

Major Partition Number 20090011T

A partition of Parcel 1 of Minor Partition by description filed as Microfilm Document Number 20080865T. Situated in Sections 27, 28, 33 and 34, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

NOTES AND EASEMENTS

- ① Utility Easement, Book 103, Page 117 Width not specified, covers SW 1/4 of Sec 34, location shown on plat placed as per description.
- ② Approximate location of Exceptions and Access Restrictions Book 144, page 70, Book 146, Page 502, and Book 147, page 626
- ③ Road easement to American Telephone and Telegraph Company, 20 ft. in width, recorded as MF Document No. 128169. Encompasses entire property, no specific location given.
- ④ Grant of Communication Systems Easement, 20 ft. in width, recorded as MF Document 134654 and 134834, location approximate, given by MF Document 136815.
- ⑤ Easement and Maintenance Agreement, recorded as MF 20071004, for easement 33 ft. in width., between Gallatin NE Oregon Land and Timber and West Family Ranch LLC.
- ⑥ Easement, reserved by Gallatin NE Oregon Land and Timber in deed recorded as MF 20082123.
- ⑦ Mineral Reservation, reserved by Gallatin NE Oregon Land and Timber in deed recorded as MF 20082123. Not shown on plat.

SCALE: 1"=1000'

LEGEND

- Record Survey Monument
- Aliquot Line
- === Existing Road
- ~ Creek
- [] Record measurement as per Survey Number 033-2004
- () Record measurement as per Survey Number 111-78

BOUNDARY LINE AGREEMENT LINE TABLE

L1 182°37'23" 334.028 ft.	L12 156°01'39" 493.792 ft.	L23 159°28'24" 317.183 ft.
L2 177°07'42" 401.875 ft.	L13 143°27'53" 482.809 ft.	L24 180°12'26" 85.707 ft.
L3 163°11'53" 45.406 ft.	L14 132°47'48" 235.319 ft.	L25 151°05'45" 247.202 ft.
L4 163°12'13" 324.821 ft.	L15 124°43'17" 195.439 ft.	L26 49°06'26" 17.193 ft.
L5 141°19'50" 137.535 ft.	L16 171°27'00" 56.688 ft.	L27 66°42'36" 76.777 ft.
L6 153°08'45" 220.341 ft.	L17 184°90'31" 192.448 ft.	L28 101°04'06" 169.054 ft.
L7 234°22'55" 30.601 ft.	L18 180°40'27" 1207.439 ft.	L29 106°30'35" 443.794 ft.
L8 155°52'47" 23.315 ft.	L19 174°53'38" 31.596 ft.	L30 83°36'40" 182.112 ft.
L9 151°36'39" 435.415 ft.	L20 179°38'39" 418.468 ft.	L31 120°20'45" 240.428 ft.
L10 157°29'27" 75.606 ft.	L21 189°10'33" 212.843 ft.	L32 182°13'29" 1885.539 ft.
L11 170°32'34" 108.922 ft.	L22 168°39'11" 456.581 ft.	

Courses are based on North azimuth. Not all lines labeled on drawing due to scale. Courses represent a continuous line from L1 to L32.

REFERENCE MATERIAL

Minor Partition by description filed as Microfilm Document Number 20080865T Survey Number 111-78 Survey Number 009-87 Survey Number 033-2004

DEED REFERENCES

Book 103, Page 117
 Book 144, Page 70
 Book 146, Page 502
 Book 147, Page 626
 Microfilm Document No. 128169
 Microfilm Document No. 133614
 Microfilm Document No. 134654
 Microfilm Document No. 134834
 Microfilm Document No. 136815
 Microfilm Document No. 2007102
 Microfilm Document No. 2007103
 Microfilm Document No. 2007104
 Microfilm Document No. 20082123
 Microfilm Document No. 2008123

Title Report No. 46790, dated February 20, 2009, prepared by Abstract and Title Company.

NARRATIVE

This partition was done at the request of Steve McClelland, representative for Colter Ridge Properties, owner of the land within. This partition is UNSURVEYED. No attempt was made to locate monuments or boundary lines on the ground. Placement of roads and creeks are by tax maps and by orthorectified aerial photography. The dividing lines were placed at the direction of Mr. McClelland and fall on aliquot lines. Courses given for the boundary line agreement are as per description. There appears to be a patent ambiguity in the boundary line agreement course number 17 (see line table) where it gives an azimuth of 184°90'31", but without benefit of survey, there is no way to figure intent. I find no unusual conditions with this partition.

