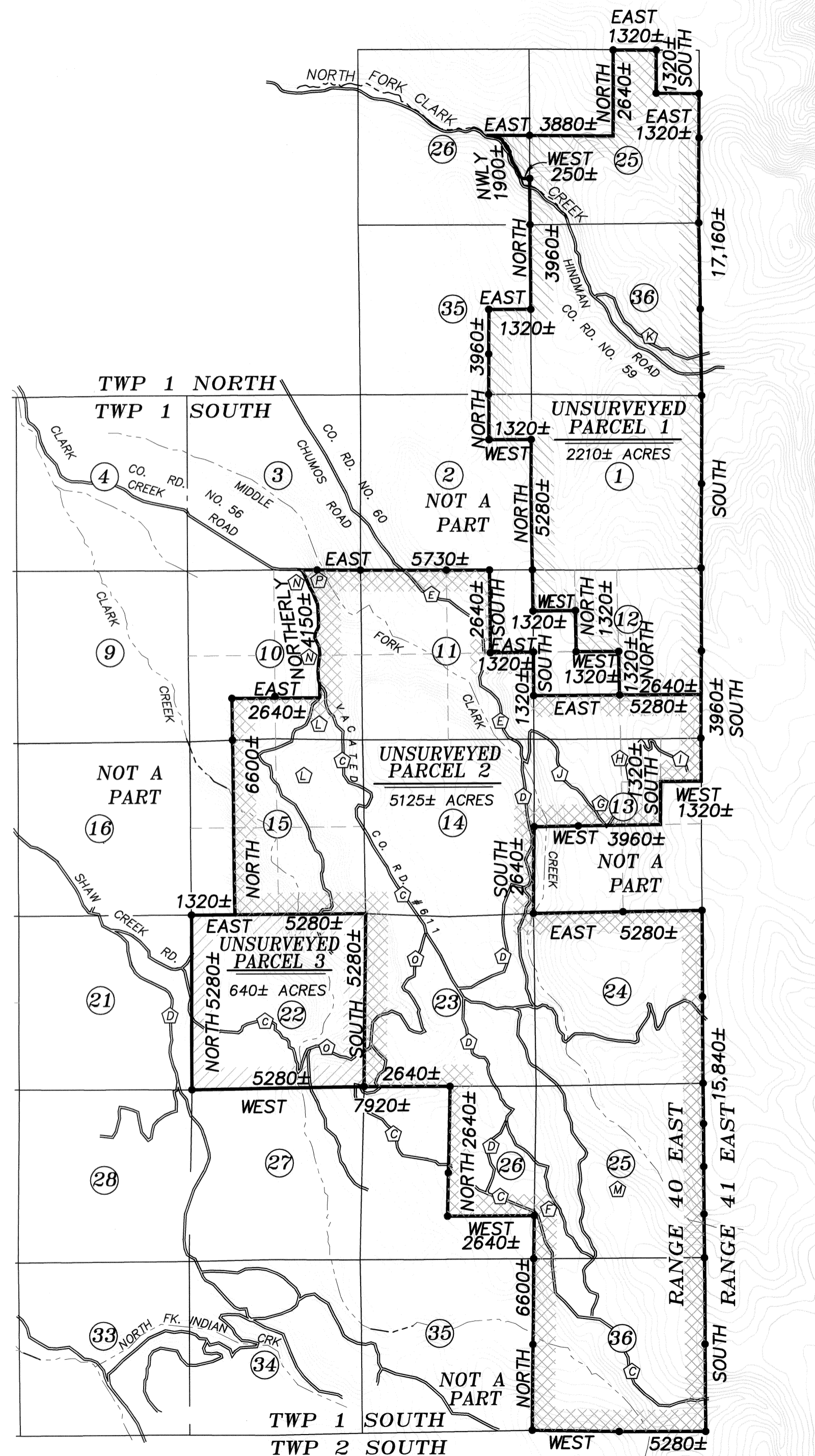


# MINOR PARTITION PLAT NUMBER 20130001T

Microfilm Number 2013046T  
Plat Cabinet Number D206-D207

A partition of Parcel 2 of Minor Partition No. 20120011T  
Sited in Sections 1, 2, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, Township 1  
South, Range 40 East and Section 25, 26, 35 and 36, Township 1 North, Range 40 East of the  
Willamette Meridian, Union County, Oregon



SCALE: 1"=3000'

## LEGEND

- Record monument according to Union County monumentation records
- Existing Road
- - - Existing Creek
- ~ Contour Line (50 ft. interval)

