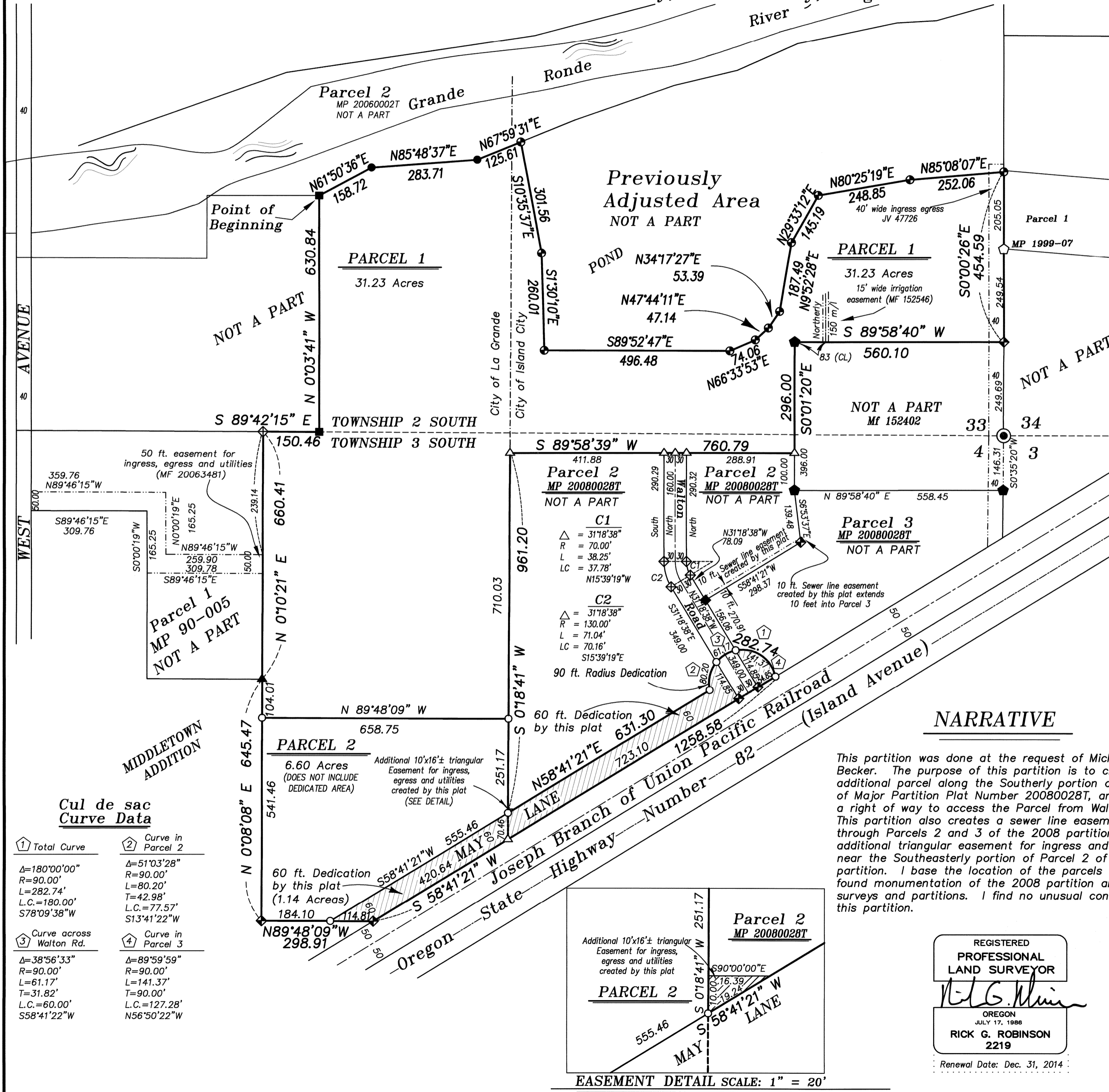


Major Partition Plat Number 20140013T

Microfilm Number 20142288T
Plat Cabinet Number D263-D264

A partition of Parcel 1 and a portion of Parcels 2 and 3 of Major Partition Plat Number 20080028T situate in the Southeast quarter of Section 33, Township 2 South, Range 38 East and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Cities of La Grande and Island City, Union County, Oregon



