

EASEMENT NOTES

1. THE LOCATION OF THE EXISTING 60' WIDE ACCESS EASEMENT, DOCUMENT NUMBER 115178 ACROSS BOTH PARCELS OF THIS PARTITION, IS FOR THE BENEFIT OF THE CITY OF NORTH POWDER AND THE PROPERTY SOUTH OF THIS PARTITION. A COINCIDING 60' WIDE ACCESS EASEMENT WILL BE GUARANTEED BY THE EXISTING PARCEL THRU WRITTEN CONTRACT ACROSS PARCEL 2 OF THIS PARTITION FOR THE BENEFIT OF PARCEL 1, WITH OVERSIGHT BY THE CITY OF NORTH POWDER. THE NEW PARCEL 1 PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT WILL COEXIST WITH THE EXACT PLACEMENT OF THE EXISTING 60' WIDE EASEMENT SHOWN IN DOCUMENT MF#115178. PARCEL 1 PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT ACROSS PARCEL 2 SHOWN HEREON, IS CREATED BY THIS PLAT.

2. THE 10' WIDE UTILITY EASEMENT CREATED BY THIS PLAT ACROSS PARCEL 2, AS SHOWN HEREON IS FOR THE BENEFIT OF PARCEL 1.

3. PP 1997-04 CREATED A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT ACROSS PARCEL 2 OF PP 1997-04 FOR THE BENEFIT OF PARCEL 1 OF PP 1997-04. THAT EXISTING NON-EXCLUSIVE ACCESS EASEMENT AS SHOWN HEREON ACROSS PARCEL 2 OF PP 1997-04 IS CREATED BY THIS PLAT FOR THE BENEFIT OF PARCELS 1 & 2 OF THIS PARTITION.

MINOR PARTITION PLAT NO.

2015-0007 T

A PARTITION OF PARCEL 1 OF MINOR PARTITION PLAT NUMBER 1997-04 IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 22, T.6S, R.39E., W.M., UNION COUNTY, OREGON.

REFERENCES

1. UNION COUNTY DOCUMENT NO. 20064530, AUGUST 31, 2006, WARRANTY DEED TO JAYNE DEJONG
2. UNION COUNTY MINOR PARTITION NO. 1997-04, PLAT CABINET B-452, MICROFILM 971131
3. UNION COUNTY UNION COUNTY SURVEY NUMBER 77-88
4. UNION COUNTY UNION COUNTY SURVEY NUMBER 033-2005
5. UNION COUNTY UNION COUNTY SURVEY NUMBER 64-1991
6. UNION COUNTY UNION COUNTY SURVEY NUMBER 95-77
7. OREGON DEPT. OF TRANSPORTATION RIGHT OF WAY (R/W) DRAWING 9B-3-14
8. OREGON DEPT. OF TRANSPORTATION RIGHT OF WAY (R/W) DRAWING 10B-17-2
9. UNION COUNTY AFFIDAVIT OF CORRECTION FOR MINOR PARTITION NO. 1997-04, MICROFILM 971297
10. EASTERN OREGON TITLE, INC., SURVEY REPORT, ORDER NO. 15-25887
11. AGREEMENT AND EASEMENT TO THE CITY OF NORTH POWDER, UNION COUNTY DOCUMENT NO. 115178

LEGEND

- INDICATES A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1/2" ALUM. CAP MARKED "APA WA. 41295 OR 2849", SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- ⊕ INDICATES FOUND 5/8" IRON ROD FROM UNION CO. MINOR PARTITION 1997-04.
- INDICATES FOUND MONUMENT AS DESCRIBED.
- (R) INDICATES A RECORD DIMENSION PER PARTITION PLAT#1997-04
- (M) INDICATES A MEASURED DIMENSION, THIS SURVEY
- x — x — INDICATES EXISTING FENCE LINES
- - - - - INDICATES EXISTING EASEMENT LINES, SEE EASEMENT NOTES
- — — — — INDICATES PARCEL BOUNDARY LINES
- - - - - INDICATES ADJACENT BOUNDARY LINE
- - - - - INDICATES EXISTING RIGHT OF WAY CENTERLINE
- ⊙ — OHP — INDICATES EXISTING OVERHEAD POWER & POWER POLE

