

[S89°34'35"W--BASIS OF BEARING]
S89°34'35"W

POB utility easement (Volume 124 Page 468)
S89°34'35"W 2557.10 ft. and
S0°09'53"W 30.00 ft. from W 1/4 Corner

[5200.97]
5200.77

Microfilm Number 20141153T
Plat Cabinet Number D247-D248

Partition Plat
Number 20140005T

Situate in the South half of Section 7,
Township 2 South, Range 39 East of the Willamette Meridian,
Union County, Oregon

BASIS OF BEARING

The line between the found monuments at the East Quarter corner of Section 7 and the found monument at the West Quarter corner of Section 7, Township 2 South, Range 39 East of the Willamette Meridian being South 89°34'35"W as stated on map of survey number 16-86 of the Union County Survey Records.

SCALE: 1"=300'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Alicel
ODOT Strip Map 8B-24-10
Survey Number 16-86
Survey Number 003-91

DEED REFERENCES
Volume 124 Page 468
Volume 146 Page 631
Microfilm Number 65193
Microfilm Number 132186
Microfilm Number 136770
Microfilm Number 20071829
Partition Plat Report Number 14-24678
prepared by Eastern Oregon Title, Inc.
dated February 6, 2014

EASEMENT NOTES

The following easements and encumbrances are listed in the stated Partition Plat Report, but cannot be accurately depicted due to Parcel 2 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 California-Pacific Utilities Company including the terms and provisions thereof dated March 30, 1951, recorded April 3, 1951 in Volume 124 Page 468, deed 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 8 feet in width being described by metes and bounds with the statement "as staked and located on the ground. The easement was placed at the position of the physical power line.
- 2). Warranty deed granted to the State of Oregon, by and through its' Highway Commission dated December 24, 1962, recorded December 31, 1962, in Volume 146 Page 631, deed records of Union County, Oregon, relinquishes easements of access thereto between the parcels so conveyed and the remaining land of the grantors adjoining said highway. Said warranty deed also reserves the right of access for unrestricted use to a 25 ft. width centered on engineers station 400+00. Restriction is depicted on the drawing.
- 3). Grant of Communications Systems Easement, including the terms and provisions thereof, granted to American Telephone and Telegraph Company, dated November 7, 1989, recorded January 9, 1990, as Microfilm Document No. 132186, records of Union County, Oregon for the right to construct, operate, maintain, replace and remove underground cables, wave guides, wires, conduits, manholes, drains, splicing boxes, repeaters, repeater housings and other appurtenances upon, over, under and across a strip of land 20 feet in width. This easement falls on unsurveyed Parcel 2 and the approximate location is shown on the face of the plat.
- 4). Easement, including the terms and provisions thereof, granted to GTE Northwest Incorporated, a Washington Corporation, dated March 12, 1996, recorded April 9, 1991, as Microfilm Document No. 136770, records of Union County, Oregon for perpetual easement over, under, above and across a 30 ft. x 30 ft. portion of this property. This easement falls on Unsurveyed Parcel 2 and is depicted on the face of this plat.

NARRATIVE

This partition was done at the request of Bruce Andrews. Parcel 2 of this partition is UNSURVEYED and not monumented. In doing the placement of the highway right of way, it was necessary to compute the positions of the exterior, so I show the mathematical courses along the exterior of the unsurveyed parcel. This partition also dedicates the portion of Sandridge Road and Standley Lane that falls within the Andrews ownership. The position of the roads is controlled by the section and 1/4 section monuments. I place the State Highway right of way by ODOT Drawing 8B-24-10, which is also reflected in Deed Volume 146 Page 631. Parcel 1 was monumented at the direction of Mr. Andrews, and complies with the non-farm parcel requirements of the Union County Planning Department. I show the approximate location of the easements cited in the associated partition plat report. I find no unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014

West 1/4 corner of Section 7-
Found 1 1/2" aluminum cap on
5/8" iron pin

The West 30 feet of the South half
of Section 7 and the North 30 feet
of the South 1/2 of Section 7 lying
West of the State Highway R/W is
dedicated by this plat

**UNSURVEYED
PARCEL 2**

181.29 ACRES
Including County Road Right of way
177.22 ACRES
Excluding County Road Right of way

**PARCEL 1
(SEE DETAIL)**

2.77 ACRES

RANGE 38 EAST
RANGE 39 EAST
SANDRIDGE ROAD

[2645.13]
2645.03 (R/W)

