

# MINOR PARTITION PLAT NUMBER 20130003T

Microfilm Number 20130418T  
Plat Cabinet Number DA10-D211

A partition of Parcel 1 of Minor Partition No. 20120011T  
Situated in Sections 7, 16, 17, 18, 19, 20, 21, 29, 30, 31, and 32, Township 1 South, Range 40  
East of the Willamette Meridian, Union County, Oregon

SCALE: 1"=2000'

## 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. 53 (Indian Creek Rd.), Union County Road No. 54 (Indian Creek Rd.), Union County road No. 62 (Mt. Harris 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 The right to use a logging road, as reserved from deed recorded in Book 144, Page 352
- D Access Road Easement granted to the United States of America by deed recorded in Book 156, Page 101
- E Nonexclusive Road Easement, 30 ft. wide, granted to the United States of America by deed recorded in Microfilm Document Number 79336
- F Hydropower site easement granted to Joanne and Gary Price by deed recorded as Microfilm Document Number 109948
- G Easement exchange between Boise Cascade Corporation and Harris Pine Mills, in deed recorded as Microfilm Document Number 117422
- H Easement granted to Leonard and Nadine Stanhope in deed recorded as Microfilm Document Number 125468
- I Nonexclusive road easement granted to United States of America in deed recorded as Microfilm Document Number 129715 and 130130
- J County Road by petition number 632, Union County road records, opened by Commissioner's Journal Book M, page 593
- K Portions of Harris Mountain Loop Road and North Indian Creek Road are placed as shown on the tax assessment maps. No evidence of these roads in these locations could be ascertained from aerial photographs.

## 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  
 Book 144, Page 352  
 Book 156, Page 101  
 Microfilm Document Number 79336  
 Microfilm Document Number 109948  
 Microfilm Document Number 117422  
 Microfilm Document Number 125468  
 Microfilm Document Number 129715  
 Microfilm Document Number 130130  
 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. 20130003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number DA10-D211 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

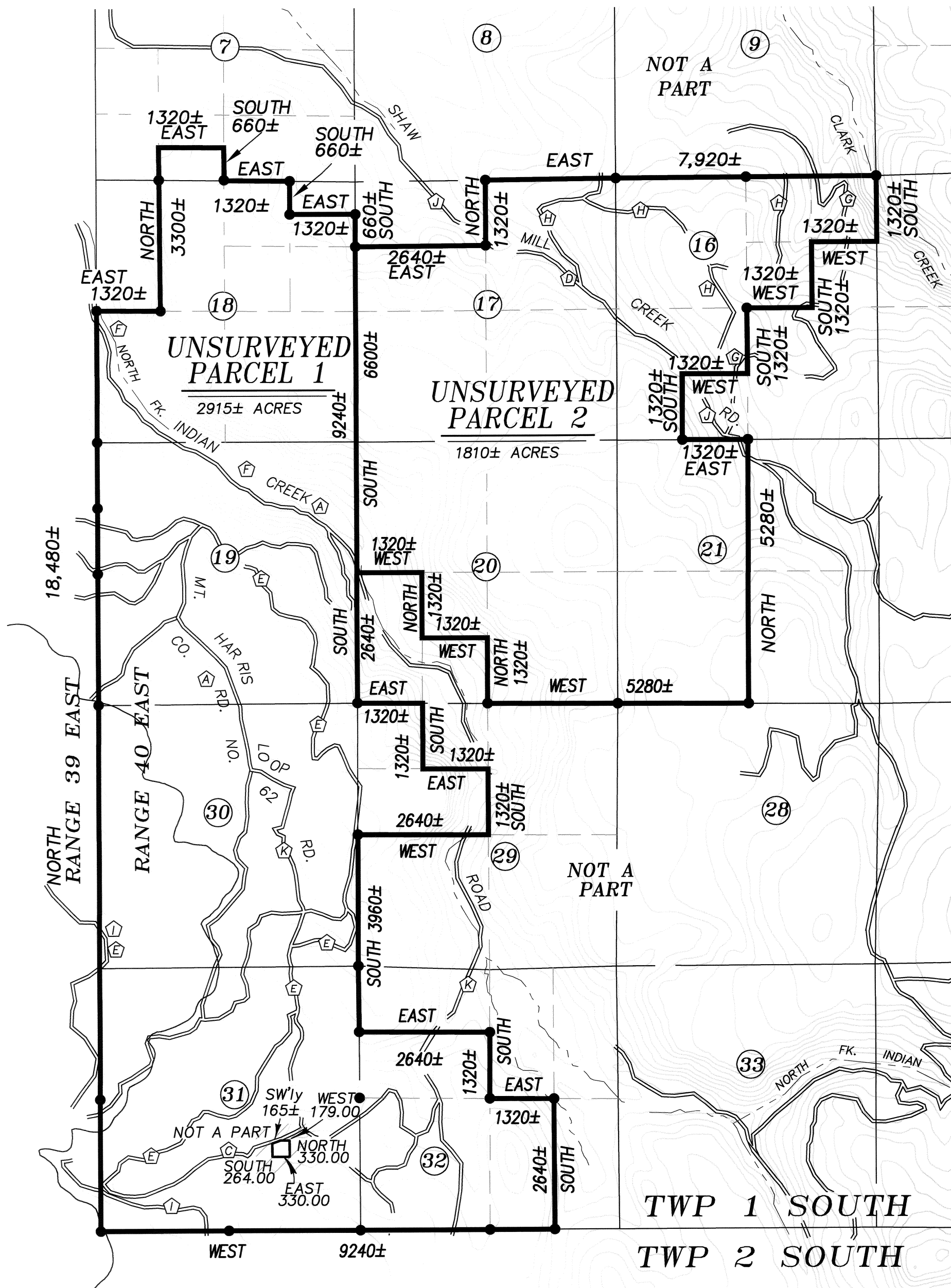
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jeffrey S. Hsu*

