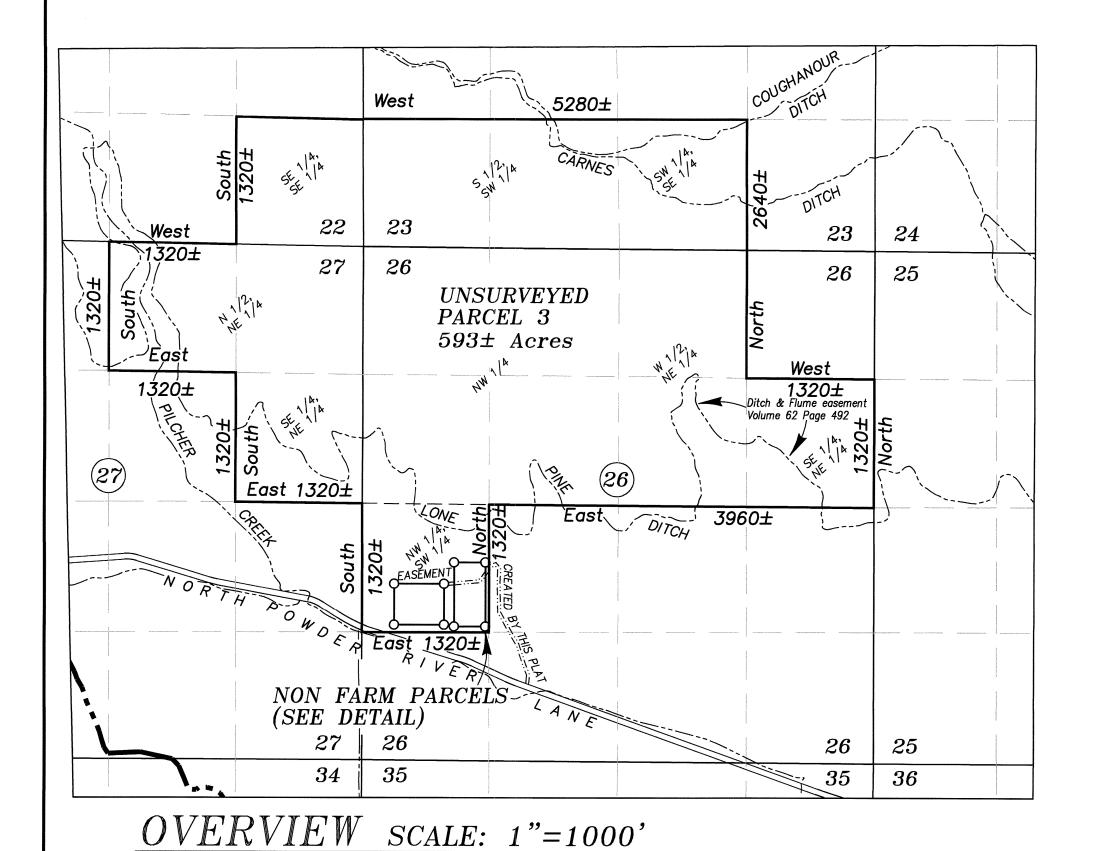
Sheet 1 of 2

PARTITION PLAT NUMBER 2014-0018T

Microfilm Number 201429327 Plat Cabinet Number D 275 - D 276

A partition of land situated in Sections 22, 23, 26, and 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon



of Section 27

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"

Easement Line County Line (between Baker

and Union Counties)

Centerline

Ditch or Creek

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. This plat also creates a non-exclusive easement for ingress, egress and utilities for Parcels 1 and 2. This easement extends beyond the land within this partition, but is in the same ownership as that of this partition. 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.

