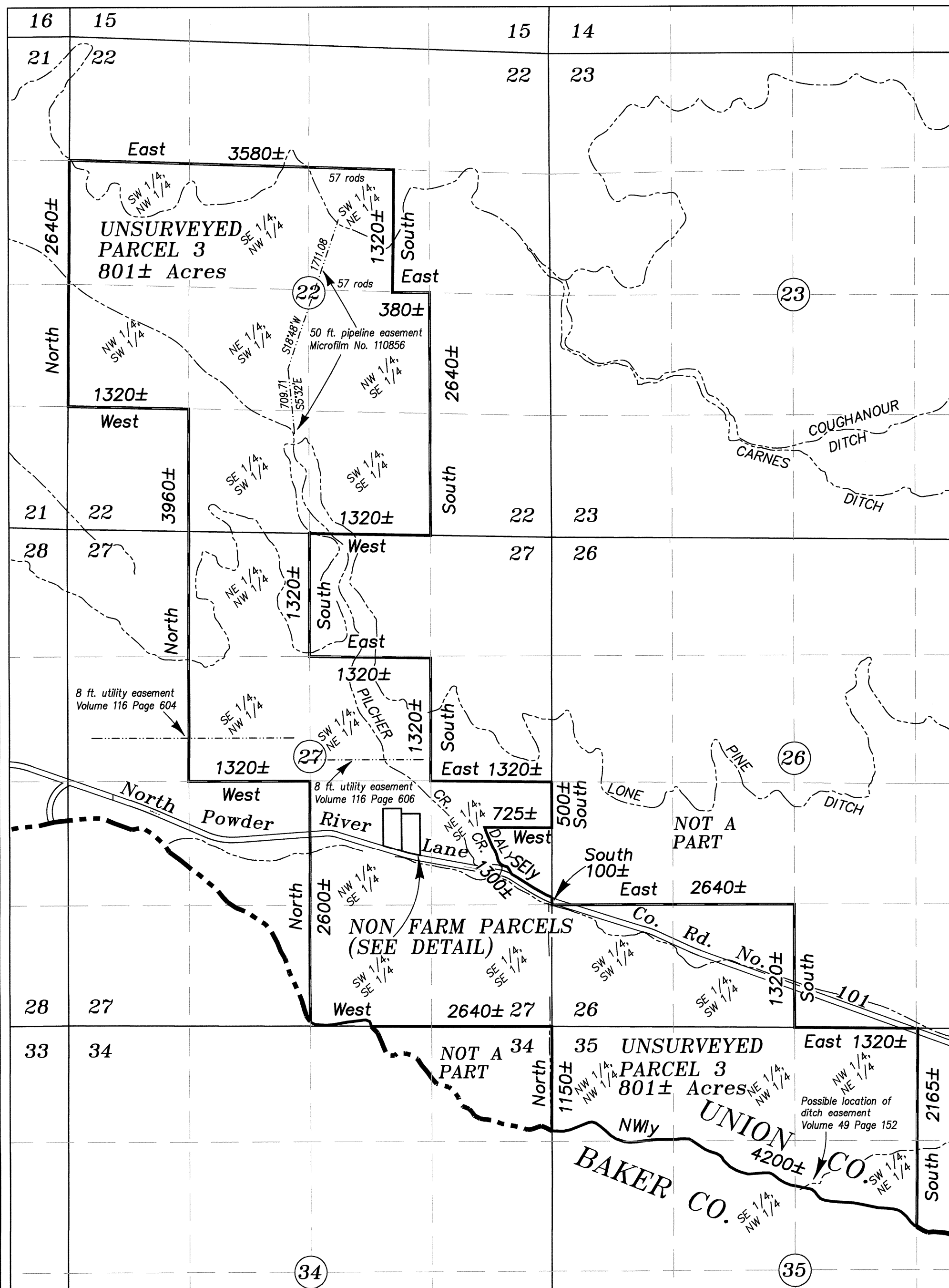


PARTITION PLAT NUMBER 2014-0017 T

Microfilm Number 20142931 T

Plat Cabinet Number D273-D274

A partition of land situated in Sections 22, 26, 27, and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon



OVERVIEW SCALE: 1"=1000'

LEGEND

- Found 2 1/2" aluminum monument as per Union County Monumentation record 015-2010R
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊕ Existing Utility Pole
- - - Easement Line
- County Line (between Baker and Union Counties)
- Centerline
- - - Ditch or Creek

BASIS OF BEARING

True Geodetic North at the 1/4 corner common to Sections 21 and 28, Township 6 South, Range 38 East of the Willamette Meridian by GPS Observation

SCALE: 1"=1000'

REFERENCE MATERIAL

Union County Monumentation Records
 Deed Volume M Page 465
 Deed Volume 116 Page 604
 Deed Volume 116 Page 606
 Deed Microfilm Number 110856

Partition Plat Report No. 14-25367 Prepared by
 Eastern Oregon Title, Inc.
 dated September 24, 2014

NARRATIVE

This partition was done at the request of Browne Consulting, on behalf of the owners of the land within this partition. The purpose of this partition is to create two non-farm parcels within the existing ownership. These parcels abut the right of way of North Powder River Lane. The right of way was placed 30 feet each side of the existing centerline. This plat also creates a 10 ft. utility easement across Parcels 1 and 2 to accommodate existing overhead power lines. I could find no existing easement in the partition plat report. Parcel 3 of this partition is UNSURVEYED. The parcels were configured at the direction of Browne Consulting. I find no unusual conditions on this partition.

