, granted to Idaho Power Company by deed recorded November 3, 1995 in 95 45 021. Shown as per legal description.
- ④ Easement for access and livestock watering, granted to Bunch by deed recorded June 29, 2011 in 11 26 0174. Roads shown hereon have been placed from aerial photograph. No width specified. Spring at SE corner NE1/4NE1/4 Section 18 placed by USGS map.
- ⑤ Easement for ingress and egress, 60 ft. in width, over Parcel 3 for benefit of Parcel 2, created by this plat. Location placed by aerial photograph.
- ⑥ Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system.

REFERENCE MATERIAL

GLO Field Notes of Retracement-Resurvey, executed by Joseph Ganong, under Special Instructions dated March 19, 1918, included in Group No. 43

Partition Plat P2022-007

DEED REFERENCES

- 95 45 021
- 11 26 0174
- B22 16 0281
- B22 16 0286
- B22 23 0223

Preliminary Title Report 525910AM, dated February 11, 2022, prepared by AmeriTitle

NARRATIVE

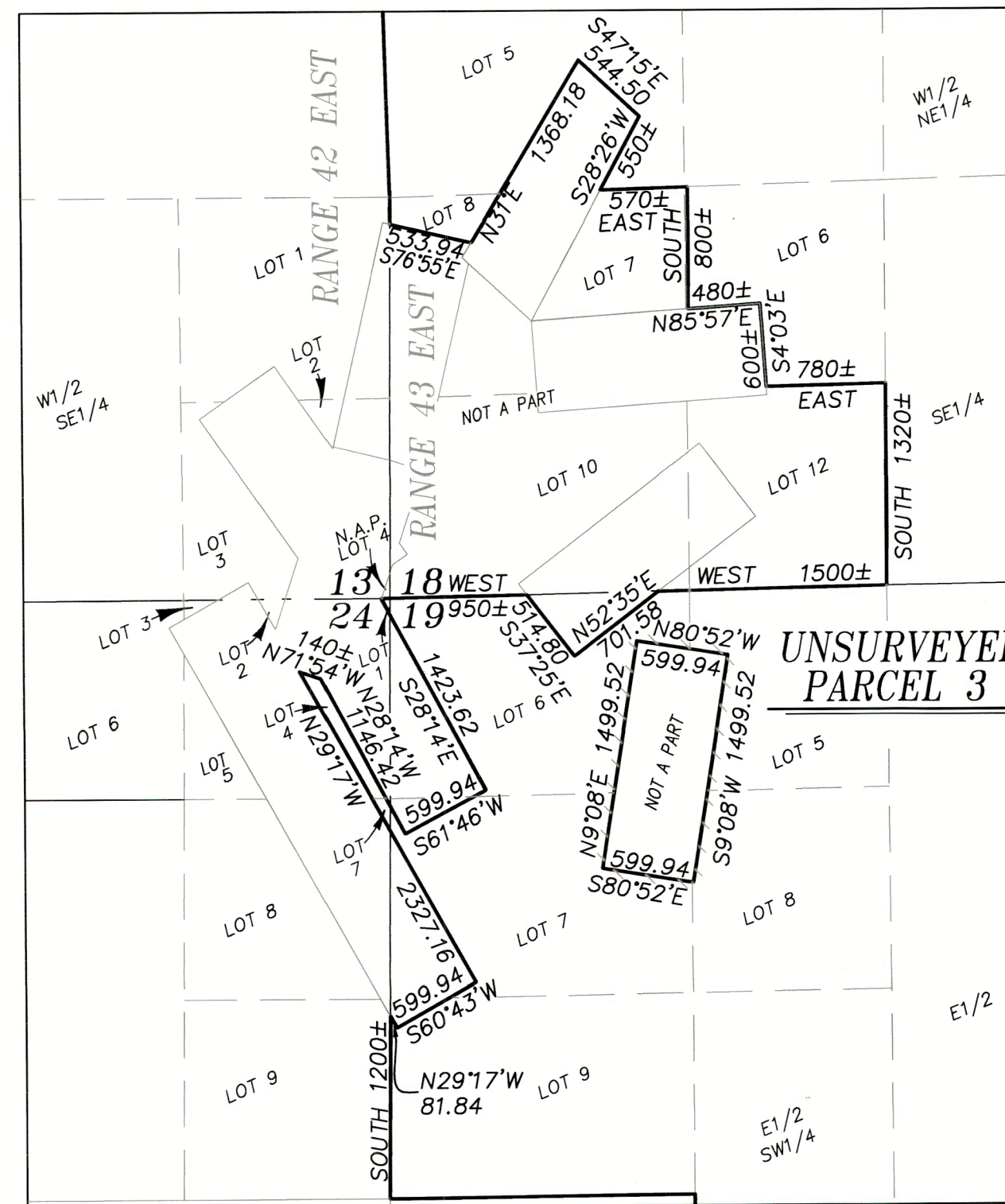
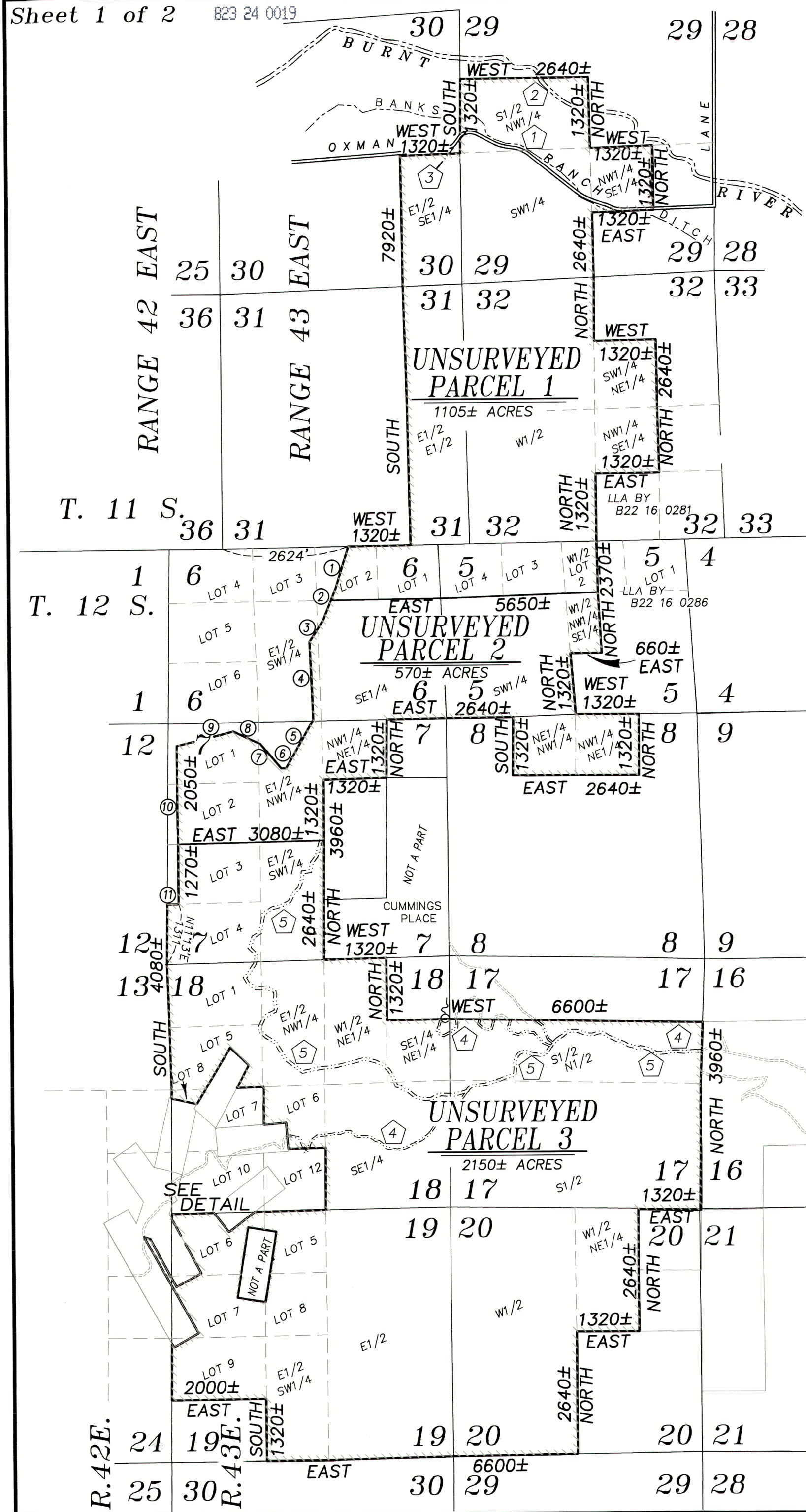
This partition was done at the request of Charlie Vaughan. Mr Vaughan wanted to divide the property as shown. This partition is UNSURVEYED. No attempt was made to locate corner monuments on the ground. Linework is based on Baker County GIS shapefiles and the BLM GCDB database. Physical features shown are based on aerial photographs or USGS topographic maps. Where record courses are shown, they are based on calls made in the deed, or from original GLO field notes. Chain calls in GLO notes have been converted to feet. 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 Partition 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.