REGISTERED PROFESSIONAL LAND SURVEYOR

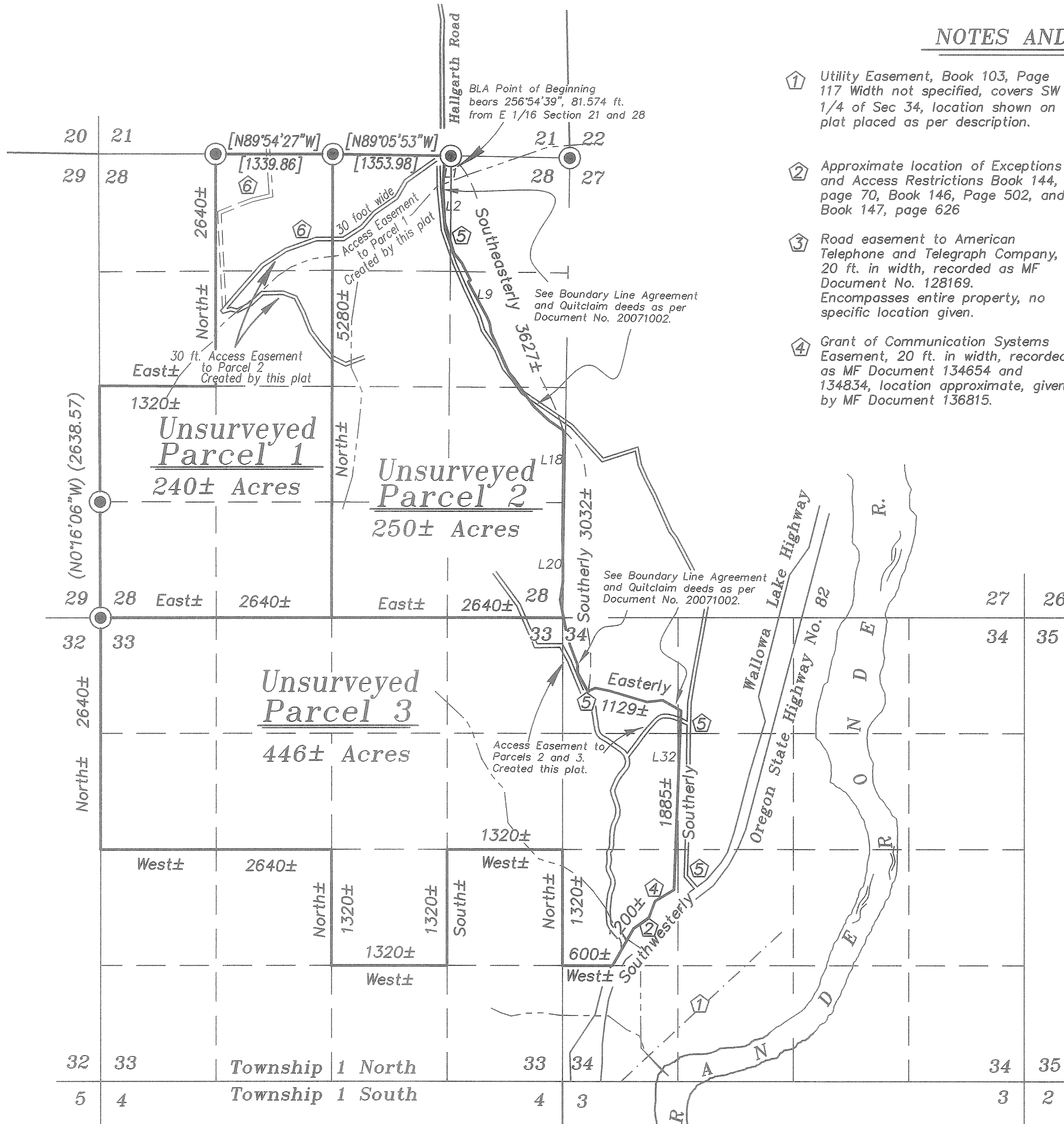
GREGORY T. BLACKMAN
 991

Renewal Date: Dec. 31, 2009

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D064-D065 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Gregory T. Blackman, OPLS 991