EASEMENT NOTES

The following easements and encumbrances are listed in the stated Partition Plat Report, but cannot be accurately depicted due to a portion of this being an UNSURVEYED Partition and a lack of exact location in the stated deed:

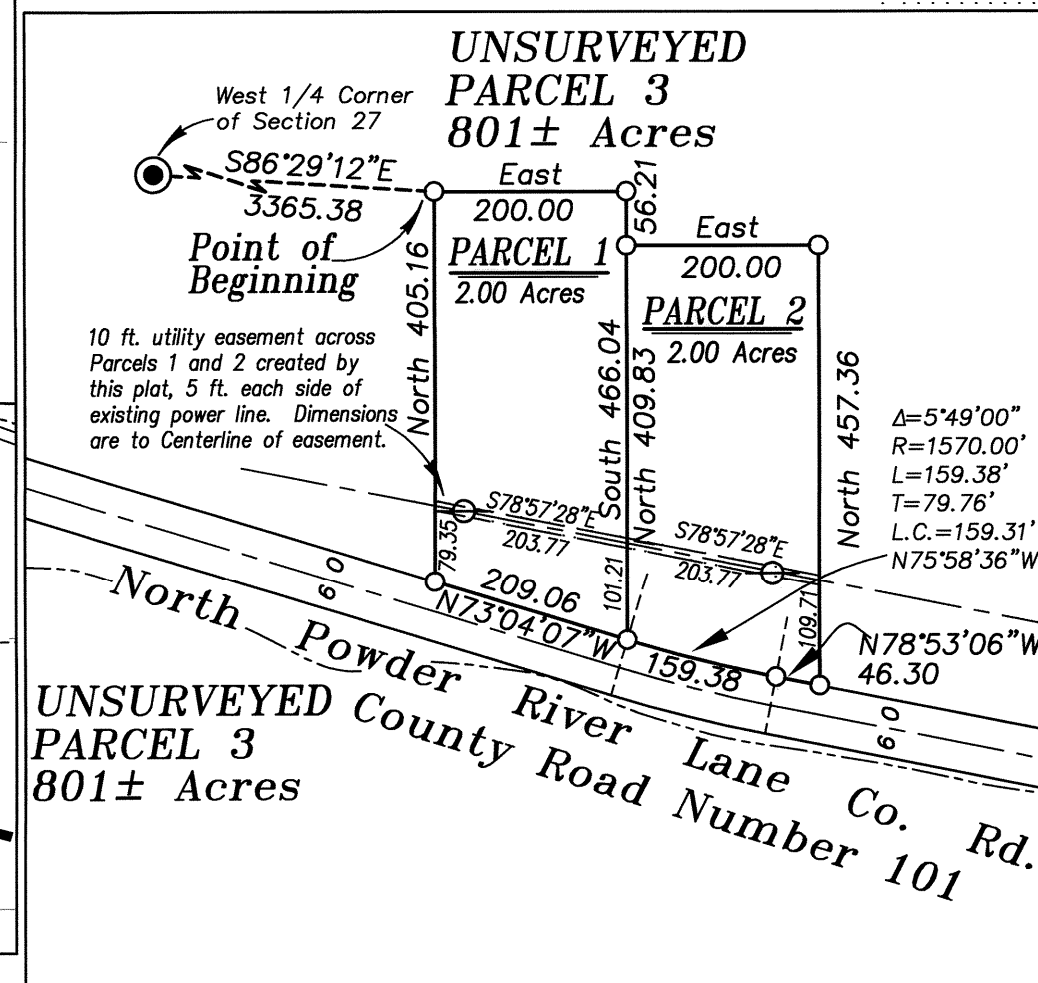
- 1). Ditch agreement recorded in Volume M Page 465 of the Deed Records of Union County, Oregon, for the right to transfer water from Anthony Creek by means of a ditch. No specific width or location cited. Cannot show on the face of this plat due to lack of information in the document.
- 2). Ditch easement recorded in Volume 49 Page 152 of the Deed Records of Union County, Oregon, for the right to transfer 4 inches of water from the North Powder River by means of a ditch. No specific width or location cited. A possible location is shown on the face of this plat along an existing ditch that is relatively harmonious with the deed description.
- 3). Right of way easement granted to the Powder Valley Water Control District, recorded December 19, 1983 as Deed Microfilm Number 110856 of the Deed Records of Union County, Oregon, for the right of way 50 feet in width for construction, maintenance and operation of an underground pipeline referred to as the Coughanour-Pilcher Creek Pipeline. The portion of the easement across the partition cannot be located without benefit of survey. The record position of the easement by deed is shown on the face of this plat.
- 4). Right of way easement, including the terms and provisions thereof, granted to California-Pacific Utilities Company, a corporation, dated June 10, 1948, recorded in Volume 116, Page 604, 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. The portion of the easement across the partition cannot be located without benefit of survey. The record position of the easement by deed is shown on the face of this plat.
- 5). Right of way easement, including the terms and provisions thereof, granted to California-Pacific Utilities Company, a corporation, dated June 10, 1948, recorded July 23, 1948 in Volume 116, Page 606, 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. The portion of the easement across the partition cannot be located without benefit of survey. The record position of the easement by deed is shown on the face of this plat.

