

Measure 49 Election Number E133844
PARTITION PLAT NUMBER 20140006T

Situated in the Southwest quarter of Section 15 and the Northwest quarter of Section 22,
 Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm No. 20141279T
 Plat Cabinet No. DA49-DA50

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 37-71
 Survey Number 43-77
 Survey Number 122-78
 Survey Number 31-83
 Survey Number 007-1996
 ODOT Strip Map 6B-35-9
 Field notes of GLO contract no. 103,
 executed by David P. Thompson,
 dated September 3, 1863

DEED REFERENCES
 Book 124, Page 316
 Microfilm Document Number 60468
 Microfilm Document Number 152883
 Microfilm Document Number 152884

Partition Plat Report No. 14-24670,
 prepared by Eastern Oregon Title,
 dated January 27, 2014

Road Survey for petition no. 39
 Road Survey for petition no. 52
 Road Survey for petition no. 394
 Road Survey for petition no. 476

NOTES AND EASEMENTS

- 10 ft. wide easement to California-Pacific Utilities by MF 60468. Description states 'as staked or constructed on ground'. Falls on unsurveyed parcel and not placed with benefit or survey.
- Non-exclusive easement for ingress, egress and utilities created by this plat over that portion of the South 30 feet of the Southwest quarter of Section 15 within Parcel 2 of this partition for benefit of Parcel 1.
- Access restrictions, as contained in Warranty Deed to the State of Oregon, recorded in Book 124, Page 316. Applies to Highway 30.
- 10 ft. wide easement for overhead utilities, over Parcel 2 for benefit of Parcel 1, created by this plat.

BASIS OF BEARING

Forward bearing as published by the U.S.C.
 and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.

SCALE: 1"=60'

LEGEND

- Found monument as described, marked as per Union County monumentation records
- Found 1/2" iron pin set by Survey Number 37-71
- Set 5/8" x 30" copperclad iron rod with 2 1/2" brass cap, marked as per Union County Monumentation records, filed separately
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- - - Easement Line
- - - Centerline
- [] Record measurement as per Survey Number 37-71
- { } Record measurement as per Survey Number 007-1996
- () Record measurement as per field notes of GLO contract no. 103, executed by David P. Thompson, dated September 3, 1863
- - - Creek or ditch

NARRATIVE

This partition was done at the request of Tom Bowman, owner of the land within. This partition is done to complete the Measure 49 Election Number E133844 approval.

The quarter corner between Section 15 and 22 was placed by Duane Griffith from a retracement of ODOT Strip Map 6B-35-9. I place the corner by driving a line from the Southeast corner of Section 15 through the found pin on the South line of Section 15 set by Survey Number 37-71 to a point 30.00 feet beyond said pin. Doing so is harmonious with surveys for Road Petition No. 394 and 476, which surveyed Bond Lane. These road surveys show the Western terminus of Bond Lane contiguous with both the quarter corner and the centerline of McAlister Road (previously Wallace Lane). There is an angle point in the South line of Section 15 that is not shown in Survey 37-71 due to the monumentation of the accepted fence corner at the Southwest corner of Section 15, done after said survey. The section corner of 22, 23, 26 and 27 was placed by Norm Paullus Jr. in Survey Number 007-1996 by double proportion. I find no evidence of the original GLO corner and use the same methodology as the Paullus survey in the placement of this corner. Remaining GLO corners shown hereon were recovered or their positions used as per Union County GPS network. I place the dividing lines at the direction of Mr. Bowman. I find no other unusual conditions with this partition.

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. 20140006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number DA49-DA50 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