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"=200'

LEGEND

- Found brass cylinder in concrete as per Union County monumentation records.
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 26-86
- ▲ Found 5/8" iron pin with plastic cap marked "PCA" set by survey number 22-89
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1994-22
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 045-1995
- ◇ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 002-1999
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 041-2007
- ◇ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-07
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 018-2002
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20060002T
- △ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20080028T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line

REFERENCE MATERIAL

Union County Monumentation Records	Survey Number 26-86
Minor Partition Plat Number 1994-22	Survey Number 22-89
Minor Partition Plat Number 1996-11	Survey Number 045-1995
Minor Partition Plat Number 1999-07	Survey Number 002-1999
Minor Partition Plat Number 20060002T	Survey Number 018-2002
Major Partition Plat Number 20080028T	Survey Number 041-2007

Title Report Number 14-24783	Journal Volume 47726
prepared by Eastern Oregon Title Company	MF 152402
dated March 11, 2014	MF 152546
Survey Report Number 14-25093	MF 20063643
prepared by Eastern Oregon Title Company	
dated June 5, 2014	

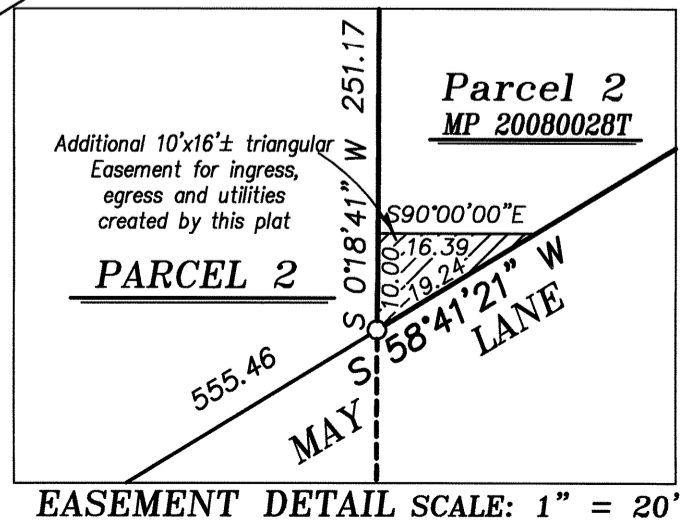
NARRATIVE

This partition was done at the request of Michael A. Becker. The purpose of this partition is to create an additional parcel along the Southerly portion of Parcel 1 of Major Partition Plat Number 20080028T, and dedicate a right of way to access the Parcel from Walton Road. This partition also creates a sewer line easement through Parcels 2 and 3 of the 2008 partition and an additional triangular easement for ingress and egress near the Southeasterly portion of Parcel 2 of this partition. I base the location of the parcels on the found monumentation of the 2008 partition and previous surveys and partitions. I find no unusual conditions on this partition.

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. 20140013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D263-D264 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

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



Cul de sac Curve Data

- | | |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| ① Total Curve | ② Curve in Parcel 2 |
| $\Delta=180^{\circ}00'00''$
$R=90.00'$
$L=282.74'$
$L.C.=180.00'$
$S78^{\circ}09'38''W$ | $\Delta=51^{\circ}03'28''$
$R=90.00'$
$L=80.20'$
$T=42.98'$
$L.C.=77.57'$
$S13^{\circ}41'22''W$ |
| ③ Curve across Walton Rd. | ④ Curve in Parcel 3 |
| $\Delta=38^{\circ}56'33''$
$R=90.00'$
$L=61.17'$
$T=31.82'$
$L.C.=60.00'$
$S58^{\circ}41'22''W$ | $\Delta=89^{\circ}59'59''$
$R=90.00'$
$L=141.37'$
$T=90.00'$
$L.C.=127.28'$
$N56^{\circ}50'22''W$ |