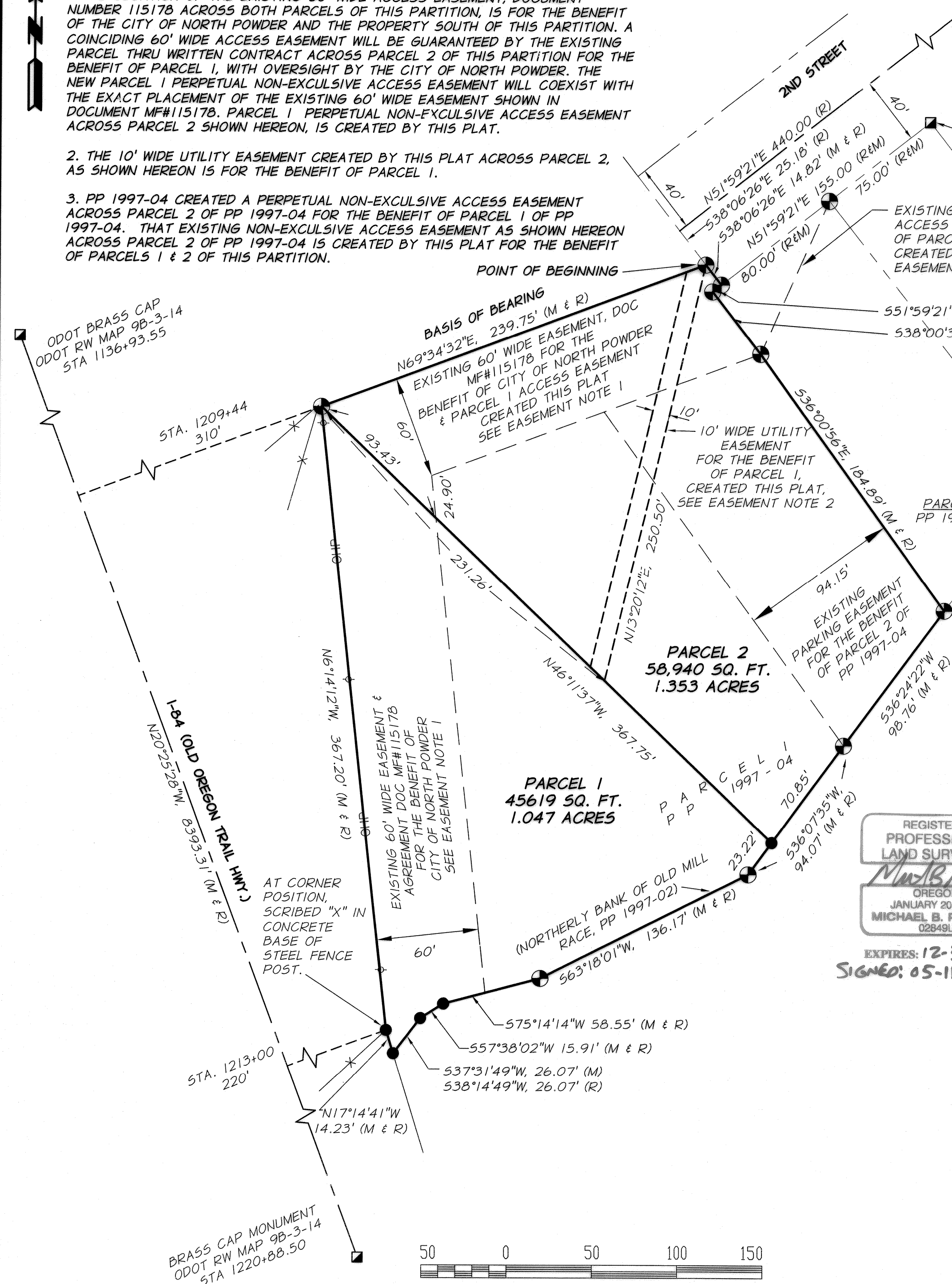
SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SHAY MESKILL OF NORM POOLE OIL AND VICKY DAY, MANAGING MEMBER OF NORTH POWDER CAFE LLC. THE EXTERIOR BOUNDARY OF THIS PARTITION WAS ESTABLISHED USING THE FOUND MONUMENTS FROM UNION COUNTY PARTITION PLAT (PP) 1997-04 AS SHOWN AND FOUND MONUMENTS ALONG THE CENTERLINE REFERENCE LINE OF INTERSTATE 84 (ODOT RW DRAWING 9B-3-14). THE MONUMENTS ALONG THE NORTH LINE OF PARCEL 1 OF PP 1997-04 WERE USED AS THE BASIS OF BEARING FOR THIS PARTITION. THE INTERIOR LINE BETWEEN PARCELS 1 AND 2 OF THIS PARTITION WAS LOCATED AT THE DIRECTION OF THE CLIENTS.

THE FIELD RETRACEMENT OF FOUND MONUMENTS FROM PP 1997-04 FIT WELL WITH RECORD CALLS. FOR THE PURPOSES OF THIS PARTITION CREATING PARCELS 1 AND 2, THE MEASURED CALLS TO FOUND MONUMENTS FROM PP 1997-04 HAVE BEEN HELD THE SAME AS RECORD, EXCEPT AS NOTED. IN THE SOUTHWEST CORNER OF THIS PARTITION THREE OF THE FOUND CORNERS FROM PP 1997-04 WERE FOUND BENT OVER AND BADLY DISTURBED, THESE DISTURBED MONUMENTS WERE REPLACED AS SHOWN. ANOTHER MONUMENT IN THE SOUTHWEST CORNER OF THIS PARTITION HAS BEEN COMPLETELY OBLITERATED BY THE PLACEMENT OF A STEEL FENCE POST SET IN CONCRETE, THIS CORNER POSITION WAS PERPETUATED WITH A SCRIBED "X" IN THE CONCRETE BASE OF THE STEEL FENCE POST AS SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL B. POSADA
 OREGON
 JANUARY 20, 1998
 02849LS

EXPIRES: 12-31-2016
 SIGNED: 05-11-2015



MINOR PARTITION PLAT
NE 1/4 OF THE SW 1/4 SEC. 6
T.6S., R.39E., W.M., NORTH POWDER, OR.