UNSURVEYED PARCEL 1

PARCEL 2

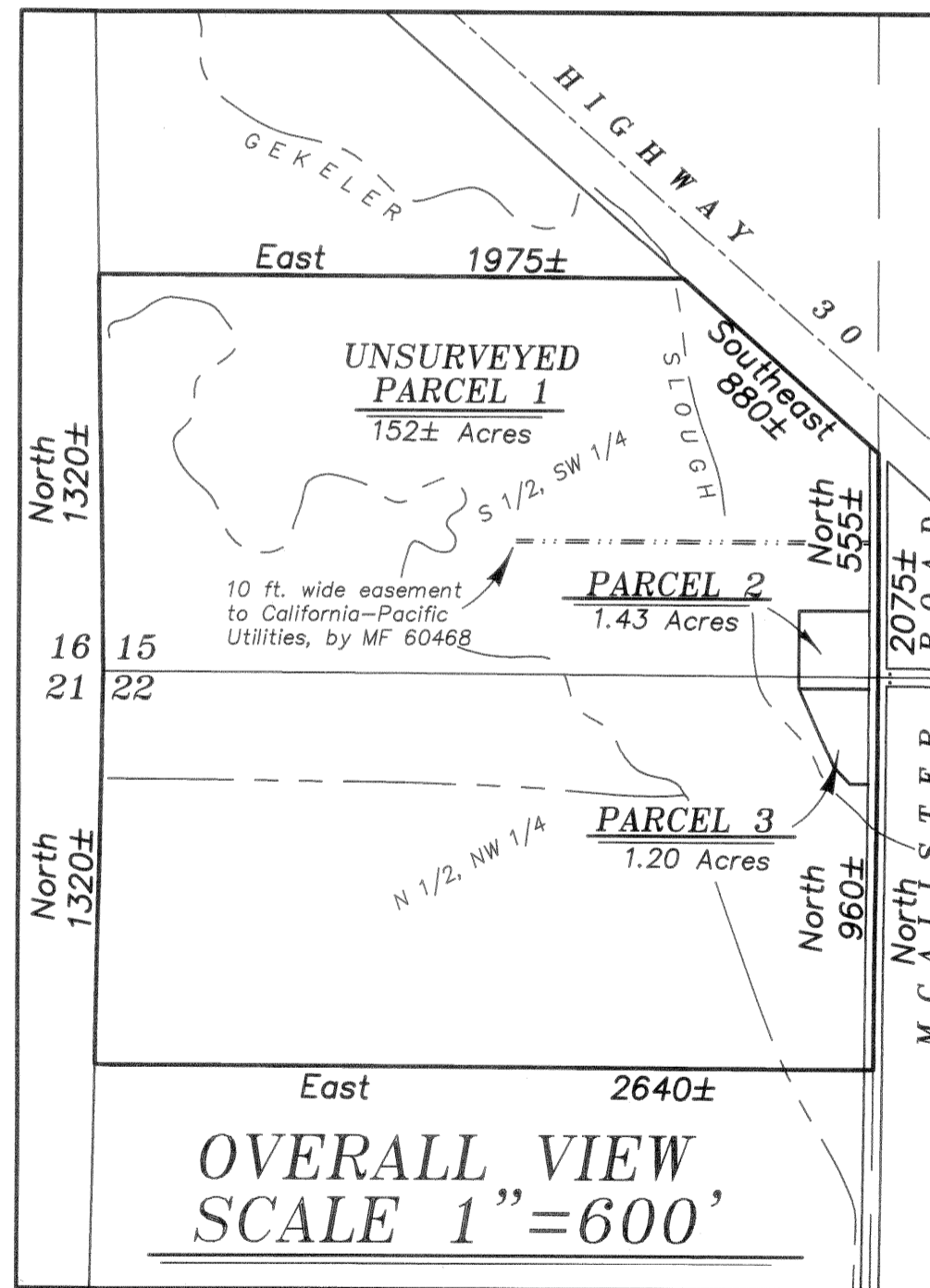
1.43 Acres (excluding ROW)
 1.61 Acres (including ROW)

30 ft. wide easement for ingress, egress and utilities, over Parcel 2 to Parcel 1, created by this plat. See detail for overhead utility easement.

PARCEL 3

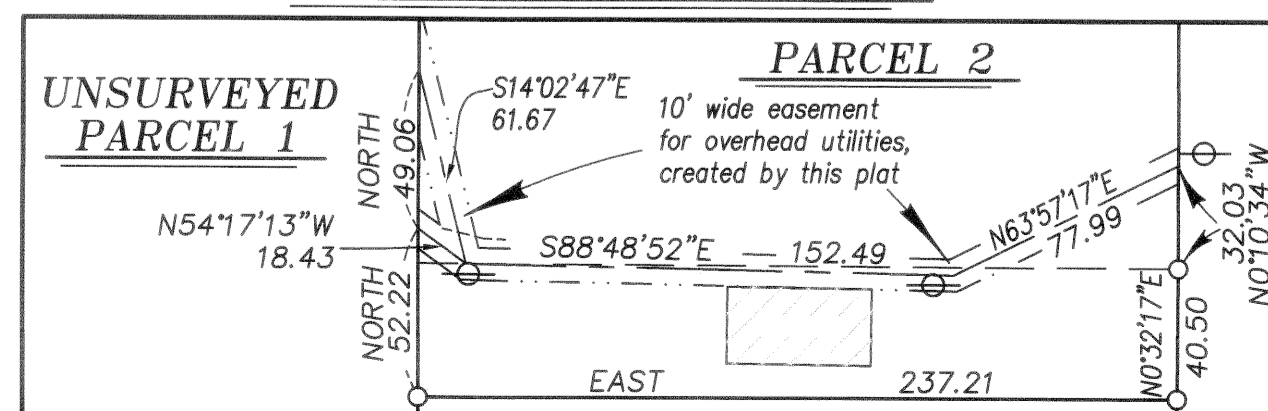
1.20 Acres (excluding ROW)
 1.42 Acres (including ROW)