Major Partition Plat Number 20140013T
A partition of Parcel 1 and a portion of Parcels 2 and 3 of Major Partition Plat Number 20080028T situate in the Southeast quarter of Section 33, Township 2 South, Range 38 East and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Cities of La Grande and Island City, Union County, Oregon

Microfilm Number 20142288T
Plat Cabinet Number Dale3-Dale4

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of Parcel 1 and a portion of Parcels 2 and 3 of Major Partition Plat Number 20080028T, situated in the Southeast quarter of Section 33, Township 2 South, Range 38 East, and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

- Beginning at the Northwest corner of Parcel 1 of said Major Partition Plat Number 20080028T,
Thence; North 61°50'36" East, a distance of 158.72 feet, to an angle point in the North line of said Parcel 1,
Thence; North 85°48'37" East, along said North line, a distance of 283.71 feet, to an angle point in said North line,
Thence; North 67°59'31" East, along said North line, a distance of 125.61 feet,
Thence; South 10°35'37" East, a distance of 301.56 feet,
Thence; South 1°30'10" East, a distance of 260.01 feet,
Thence; South 89°52'47" East, a distance of 496.48 feet,
Thence; North 66°33'53" East, a distance of 74.06 feet,
Thence; North 47°44'11" East, a distance of 47.14 feet,
Thence; North 34°17'27" East, a distance of 53.39 feet,
Thence; North 9°52'28" East, a distance of 187.49 feet,
Thence; North 29°33'12" East, a distance of 145.19 feet,
Thence; North 80°25'19" East, a distance of 248.85 feet,
Thence; North 85°08'07" East, a distance of 252.06 feet, to the East line of Section 33, Township 2 South, Range 38 East of the Willamette Meridian,
Thence; South 0°00'26" East, along said East line, a distance of 454.59 feet, to the Northeast corner of that tract of land granted to Kurtis L. and Wendy K. Kohl, by deed microfilm number 152402,
Thence; South 89°58'40" West, along the North line of said Kohl tract, a distance of 560.10 feet, to the Northwest corner thereof,
Thence; South 0°01'20" East, along the West line of said Kohl tract, a distance of 296.00 feet, to a corner in the exterior line of said Parcel 1,
Thence; South 89°58'39" West, along the exterior of said Parcel 1, a distance of 760.79 feet, to a corner in the exterior line of said Parcel 1,
Thence; South 0°18'41" West, along the exterior of said Parcel 1, a distance of 961.20 feet, to a point 60.00 feet Northerly (when measured at right angles) of the Northerly right of way line of the Joseph Branch of the Union Pacific Railroad,
Thence; North 58°41'21" East, parallel with said right of way line, a distance of 631.30 feet, to the Point of Curvature of a 90.00 ft. radius curve right, with a delta angle of 180°00'00",
Thence; Northeasterly around said curve, a distance of 282.74 feet, (Long Chord bears North 78°09'38" East, a distance of 180.00 feet), to the Northerly right of way line of the Joseph Branch of the Union Pacific Railroad,
Thence; South 58°41'21" West, along said Northerly line, a distance of 1258.58 feet, to the South line of said Parcel 1,
Thence; North 89°48'09" West, along said South line, a distance of 298.91 feet, to the West line of said Parcel 1,
Thence; North 0°08'08" East, along said West line, a distance of 645.47 feet, to an angle point in the exterior of said Parcel 1,
Thence; North 0°10'21" East, continuing along the West line of said parcel 1, a distance of 660.41 feet, to an angle point in the exterior of said Parcel 1, said point being on the North line of Section 4 of said Township and Range,
Thence; South 89°42'15" East, along said North line, a distance of 150.46 feet, to an angle point in the exterior of said Parcel 1,
Thence; North 0°03'41" West, along the West line of said Parcel 1, a distance of 630.84 feet, to the Point of Beginning of this description.

EXCEPTING THEREFROM; that portion within the right of way of Walton Road

Said tract containing 39.64 Acres.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.