NOTE

The configuration of the exterior of this tract does not match the configuration of the assessment records. This configuration is recognized as a parcel by the Union County Planning Department and was utilized for the purpose of this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2014



NON-FARM PARCEL DETAIL SCALE: 1"=200'

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. 20140017 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D273-D274 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

PARTITION PLAT NUMBER 2014-0017T

Microfilm Number 20142931T

Plat Cabinet Number D 273- D 274

A partition of land situated in Sections 22, 26, 27, and 35 of Township 6 South, Range 38 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 UNSURVEYED Parcel 3 and surveyed and platted Parcels 1 and 2 of this partition, situated in Sections 22, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, being described as follows:

SECTION 22

The North half of the Southwest quarter
The Southeast quarter of the Southwest quarter
The West half of the Southeast quarter
The South half of the Northwest quarter
The West 57 rods of the Southwest quarter of the Northeast quarter

SECTION 26

The South half of the Southwest quarter,

SECTION 27

The Southeast quarter
The Southwest quarter of the Northeast quarter
The East half of the Northwest quarter

EXCEPTING THEREFROM the following described tract:
Commencing at the a point 500 feet South of the quarter corner common to Section 26 and 27, Township 6 South, Range 38 East of the Willamette Meridian; thence West parallel with the East-West half Section line of said Section 27 to the center of Daly Creek in the Northeast quarter of the Southeast quarter of said Section 27; thence Southeasterly along the center line of said Daly Creek to a point in said Northeast quarter of the Southeast quarter of said Section 27 where said Daly Creek meets the North Powder River Lane; thence Easterly along the North boundary of said North Powder River Lane to a point where said North boundary intersects the Section line between Sections 26 and 27; thence North along said Section line to the Point of Beginning.

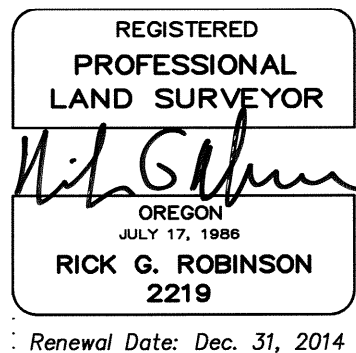
SECTION 35

That portion of the West half of the Northeast quarter lying North of the North Powder River,
That portion of the Northwest quarter lying North of the North Powder River,

SUBJECT TO the rights of the public in North Powder River Lane (Union County Road Number 101)

I further certify that I made this plat by order of and under the direction of the owners thereof, and that the corners of Parcels 1 and 2 are marked with monuments as indicated on the annexed plat and UNSURVEYED Parcel 3 being UNSURVEYED, 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



DECLARATION

Know all People by these presents that WILSON FAMILY RANCHES, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (ORS Chapter 70), is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and additional land to the East of this partition, and has caused the same to be surveyed and platted as shown on the annexed plat, and do hereby create the 10 ft. utility easement across a portion of Parcels 1 and 2, as shown on the annexed map, in accordance with the provisions of ORS Chapter 92. In witness whereof, WILSON FAMILY RANCHES, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by JOHN S WILSON, Managing Member.

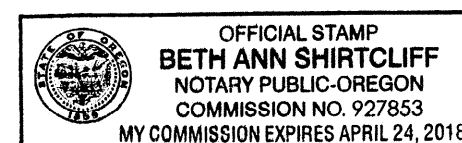
John S. Wilson
JOHN S. WILSON, Managing Member
WILSON FAMILY RANCHES, LLC.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 3rd day of October, 2014, before me a Notary Public in and for said State and County, personally appeared JOHN S. WILSON, Managing Member of WILSON FAMILY RANCHES, LLC., and 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.

Beth Ann Shirtcliff
Notary Public for
the State of Oregon



Notarial seal

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 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.

by Linda L. Hill Date: 10/29/14
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 21st day of October, 2014.

Hartley Jenkins
Hartley Jenkins
Union County Planning Director

Union County Surveyor

Approved this 1st day of October, 2014.

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 this 21st day of October, 2014, at 3:10 o'clock P.M., and recorded in Plat Cabinet No. D 273- D 274 Union County records. Microfilm Number 20142931T

Robin A. Church
Union County Clerk by Helen Tucker

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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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