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2013

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



# MINOR PARTITION PLAT NUMBER 20130003T

A partition of Parcel 1 of Minor Partition No. 20120011T  
Situated in Sections 7, 16, 17, 18, 19, 20, 21, 29, 30, 31, and 32, Township 1 South, 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 1 of Minor Partition Plat Number 20120011T, situated in Sections 7, 16, 17, 18, 19, 20, 21, 29, 30, 31, and 32, Township 1 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

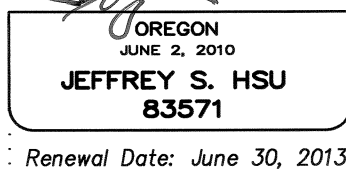
### IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

- Section 7: The S 1/2 of the SE 1/4 of the SW 1/4,
- Section 16: The N 1/2 of the NE 1/4, the SW 1/4 of the NE 1/4, the NW 1/4, the N 1/2 of the SW 1/4 and the SW 1/4 of the SW 1/4,
- Section 17: All, EXCEPT the N 1/2 of the NW 1/4,
- Section 18: All, EXCEPT the N 1/2 of the NE 1/4 of the NE 1/4, also EXCEPT, Government Lots One and Two (the W 1/2 of the NW 1/4).
- Section 19: All,
- Section 20: All, EXCEPT the South 1/2 of the SW 1/4, also EXCEPT the NW 1/4 of the SW 1/4,
- Section 21: The W 1/2,
- Section 29: The W 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4,
- Section 30: All,
- Section 31: All, EXCEPT a parcel of land described as commencing at a point which is 997 feet East and 1511 feet North of the South 1/4 corner of said Section 31; running thence East 330 feet; thence, North 330 feet; thence, West 179 feet to the Southerly edge of the logging road; thence, Southwesterly along the Southerly edge of said logging road 165 feet; thence, South 264 feet to the Point of Beginning,
- Section 32: The SW 1/4, the S 1/2 of the NW 1/4, and the W 1/2 of the SE 1/4

Containing 4,725 acres, more or less

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, OPLS 83571  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



## PARCEL LEGAL DESCRIPTIONS

### PARCEL 1

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

- Section 7: The S 1/2 of the SE 1/4 of the SW 1/4,
- Section 18: All, EXCEPT the N 1/2 of the NE 1/4 of the NE 1/4, also EXCEPT, Government Lots One and Two (the W 1/2 of the NW 1/4).
- Section 19: All,
- Section 29: The W 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4,
- Section 30: All,
- Section 31: All, EXCEPT a parcel of land described as commencing at a point which is 997 feet East and 1511 feet North of the South 1/4 corner of said Section 31; running thence East 330 feet; thence, North 330 feet; thence, West 179 feet to the Southerly edge of the logging road; thence, Southwesterly along the Southerly edge of said logging road 165 feet; thence, South 264 feet to the Point of Beginning,
- Section 32: The SW 1/4, the S 1/2 of the NW 1/4, and the W 1/2 of the SE 1/4

### PARCEL 2

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

- Section 16: The N 1/2 of the NE 1/4, the SW 1/4 of the NE 1/4, the NW 1/4, the N 1/2 of the SW 1/4 and the SW 1/4 of the SW 1/4,
- Section 17: All, EXCEPT the N 1/2 of the NW 1/4,
- Section 20: All, EXCEPT the South 1/2 of the SW 1/4, also EXCEPT the NW 1/4 of the SW 1/4,
- Section 21: The W 1/2,

## 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 Multnomah SS

Know all these people by these presents, on this 30<sup>th</sup> 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



## 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: 2/5/13

Linda L. Hill, Union County Assessor/Tax Collector

### Union County Planning Commission

Approved this 6 day of February, 2013.

*Scott Hartell*  
Hanley Jenkins II  
Union County Planning Director

### Union County Surveyor

Approved this 11<sup>th</sup> day of January, 2013.

By Wallowa County Surveyor 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 6<sup>th</sup> day of February, 2013, at 9:35 o'clock A.M., and recorded in Plat Cabinet No. D210-D211 Union County records. Microfilm Number 20130418T

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

## 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. 20130003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D210-D211 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