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

Renewal Date: Dec. 31, 2014

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. 20140013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number Dale3-Dale4 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that MICHAEL A. BECKER, and BILL WOLFE RANCHES, INC., AN OREGON CORPORATION, are the owners 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 surveyed and platted as shown on the annexed plat, and hereby dedicate, donate and convey to the public use forever, that land within May Lane as shown on the annexed map, and do hereby create the triangular easement for ingress and egress and the 10 ft. sanitary sewer line easement across Parcel 2 of Major Partition Plat Number 20080028T, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, BILL WOLFE RANCHES, INC., pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by STEPHEN D. WOLFE, President.

Michael A. Becker, Stephen D. Wolfe
MICHAEL A. BECKER, STEPHEN D. WOLFE, President
BILL WOLFE RANCHES, INC.

Know all people by these presents that JOHN JAMBURA is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 20063643 in the deed records of Union County, and does hereby consent to the partition and road dedication and sewer easement shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

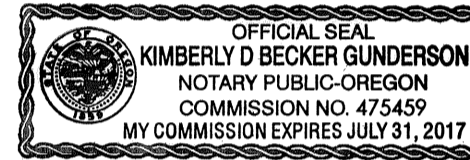
John Jambura
JOHN JAMBURA

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 16 day of June, 2014, before me, a Notary Public in and for said State and County, personally appeared MICHAEL A. BECKER, 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.

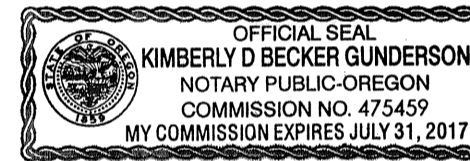
Kimberly D. Beckers
Notary Public for the State of Oregon



State of Oregon SS
County of Union

Know all people by these presents, on this 17 day of June, 2014, before me, a Notary Public in and for said State and County, personally appeared STEPHEN D. WOLFE, 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.

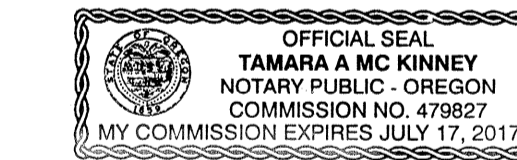
Kimberly D. Beckers
Notary Public for the State of Oregon



State of Oregon SS
County of Lane

Know all people by these presents, on this 31 day of July, 2014, before me, a Notary Public in and for said State and County, personally appeared JOHN JAMBURA, 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.

Tamara A. McKinney
Notary Public for the State of Oregon



APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 13th day of June, 2014, by Norman J. Paullus, Jr. City Surveyor

City of La Grande Planner

Approved this 19th day of June, 2014, Michael J. Boquist, City Planner

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 2014-2015 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: 8/11/14

APPROVALS

La Grande City Council

Approved this 18th day of June, 2014.

Mayor: Paul S. Polz, Mary Ann Miesner (Mayor Pro-Tem)
Councilors: John Boquist, John R. Luky, Jerry Siebetyer

Island City Council

Approved this 14th day of July, 2014.

Mayor: Dale DeLong
Councilors: Jaeger Lee Bruma, Sharon Kimmillion, Robert C. Hanson, Chris Hoyle, Bobb Pea, Randy Manners

City of Island City Planning

Approved this 14th day of July, 2014.

Judy A. Rygg, Planning Officer, City of Island City

Union County Surveyor

Approved this 19th day of June, 2014.

by Deputy Wallowa County Surveyor Gregory T. Blackman

UNION COUNTY COMMISSION

Approved and accepted the dedicated right of way as depicted on this plat this 20th day of August, 2014.

Mark D. Davidson, Steve McClure, William D. Rostholt

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 20th day of August, 2014, at 9:00 o'clock A.M., and recorded in Plat Cabinet No. Dale3-Dale4 Union County records. Microfilm Number 20142288T

Robin A. Church, Union County Clerk by Shalotte Kay Ward, Deputy