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 58 Page 461 Deed Volume 62 Page 491 Deed Volume 108 Page 263 Deed Microfilm Number 16965 Deed Microfilm Number 110856 Deed Microfilm Number 117235 1/2

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

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). Right of way easement granted to Lone Pine Ditch Company, recorded May 27, 1914 in Deed Volume 58 Page 461 of the Deed Records of Union County, Oregon, for the right of way of varying width for an irrigation ditch, flume and bridge over and across the West half of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section Section 26. The approximate location of the ditch is shown on the face of this plat.
- 3). Right of way easement granted to Lone Pine Ditch Company, recorded September 19, 1914 in Deed Volume 62 Page 492 of the Deed Records of Union County, Oregon, for the right of way 8 feet in width for an irrigation ditch over and across the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 26. The approximate location of the ditch is shown on the face of this plat.
- 4). Right to construct a head gate on the Carnes Ditch, location indeterminate. The approximate location of the ditch is shown on the face of this plat.
- 5). 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 (if any) cannot be located without benefit of survey and is not shown on the face of this plat.
- 6). Road and ditch easements cited in Deed recorded November 12, 1985 as Deed Microfilm Number 117235 1/2 of the Deed Records of Union County. Deed calls "subject to road and ditch easements and an easement granted in 1965 to William Davis and heirs for access to the Davis property" and is limited to the Northeast quarter of the Southwest quarter, the North half of the Southeast auarter and the Southwest quarter of the Southeast quarter of Section 26. The portion of the easement across the partition (if any) cannot be located and is not shown on the face of this plat.

REGISTERED **PROFESSIONAL** LAND SURVEYOR

RICK G. ROBINSON 2219

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. 2014 DOLL Tand that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number **D275-D276** of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Sheet 1 of 2

PARCEL DETAIL SCALE: 1"=400'

NOTE: Hammerhead

S85°13'02"W 104.37

West 520.00

3.38 ft. South of pin

5.13 acres

East

East 1320± 30 ft. wide non-exclusive easemer

CL easement falls

turnaround to be

parcel

6180.49

PARCEL 2

325.00

265.43

for ingress, egress and utilities to Parcels 1 and 2, created by this plat

(dimensions to centerline)

_ N0°29'39"E 315.09

N29°22'21"W 199.48

_ N18**°**26'43"W _ 223.34

110.98

N21°33'10"W

N511'52"E

128± to the CL of North Powder River Lane

PARTITION PLAT NUMBER 2014-00187

Microfilm Number 20142932 T
Plat Cabinet Number D275 - D276

A partition of land situated in Sections 22, 23, 26, and 27 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, 23, 26 and 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, being described as follows;

SECTION 22

The Southeast quarter of the Southeast quarter

SECTION 23

The South half of the Southwest quarter, The Southwest quarter of the Southeast quarter

SECTION 26

The Southeast quarter of the Northeast quarter, The West half of the Northeast quarter, The Northwest quarter of the Southwest quarter, The entire Northwest quarter

SECTION 27

The North half of the Northeast quarter, The Southeast quarter of the Northeast quarter

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, OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

PROFESSIONAL
LAND SURVEYOR

OREGON JULY 17, 1986 RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2014

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 30 ft. non-exclusive easement for ingress, egress and utilities across a portion of Parcels 1, 2 and 3 and additional land to the East of this partition for the use 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. WLSON, Managing Member WILSON FAMILY RANCHES, LLC.

ACKNOWLEDGMENTS

State of Oregon

Know all people by these presents, on this 3rd day of Olyber, 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.

for for Oregon OFFICIAL STAMP
BETH ANN SHIRTCLIFF
NOTARY PUBLIC-OREGON
COMMISSION NO. 927853
MY COMMISSION EXPIRES APRIL 24, 2018

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.

Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 21st day of October, 2014.

Hanley Jenkins II Union County Planning Director

Union County Surveyor

Approved this 1st day of October, 2014

By Wallowa County Surveyor 🗶

Gregor**y** T. Blackman Deputy Wallowa County Surveyor

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union
SS

I do hereby certify that the attached partition plat was received for record on this <u>21st</u> day of <u>October</u>, 2014, at 3:10 o'clock P.M., and recorded in Plat Cabinet No. <u>D 275 - D 276</u> Union County records. Microfilm Number 2014 2932 T

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. 20140018 Tand that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 5275-5276 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

Sheet 2 of 2