

Minor Partition Plat Number 20140001T

Situate in Sections 22, 23, 25, 26 and 27,
Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20140474T
Plat Cabinet Number D239-D240

SCALE: 1"=1000'

REFERENCE MATERIAL

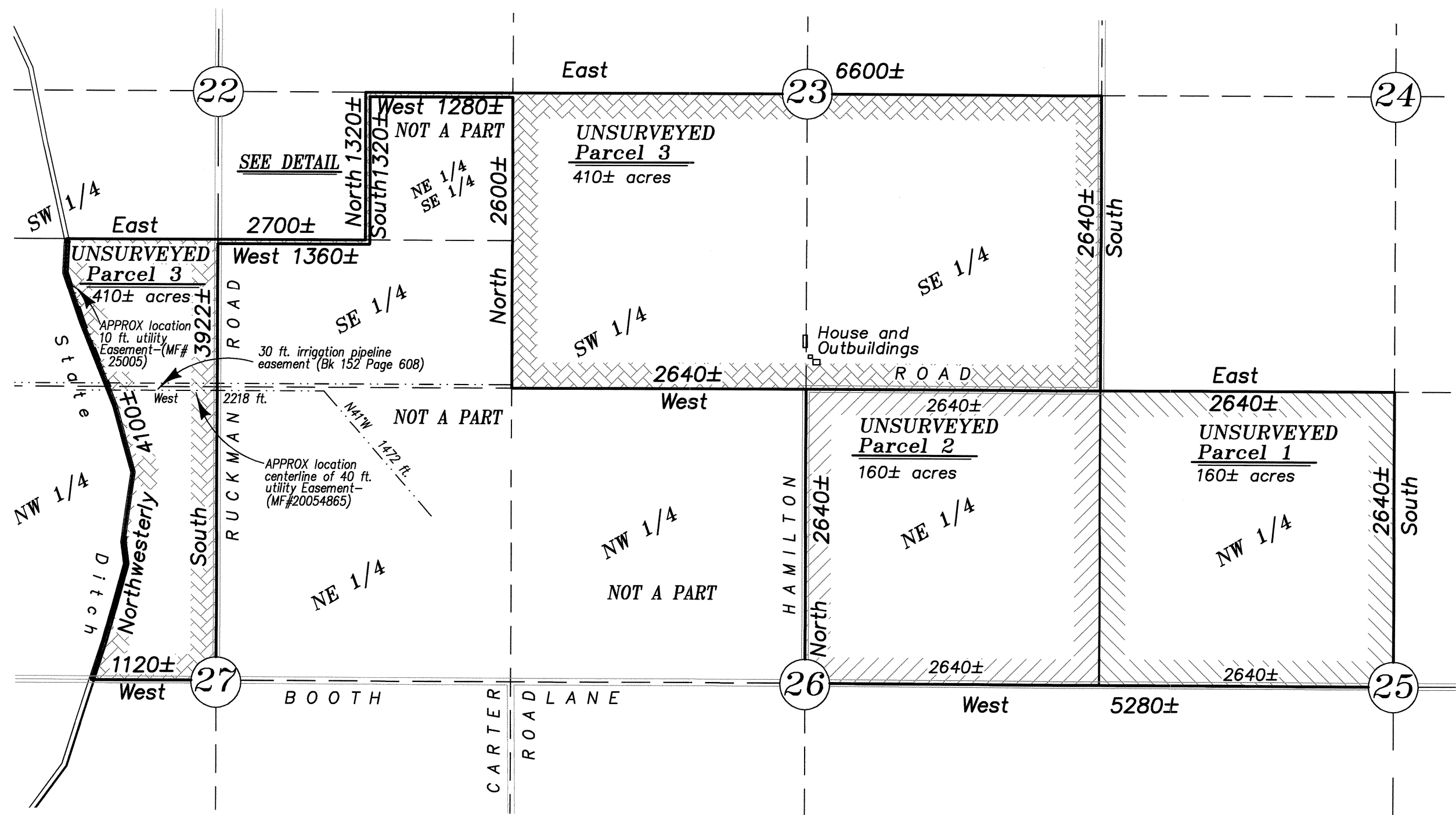
DEED REFERENCES

Book 152 Page 608
Microfilm Number 25005
Microfilm Number 20054865
Microfilm Number 20134068
Partition Plat Report Number 14-24673
prepared by Eastern Oregon Title, Inc.
dated January 30, 2014

EASEMENT NOTES

The following easements and encumbrances are listed in the stated Partition Plat Report, but cannot be accurately depicted due to this being an UNSURVEYED Partition and a lack of exact location in the stated deed (Approximate locations are shown on the face of this plat):