FILED June 14, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 12-42-3
11-43-30
12-43-18

Jeffrey S. Hsu, OPLS 83571



DETAIL SCALE: 1"=1000'

PARTITION PLAT NUMBER P2023-003

A partition of Unsurveyed Parcel 3 of Partition Plat P2022-007. Situated in Sections 29 and 32, the Southeast quarter of Section 30, and the East half of Section 31 of Township 11 South, Range 43 East, and the Northeast quarter of Section 24 of Township 12 South, Range 42 East and Sections 5, 6, 7, 8, 17, 18, 19 and 20, of Township 12 South, Range 43 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 partition, being situated in Sections 29 and 32, the Southeast quarter of Section 30, and the East half of Section 31 of Township 11 South, Range 43 East, and the Northeast quarter of Section 24 of Township 12 South, Range 42 East and Sections 5, 6, 7, 8, 17, 18, 19 and 20, of Township 12 South, Range 43 East of the Willamette Meridian, Baker County, Oregon more particularly described as follows:

IN TOWNSHIP 11 SOUTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN

Section 29: The Southwest quarter, the South half of the Northwest quarter, and the Northwest quarter of the Southeast quarter,

Section 30: The East half of the Southeast quarter,

Section 31: The East half of the East half,

Section 32: The West half, the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Northeast quarter,

IN TOWNSHIP 12 SOUTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN

Section 24: Government Lots 1, 4, and 7.

IN TOWNSHIP 12 SOUTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN

Section 5: Government Lots 3, and 4, the West half of Government Lot 2, the Southwest quarter, and the West half of the Northwest quarter of the Southeast quarter,

Section 6: Government Lots 1, 2, and 3, the Southeast quarter, and the East half of the Southwest quarter,

Section 7: Government Lot 4, the East half of the Southwest quarter, the Northwest quarter of the Northeast quarter and the East half of the Northwest quarter,

EXCEPTING THEREFROM, a parcel of land in Sections 6 and 7, more particularly described as follows:

Beginning at a point on the Section line between Section 31, Township 11 South, Range 43 East of the Willamette Meridian, and Section 6, Township 12 South, Range 43 East of the Willamette Meridian, said point being East 2624 feet from the corner common to the Southeast corner of Section 36, Township 11 South, Range 42 East of the Willamette Meridian, and the Southwest corner of Section 31, Township 11 South, Range 43 East of the Willamette Meridian,

- Thence: South 17'04" West, 916 feet,
- Thence: South 21'40" West, 738 feet,
- Thence: South 32'15" West, 537 feet,
- Thence: South 2'17" East, 1642 feet,
- Thence: South 29'50" West, 1169 feet,
- Thence: West, 100 feet,
- Thence: Northwesterly 670 feet, more or less, to the base of a rock bluff at the intersection of said rock bluff and the North-South line between Government Lot 1 and the Northeast quarter of the Northwest quarter of Section 7, Township 12 South, Range 43 East of the Willamette Meridian,
- Thence: North 1'17" West, 4180 feet, more or less, to the Northeast corner of Government Lot 4 of said Section 6,
- Thence: East 2000 feet, more or less, to the Point of Beginning.