UNSURVEYED PARCEL 1



OVERALL VIEW SCALE 1"=600'

DETAIL SCALE 1"=60'



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JUNE 2, 2010
 JEFFREY S. HSU 83571
 Renewal Date: June 30, 2015

Used proportionate position, corner not monumented

PARTITION PLAT NUMBER 20140006T

Situated in the Southwest quarter of Section 15 and the Northwest quarter of Section 22, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcels 2 and 3 and platted UNSURVEYED Parcel 1 of this partition, said partition being situated in the Southwest quarter of Section 15 and the Northwest quarter of Section 22, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

Section 15: The South half of the Southwest quarter lying Southwesterly of U.S. Highway 30,

Section 22: The North half of the Northwest quarter,

Subject to the rights of the public in McAlister Road.

Containing 155 acres, more or less

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the parcels 2 and 3 are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all people by these presents that THOMAS M. BOWMAN and RUSSELL S. BOWMAN, heirs of the Estate of Retha Udel Bowman, also known as Retha K. Bowman, and TERRY L. THOMAS, heir of the Estate of Retha Udel Bowman, also known as Retha K. Bowman and Successor Trustee of the Albert Forrest Bowman Living Trust and Successor Trustee of the Retha K. Bowman Living Trust, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 30 foot wide easement for ingress, egress and utilities over Parcel 2 for Parcel 1, and the 10 foot wide easement for overhead utilities over Parcel 2 for Parcel 1, and have caused the same to be platted and Parcels 2 and 3 to be surveyed and platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

Thomas M. Bowman, Russell S. Bowman
THOMAS M. BOWMAN, RUSSELL S. BOWMAN

Terry L. Thomas
TERRY L. THOMAS

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. 20140006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D249-D250 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

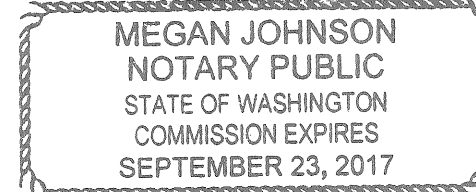
Jeffrey S. Hsu, OPLS 83571

ACKNOWLEDGMENTS

State of Washington
County of Island SS

Know all people by these presents, on this 5th day of May, 2014, before me a Notary Public in and for said State and County, personally appeared TERRY L. THOMAS who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Megan Johnson
Notary Public for the State of Washington

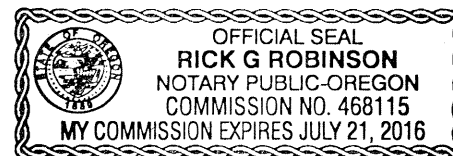


Notarial seal

State of Oregon
County of Union SS

Know all people by these presents, on this 29th day of April, 2014, before me a Notary Public in and for said State and County, personally appeared THOMAS M. BOWMAN 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.

Rick G Robinson
Notary Public for the State of Oregon

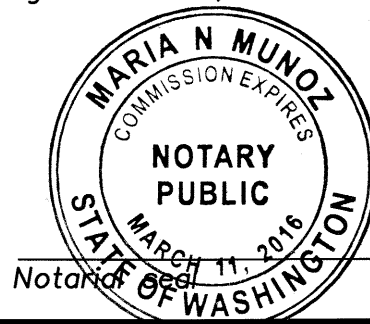


Notarial seal

State of WASHINGTON
County of YAKIMA SS

Know all people by these presents, on this 9th day of May, 2014, before me a Notary Public in and for said State and County, personally appeared RUSSELL S. BOWMAN 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.

Maria N Munoz
Notary Public for the State of Oregon



Notarial seal

APPROVALS

Union County Planning Commission

Approved this 20th day of May, 2014.

Harley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 29th day of April, 2014.

Gregory T. Blackman
Deputy Wallowa County Surveyor

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.

Linda L. Hill, Union County Assessor/Tax Collector
Date: 5/19/14

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 20th day of May, 2014, at 10:55 o'clock A.M., and recorded in Plat Cabinet No. D249-D250 Union County records. Microfilm Number 20141279T

Robin A. Church
Union County Clerk
by [Signature] Deputy