- 1). Easement granted to Lilly B. Miller by right of way deed including the terms and provisions thereof dated March 30, 1966, recorded April 7, 1966 in Book 152 Page 608, deed records of Union County, Oregon, for a perpetual right of way over and across this property, for the purpose of clearing, trenching for, laying, constructing, maintaining and repairing a pipeline for irrigation purposes over and across a portion of the South 30 feet of Section 22, beginning at a point in a ditch, known as State Ditch, at a point where said ditch crosses the South boundary of Section 22, Township 2 South, Range 39 East of the Willamette Meridian, running thence Northerly in said Ditch a distance of 30 feet; thence East to the West boundary of Section 23 in said Township and Range; thence South to the Southeast corner of said Section 22, a distance of 30 feet; and thence West, along the South boundary of said Section 22, to the Point of Beginning, being a tract 30 feet in width along the South boundary of said Section 22, Township 2 South, Range 39 East of the Willamette Meridian.
- 2). Right of Way Easement including the terms and provisions thereof, granted to California-Pacific Utilities Company, a corporation, dated August 12, 1969, recorded September 5, 1969, as microfilm document number 25005, records of Union County, Oregon, for the right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains, and all necessary poles, towers and appurtenances over, under and upon a strip of land 10 feet in width 5 feet on each side of a centerline which begins at a point located approximately 1040 ft. West of the Southeast corner of the Southwest quarter of Section 22, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, thence Northerly and Westerly along the East bank of the Grande Ronde River State Ditch to a point located approximately 1350 feet distant, all as staked and located on the ground.
- 3). Right of Way easement, including the terms and provisions thereof, granted to Oregon Trail Electric Consumers Cooperative, Inc., a cooperative corporation, dated August 31, 2005, recorded September 9, 2005, as Microfilm Document No. 20054865, records of Union County, Oregon for the right to construct, operate and maintain an electric transmission and/or distribution line across this property. 40 ft. in width the point of beginning is located approximately 1349 feet South 32 degrees West from the Northeast corner of Section 27, Township 2 South, Range 39 EWM, thence from the point of beginning approximately 1472 feet North 41 degrees West, thence 2218 feet West to the end point



NARRATIVE

This partition was done at the request of Fred Wallender. This is an UNSURVEYED partition. I show the approximate location of the easements cited in the associated partition plat report. The North line of Parcel 2 of this partition is to be the physical centerline of Hamilton Road. I find no unusual conditions on this UNSURVEYED partition.

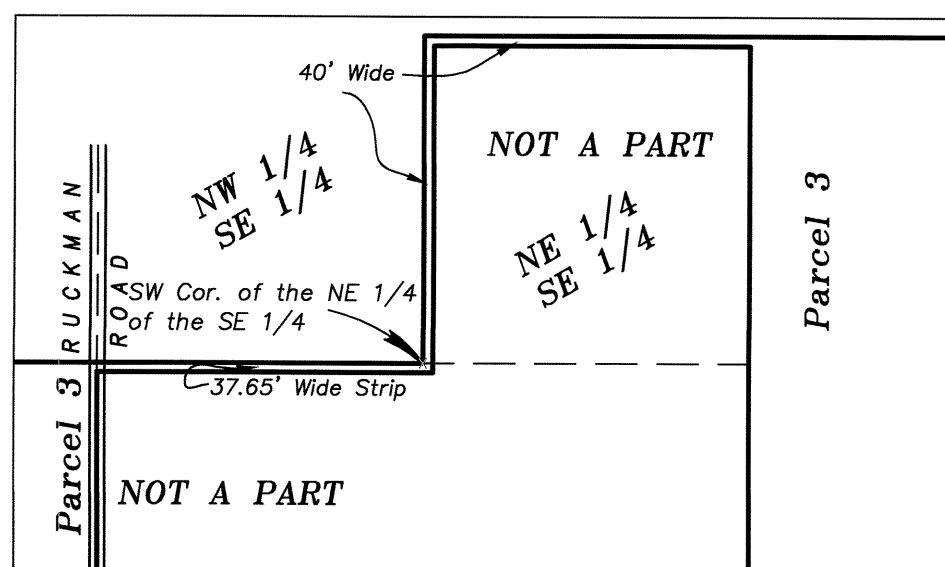
LEGEND

- APPROXIMATE Easement line
- [Hatched Box] Limits of Parcel 1
- [Hatched Box] Limits of Parcel 2
- [Hatched Box] Limits of Parcel 3

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D239-D240 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219



Detail Not to Scale

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2014

Minor Partition Plat Number 20140001T

Microfilm Number 20140474T
Plat Cabinet Number D239-D240

Situate in Sections 22, 23, 25, 26 and 27,
Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the land within this UNSURVEYED partition, situate in Sections 22, 23, 25, 26 and 27 in Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Section 22: The West 40 feet and the North 40 feet of the Northeast quarter of the Southeast quarter of said Section 22 and all that portion of the South half of the Southwest quarter lying East of the center of State Ditch;