[507'05"W]
507'28"W

[507'05"W]
507'28"W

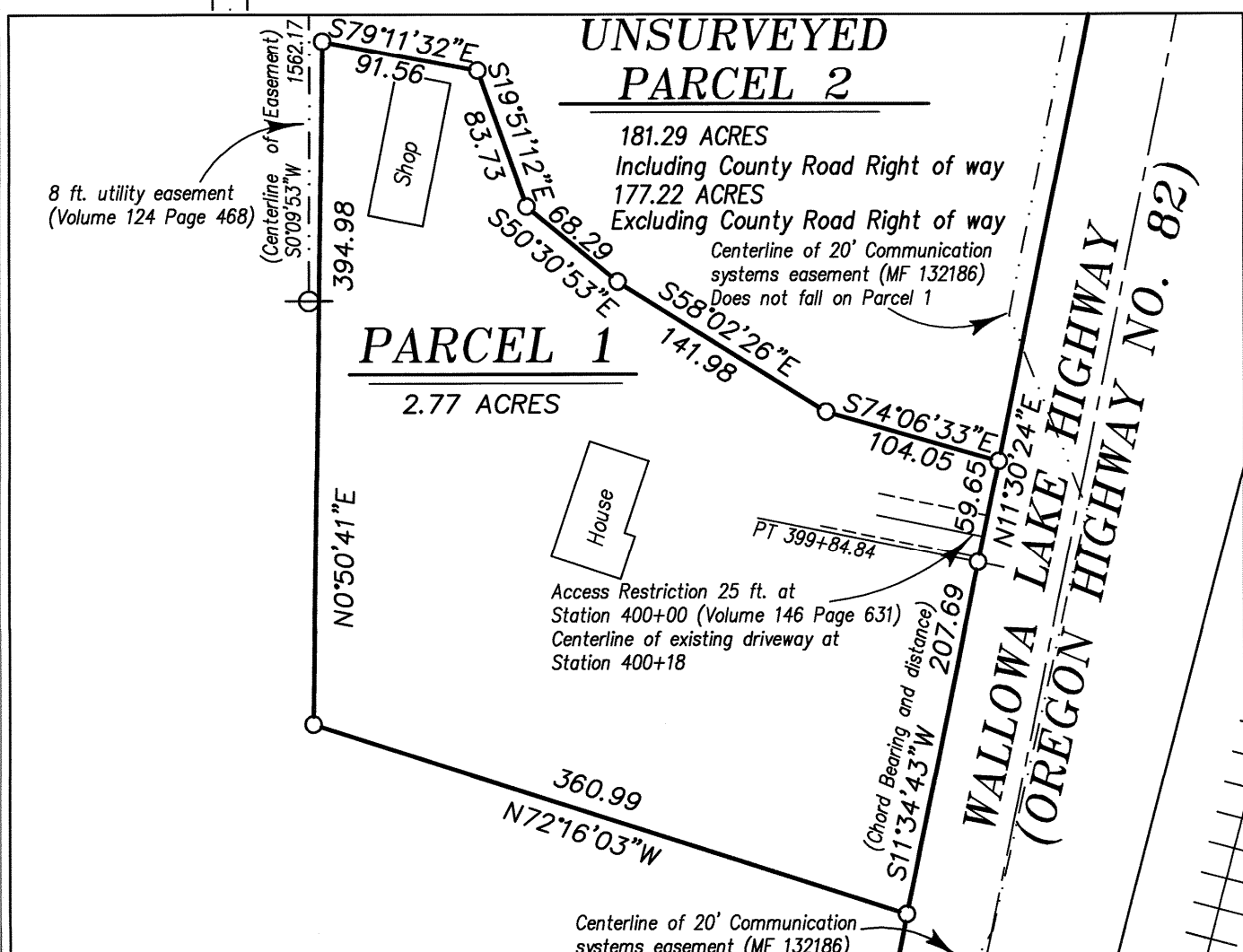
Point of Beginning
Southwest corner of Section 7-
Found 2 1/2" aluminum cap on
5/8" iron pin