## NOTES AND EASEMENTS

- A Right of way for Union County Road No. 59 (Hindman Road), Union County Road No. 56 (Clark Creek Road) and Union County Road No. 60 (Chumos Road)
  - B Rights of the public in and to that portion of this property lying below the high water mark of creeks as they cross this property
  - C Access Road Easement granted to the United States of America by deed recorded in Book 156, Page 101
  - D Easement granted to Boise Cascade Corporation by deed recorded as Microfilm Document Number 42963
  - E Easement granted to Boise Cascade Corporation in deed recorded as Microfilm Document Number 120775
  - F Reservation of Mineral and Geothermal resources in deed recorded as Microfilm Document No. 980050 and rerecorded as Microfilm document No. 980353
- Perpetual easement to use all roads now existing on a portion of this property and to construct new roadways thereon as reserved by deed from Billy Hindman and Rita Hindman as follows:
- G Deed recorded as Microfilm Document Number 117614 over the E 1/2 of NW 1/4 and the W 1/2 of the NE 1/4 Section 13
  - H Deed recorded as Microfilm Document Number 121230 over the E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 of Section 13
  - I Deed recorded as Microfilm Document Number 124783 over the NE 1/4 of the NE 1/4 of Section 13
  - J Deed recorded as Microfilm Document Number 128766 over the W 1/2 of the NW 1/4 Section 13
  - K Right of Way granted to the United States of America by deed recorded in Book 151, Page 110
  - L Reservation of minerals by deed recorded in Book 136, Page 347 and Microfilm Document Number 130743
  - M Reservation of minerals by deed recorded in Microfilm Document Number 980050
  - N Mutual Boundary Line Agreement between Boise Cascade Corporation and George and Mildred Bryant, in deed recorded as Microfilm Document Number 131484
  - O County Road by petition number 632, Union County road records, opened by Commissioner's Journal Book M, page 593
  - P Easement and right of way as reserved from deed recorded in Microfilm Document Number 130743

## NARRATIVE

This partition was done at the request of Steve McClelland, on behalf of TriStar Northeast Oregon Timberlands, owner of the lands within. Mr. McClelland wanted the land divided as shown hereon. Partition lines created by this plat are intended to follow aliquot lines. This partition is UNSURVEYED. No attempt was made to locate monuments or property lines on the ground. I find no unusual conditions with this partition.

## REFERENCE MATERIAL

- |                                    |                                         |
|------------------------------------|-----------------------------------------|
| Union County Monumentation Records | Microfilm Document Number 980050        |
| Book 151, Page 110                 | Microfilm Document Number 980353        |
| Book 156, Page 101                 | Microfilm Document Number 117614        |
| Microfilm Document Number 42963    | Microfilm Document Number 121230        |
| Microfilm Document Number 120775   | Microfilm Document Number 124783        |
| Microfilm Document Number 130743   | Microfilm Document Number 128766        |
| Microfilm Document Number 131484   | Microfilm Document Number 20050656      |
|                                    | Commissioner's Journal Book M, Page 593 |

Preliminary Title Report No. NCE0528987-12B-ATL, prepared by First American Title Insurance Company

## 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 Plat No. 20130001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D206-D207 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*J. Hsu*

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

*J. Hsu*  
Jeffrey S. Hsu, OPLS 83571

Renewal Date: June 30, 2013

# MINOR PARTITION PLAT NUMBER 20130001T

Microfilm Number 20130416T  
Plat Cabinet Number D206-D207

A partition of Parcel 2 of Minor Partition No. 20120011T  
Sited in Sections 1, 2, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, Township 1  
South, Range 40 East and Section 25, 26, 35 and 36, Township 1 North, Range 40 East of the  
Willamette Meridian, Union 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 a partition of Parcel 2 of Minor Partition No. 20120011T, situated in Sections 1, 2, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, and 36, Township 1 South, Range 40 East and Section 25, 26, 35 and 36, Township 1 North, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

### IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

- Section 1: All,
- Section 2: The NE 1/4 of the NE 1/4 (Government Lot 1),
- Section 10: The E 1/2 of the E 1/2, the SW 1/4 of the SE 1/4, the SE 1/4 of the SW 1/4 and that portion of the W 1/2 of the NE 1/4 and of the NW 1/4 of the SE 1/4 lying Northeasterly of a line 20 feet Southwesterly of the centerline of vacated county road no. 611, except as modified by mutual boundary agreement, recorded in microfilm document no. 131484, deed records of Union County,
- Section 11: All, EXCEPT the E 1/2 of the NE 1/4,
- Section 12: The E 1/2, the E 1/2 of the NW 1/4, the S 1/2 of the SW 1/4 and the NW 1/4 of the NW 1/4,
- Section 13: The NW 1/4, the W 1/2 of the NE 1/4 and the NE 1/4 of the NE 1/4,
- Section 14: All,
- Section 15: The E 1/2 and the E 1/2 of the W 1/2,
- Section 22: All,
- Section 23: All,
- Section 24: All,
- Section 25: All,
- Section 26: The NE 1/4 and the N 1/2 of the SE 1/4,
- Section 36: All.