ALSO INCLUDING, A tract of land more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 22;

Thence; East, along the North line of the South half of the Southeast quarter of Section 22, to a point on the South line of the Northeast quarter of the Southeast quarter 40 feet East of the Southwest corner of said Northeast quarter of the Southeast quarter,

Thence; South, along a line parallel to the East line of the Southwest quarter of the Southeast quarter of Section 22, a distance of 37.65 feet,

Thence; West, along a line parallel to the Northerly line of the South half of the Southeast quarter, to the West line of the Southwest quarter of the Southeast quarter,

Thence; North, along said West line of the Southwest quarter of the Southeast quarter, a distance of 37.65 feet, to the Point of Beginning.

Section 23: The South half;

Section 25: The Northwest quarter;

Section 26: The Northeast quarter;

Section 27: All that portion of the Northwest quarter lying East of the center of the State Ditch.

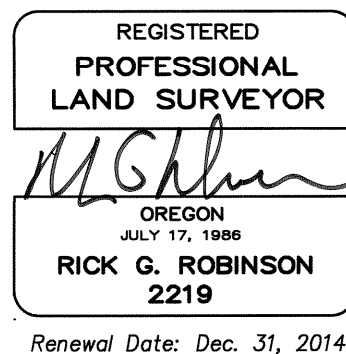
Subject to easements of record or as they exist.

Subject to rights of the public in County Road No. 34 (Hamilton Road), County Road No. 35B (Ruckman Road) and County Road No. 126 (Booth Lane) over and across the land within the above described tract

Said tract containing APPROXIMATELY 730 Acres including county road right of way.

I further certify that I made this plat by order of and under the direction of the owner thereof, and that this is an UNSURVEYED partition, with no new corner monuments set, in accordance with O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



PARCEL DESCRIPTIONS

PARCEL 1

Situate in Section 25, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

The Northwest quarter;

Subject to rights of the public County Road No. 34 (Hamilton Road), over and across the Northwestern portion of the above described tract.

PARCEL 2

Situate in Sections 23 and 26, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

That portion of the Southeast quarter of said Section 23 lying South of the constructed centerline of County Road No. 34 (Hamilton Road)

That portion of the Northeast quarter of said Section 26 lying South of the constructed centerline of County Road No. 34 (Hamilton Road)

Subject to rights of the public County Road No. 34 (Hamilton Road), over and across the Northerly portion of the above described tract.

PARCEL DESCRIPTIONS

PARCEL 3

Situate in Sections 22, 23, 26 and 27, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Section 22: The West 40 feet and the North 40 feet of the Northeast quarter of the Southeast quarter of said Section 22 and all that portion of the South half of the Southwest quarter lying East of the center of State Ditch;

ALSO INCLUDING, A tract of land more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 22;

Thence; East, along the North line of the South half of the Southeast quarter of Section 22, to a point on the South line of the Northeast quarter of the Southeast quarter 40 feet East of the Southwest corner of said Northeast quarter of the Southeast quarter,

Thence; South, along a line parallel to the East line of the Southwest quarter of the Southeast quarter of Section 22, a distance of 37.65 feet,

Thence; West, along a line parallel to the Northerly line of the South half of the Southeast quarter, to the West line of the Southwest quarter of the Southeast quarter,

Thence; North, along said West line of the Southwest quarter of the Southeast quarter, a distance of 37.65 feet, to the Point of Beginning.

Section 23: The Southwest quarter and that portion of the Southeast quarter lying North of the constructed centerline of County Road No. 34 (Hamilton Road)

Section 26: That portion of the Northeast quarter of said Section 26 lying North of the constructed centerline of County Road No. 34 (Hamilton Road)

Section 27: All that portion of the Northwest quarter lying East of the center of the State Ditch.

Subject to easements of record or as they exist.

Subject to rights of the public in County Road No. 34 (Hamilton Road), County Road No. 35B (Ruckman Road) and County Road No. 126 (Booth Lane) over and across the land within the above described tract

DECLARATION

Know all People by these presents that FRED WALLENDER is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed map in accordance with O.R.S. Chapter 92.

Fred Wallender
FRED WALLENDER

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 19th day of February, 2014, before me a Notary Public in and for said State and County, personally appeared FRED WALLENDER, 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.

Carrie Stratton
Notary Public for
the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D239-D240 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

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 2013-2014 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: 2/25/14
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 20th day of February, 2014.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 19th day of February, 2014.

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 this 20th day of February, 2014, at 11:15 o'clock A.M., and recorded in Plat Cabinet No. D239-D240 Union County records. Microfilm Number 20140474T

Robin A. Church
Union County Clerk by Shirlette Kenworthy, Deputy