Major Partition Number 20090011T

A partition of Parcel 1 of Minor Partition by description filed as Microfilm Document Number 20080865T. Situated in Sections 27, 28, 33 and 34, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20091886T
Plat Cabinet Number D064-D065

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted UNSURVEYED Parcels 1, 2 and 3 of this partition, situated in Sections 27, 28, 33 and 34, Township 1 North, Range 39 East of the Willamette Meridian, being a partition of Parcel 1 of Minor Partition by description recorded in Microfilm number 20080865T, being more particularly described as follows;

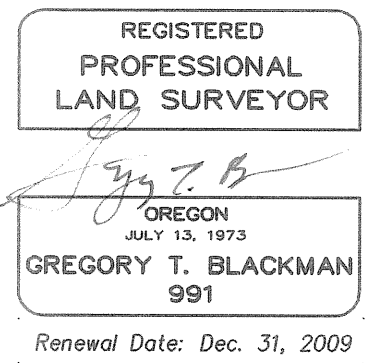
In Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon, described as follows:

- Section 27: That portion lying West of the line set forth in Boundary Line Agreement and Quitclaim Deeds recorded February 26, 2007 as Document No. 20071002 and 20071003, Records of Union County, Oregon.
Section 28: The East half of the Northwest quarter, the Southwest quarter, all of the Northeast quarter lying West of Boundary Line Agreement and Quitclaim Deeds recorded February 26, 2007 as Document No. 20071002 and 20071003, Records of Union County, Oregon and all of the Southeast quarter lying West of said Boundary Line Agreement and Quitclaim Deeds recorded as Document No. 20071002 and 20071003, Records of Union County, Oregon.
Section 33: The entire North half and the Northwest quarter of the Southeast quarter.
Section 34: That portion of the Northwest quarter lying West and South of said Boundary Line Agreement and Quitclaim deeds recorded as Document No. 20071002 and 20071003, Records of Union County, Oregon, and that portion of the Northwest quarter of the Southwest quarter lying West of said Boundary Line Agreement and Quitclaim Deeds recorded as Document No. 20071002 and 20071003, Records of Union County, Oregon, and Northwesterly of those tracts of land conveyed to the State of Oregon, by and through its' State Highway Commission by Deed Book 144, Page 70 and Deed Book 146, Page 502, Deed records of Union County.

Said tract containing 936± Acres.

I further certify that I made this plat by order of and under the direction of the owner thereof, all in accordance with the provisions of O.R.S. 92.050 and 92.060.

Signature of Gregory T. Blackman, OPLS 991, Baggett, Griffith and Blackman, La Grande OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D064-D065 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Signature of Gregory T. Blackman, OPLS 991

DECLARATION

Know all people by these presents that COLTER RIDGE PROPERTIES, INC., a Delaware corporation, is the owner of 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 map, and do hereby create the 30 ft. access easement for ingress and egress as depicted on the plat, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, COLTER RIDGE PROPERTIES, INC., pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by STEVE McCLELLAND, an appointed representative.

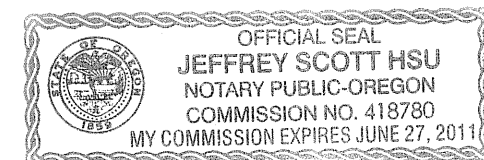
Signature of Steve McClelland, Representative of COLTER RIDGE PROPERTIES, INC.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 27 day of FEBRUARY, 2009 before me a Notary Public in and for said State and County, personally appeared STEVE McCLELLAND, a representative of COLTER RIDGE PROPERTIES, INC., who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Signature of Notary Public Jeffrey Scott Hsu



Notarial seal

APPROVALS

Union County Planning Department

Approved this 27th day of May, 2009.

Signature of Hanley Jenkins II, Union County Planning Director

Union County Surveyor

Approved this 26 day of FEBRUARY, 2009.

by Wallowa County Surveyor Richard A. Shaver

Union County Assessor / 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 2008-2009 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 Linda L. Hill Union County Assessor/Tax Collector Date: 3/2/09

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 27th day of MAY, 2009, at 2:39 o'clock P.M., and recorded in Plat Cabinet No. D064-D065 Union County records. Microfilm Number 20091886T

Union County Clerk by Michelle Kenworthy, Deputy