### IN TOWNSHIP 1 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

- Section 25: The W 1/2 of the NE 1/4, the SE 1/4 of the NE 1/4 and the S 1/2,
- Section 26: That part of the NE 1/4 of the SE 1/4 lying Northeasterly of the centerline of the North Fork of Clark's Creek,
- Section 35: The E 1/2 of the SE 1/4,
- Section 36: All.

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

Jeffrey S. Hsu  
Jeffrey S. Hsu, OPLS 83571  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



## PARCEL LEGAL DESCRIPTIONS

### PARCEL 1

#### IN TOWNSHIP 1 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

- Section 25: The W 1/2 of the NE 1/4, the SE 1/4 of the NE 1/4 and the S 1/2,
- Section 26: That part of the NE 1/4 of the SE 1/4 lying Northeasterly of the centerline of the North Fork of Clark's Creek,
- Section 35: The E 1/2 of the SE 1/4,
- Section 36: All.

#### IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

- Section 1: All,
- Section 2: The NE 1/4 of the NE 1/4 (Government Lot 1),
- Section 12: The North half of the North half, the South half of the Northeast quarter, the Southeast quarter of the Northwest quarter and the North 1/2 of the SE 1/4

### PARCEL 2

#### IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

- Section 10: The E 1/2 of the E 1/2, the SW 1/4 of the SE 1/4, the SE 1/4 of the SW 1/4 and that portion of the W 1/2 of the NE 1/4 and of the NW 1/4 of the SE 1/4 lying Northeasterly of a line 20 feet Southwesterly of the centerline of vacated county road no. 611, except as modified by mutual boundary agreement, recorded in microfilm document no. 131484, deed records of Union County,

- Section 11: All, EXCEPT the E 1/2 of the NE 1/4,
- Section 12: The S 1/2 of the S 1/2,
- Section 13: The NW 1/4, the W 1/2 of the NE 1/4 and the NE 1/4 of the NE 1/4,
- Section 14: All,
- Section 15: The E 1/2 and the E 1/2 of the W 1/2,
- Section 23: All,
- Section 24: All,
- Section 25: All,
- Section 26: The NE 1/4 and the N 1/2 of the SE 1/4,
- Section 36: All.

### PARCEL 3

#### IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

- Section 22: All.

## DECLARATION

Know all people by these presents that TRISTAR NORTHEAST OREGON TIMBERLANDS LLC, who took title as GALLATIN NORTHEAST OREGON LAND AND TIMBER LLC, who took title as BOISE NORTHEAST OREGON LAND AND TIMBER LLC, is the owner 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 map, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, TRISTAR NORTHEAST OREGON TIMBERLANDS LLC, pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by JOHN W. DAVIS, an appointed representative.

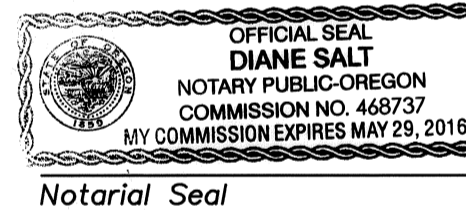
John W. Davis  
JOHN W. DAVIS  
Representative of TRISTAR NORTHEAST OREGON TIMBERLANDS LLC

## ACKNOWLEDGMENTS

State of Oregon  
County of Wallowa SS

Know all these people by these presents, on this 30th day of January, 2013 before me a Notary Public in and for said State and County, personally appeared JOHN W. DAVIS, a known representative of TRISTAR NORTHEAST OREGON TIMBERLANDS LLC, who is known 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.

Diane Salt  
Notary Public for  
the State of Oregon



## 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 Plat No. 20130001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D206-D207 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Jeffrey S. Hsu  
Jeffrey S. Hsu, OPLS 83571

## APPROVALS

### 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 2012-2013 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 Date: 2/7/13  
Linda L. Hill, Union County Assessor/Tax Collector

### Union County Planning Commission

Approved this 6 day of February, 2013.

Scott Hatfield For,  
Hanley Jenkins II  
Union County Planning Director

### Union County Surveyor

Approved this 11th day of January, 2013.

By Gregory T. Blackman  
Gregory T. Blackman  
Deputy Wallowa County Surveyor

## 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 6th day of February, 2013, at 9:35 o'clock A.M., and recorded in Plat Cabinet No. D206-D207 Union County records. Microfilm Number 20130416T

Robin A. Church  
Union County Clerk by Shelley Kenworthy Deputy Clerk