ALSO INCLUDING, a portion of Government Lots 1, 2, and 3 of said Section 7, more particularly described as follows:

Beginning at a point which is North 11'13" East, 1311 feet from the Southwest corner of said Section 7,

- Thence: North 0'19" West, 3322 feet,
- Thence: North 76'01" East, 1237 feet,
- Thence: Southeasterly 490 feet, more or less, along the base of a rock bluff to the intersection of said rock bluff and the North-South line between Government Lot 1 and the Northeast quarter of the Northwest quarter of said Section 7,
- Thence: South 1'17" East, 3420 feet, more or less, to the Northeast corner of Government Lot 4 of said Section 7,
- Thence: South 89'39" West, 1714 feet, more or less, to the Point of Beginning.

SURVEYOR'S CERTIFICATE cont'd

Section 8: The Northeast quarter of the Northwest quarter, and the Northwest quarter of the Northeast quarter,

Section 17: The South half, and the South half of the North half,

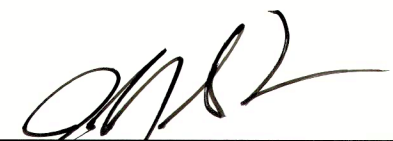
Section 18: Government Lots 1, 5, 6, and 8, the Southeast quarter, the East half of the Northwest quarter, the West half of the Northeast quarter, and the Southeast quarter of the Northeast quarter,

Section 19: Government Lots 5, 6, 7, 8 and 9, the East half, and the East half of the Southwest quarter,

Section 20: The West half, the West half of the Northeast quarter.

Containing 3,825 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
 Baggett, Griffith and Blackman
 2006 Adams Avenue
 LaGrande, OR 97850

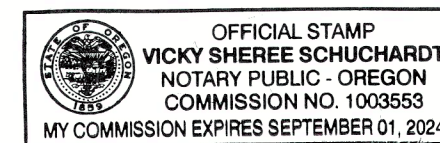


ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all people by these presents, on this 31st day of May, 2023, before me a Notary Public in and for said County and State, personally appeared FLOYD C. VAUGHAN, 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.


 Vicki S. Schuchardt
 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 and that the annexed tracing is an exact copy of said Partition 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

FILED June 14, 2023
 BAKER COUNTY SURVEYOR
 SURVEY NO. 12-42-3
11-43-30
12-43-18

Baker County Clerk


Stephanie Kirby
by  Karen Phillips

DECLARATION

Know all people by these presents that VAUGHAN FAMILY LAND & CATTLE COMPANY, an Oregon Corporation, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and does hereby create the easement for ingress and egress over Parcel 3 for benefit of Parcel 2, 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. Pursuant to its operating agreement VAUGHAN FAMILY LAND & CATTLE COMPANY has caused these presents to be signed by FLOYD C. VAUGHAN.


 FLOYD C. VAUGHAN, President
 Vaughan Family Land & Cattle Company

APPROVALS

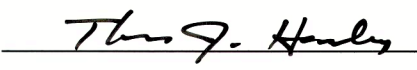
BAKER COUNTY PLANNING

Approved this 8th day of June, 2023.


 Holly Davis
 Baker County Planning Director


BAKER COUNTY SURVEYOR

Approved this 31st day of May, 2023.


 Thomas J. Hanley
 Baker County Surveyor

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 Sautter
 Baker County Tax Collector Date: 6-8-2023

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 3:45 o'clock P.M., and recorded in Baker County Records.