12 McDONALD LANE

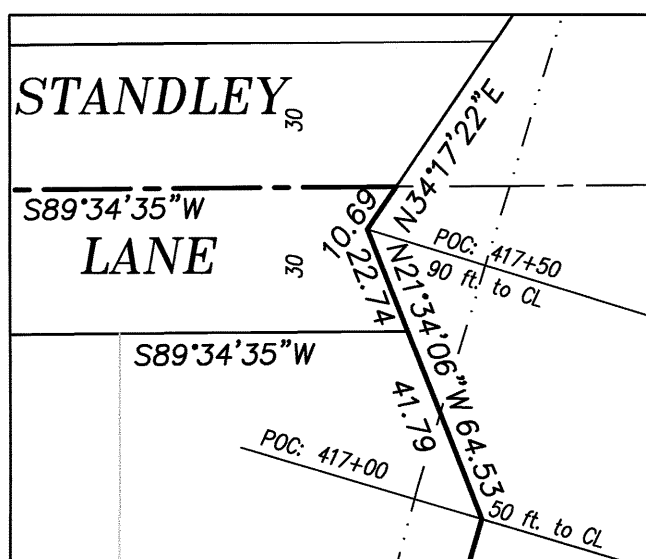
13 18

2714.63 (R/W to R/W)
2744.63 (Section corner to R/W)

N89°37'20"E
[N89°37'21"E]



DETAIL OF PARCEL 1 SCALE: 1"=100'



NE CORNER DETAIL SCALE: 1"=40'

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. 20140005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D247-D248 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

LEGEND

- Found monument as described as per Union County Monumentation records
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊙ Existing Power Pole
- Centerline
- - - Easement line
- [] Record information of survey number 16-86
- { } Record information of ODOT Strip Map 8B-24-10

Partition Plat Number 20140005T

Microfilm Number 20141153T
Plat Cabinet Number D247-D248

Situate in the South half of Section 7,
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 UNSURVEYED Parcel 2 and surveyed and platted Parcel 1 of this partition, situate in Section 7, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

All that portion of the South half of Section 7 lying West of the West right of way line of Oregon State Highway Number 82, as per deed volume 146, page 631.

Subject to easements of record or as they exist.

Subject to rights of the public in County Road No. 25 (Sandridge Road), and County Road No. 130 (Standley Lane) over and across the land within the above described tract.

Subject to the rights of the public in streets as platted and dedicated by the plat of the Town of Alicel.

Said tract containing 184.06 Acres including county road right of way. (179.99 Acres excluding 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 the boundary of Parcel 1 is surveyed and monumented in accordance with O.R.S. 92.050 and 92.060, with Parcel 2 being unsurveyed.

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



DECLARATION

Know all People by these presents that BRUCE B. ANDREWS and THERESA L. ANDREWS are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused Parcel 1 to be surveyed and platted and UNSURVEYED Parcel 2 to be platted as shown on the annexed map and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, the West 30 feet of the South half of Section 7, being a portion of County Road No. 25 (Sandridge Road), and the North 30 feet of the South 1/2 of Section 7 lying West of the State Highway R/W being a portion of County Road No. 130 (Standley Lane) as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Bruce B. Andrews
BRUCE B. ANDREWS

Theresa L. Andrews
THERESA L. ANDREWS

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: 4/16/14
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 16th day of April, 2014.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 11th day of April, 2014.

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

UNION COUNTY COMMISSION

Approved and accepted the dedicated right of way as depicted on this plat this 7th day of May, 2014.

Mark D. Davidson Steve McClure
Mark D. Davidson Steve McClure
William D. Rosholt
William D. Rosholt

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 7th day of May, 2014, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. D247-D248 Union County records. Microfilm Number 20141153T

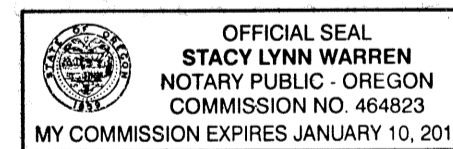
Robin A. Church
Union County Clerk by Christa Kinney, Deputy
Sheet 2 of 2

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 16th day of April, 2014, before me a Notary Public in and for said State and County, personally appeared BRUCE B. ANDREWS and THERESA L. ANDREWS, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Stacy Lynn Warren
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. 20140005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D247-D248 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