NORM POOLE OIL

SCALE: 1" = 50'

DATE: MAY, 2015

JOB NO. 2732-51

ANDERSON-PERRY & ASSOC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850
 (541) 963-8309

apanderson perry & associates, inc.
 engineering surveying natural resources
 LA GRANDE, OR. WALLA WALLA, WA.

SHEET 1/2

MINOR PARTITION PLAT NO.

2015-0007T

A PARTITION OF PARCEL 1 OF MINOR PARTITION PLAT NUMBER 1997-04 IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 22, T.6S, R.39E., W.M., UNION COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, MICHAEL B POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND IS PARCEL NUMBER ONE OF MINOR PARTITION NO. 1997-04, FILED MARCH 18, 1997 AS MICROFILM DOCUMENT NO. 971131, IN CABINET B, SLIDE 452, PLAT RECORDS OF UNION COUNTY, OREGON AND CORRECTED BY AFFIDAVIT OF CORRECTION, RECORDED MARCH 27, 1997, AS MICROFILM DOCUMENT NO. 971297, RECORDS OF UNION COUNTY, OREGON; LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN IN UNION COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 1, MARKED BY A 5/8" IRON PIN WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER" THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S38°06'25"E, ALONG THE EAST LINE OF SAID PARCEL 1, 14.82 FEET; THENCE S51°59'21"W 6.50 FEET; THENCE S38°00'39"E, 46.07 FEET, ALONG SAID EAST LINE; THENCE S36°00'56"E, 184.89 FEET, ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE S36°24'22"W FEET, ALONG THE SOUTH LINE OF SAID PARCEL 1, 98.76 FEET; THENCE S35°07'35"E 94.07 FEET, ALONG SAID SOUTH LINE; THENCE S63°18'01"W 136.17 FEET ALONG SAID SOUTH LINE; THENCE S75°14'14"W 58.55 FEET, ALONG SAID SOUTH LINE; THENCE S57°38'02"W 15.91 FEET, ALONG SAID SOUTH LINE; THENCE S37°31'49"W 26.07 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE N17°14'41"W, ALONG THE EAST LINE OF THE RELOCATED OLD OREGON TRAIL HIGHWAY (INTERSTATE 84) RIGHT OF WAY AS SHOWN ON ODOT RIGHT OF WAY MAP 9B-3-14, 14.23 FEET TO AN ANGLE POINT OF SAID EAST RIGHT OF WAY LINE AT STATION 1213+00 220 FEET RIGHT; THENCE N6°14'12"W, ALONG SAID EAST RIGHT OF WAY LINE, 367.20 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE N69°34'32"E, 239.75 FEET, ALONG THE NORTH LINE OF SAID PARCEL 1, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 104,553 SQUARE FEET OR 2.400 ACRES.



EXPIRES: 12-31-2016
SIGNED: 05-11-2015

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT VICTORIA L. DAY, MANAGING MEMBER OF THE NORTH POWDER CAFE, LLC AS CONTRACT PURCHASER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND EASEMENTS TO BE CREATED AS SHOWN HEREON, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

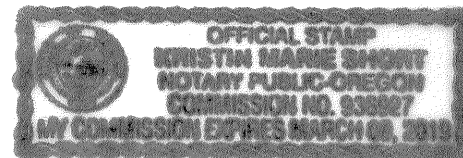
Victoria L. Day
VICTORIA L. DAY, MANAGING MEMBER, NORTH POWDER CAFE, LLC

ACKNOWLEDGMENTS

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF May, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED VICTORIA L. DAY, MANAGING MEMBER OF THE NORTH POWDER CAFE LLC, AS CONTRACT BUYER AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Kristin Marie Spout
NOTARY PUBLIC OF THE STATE OF OREGON



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JAYNE DEJONG, ALSO KNOWN AS JAYNE MARIE DEJONG, THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND EASEMENTS CREATED AS SHOWN HEREON IN ACCORDANCE WITH O.R.S. CHAPTER 92.

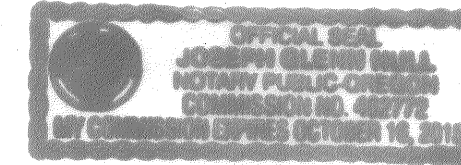
Jayne DeJong
JAYNE DEJONG

ACKNOWLEDGMENTS

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF May, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAYNE DEJONG, ALSO KNOWN AS JAYNE MARIE DEJONG AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Joseph Glenn Ball
NOTARY PUBLIC OF THE STATE OF OREGON



APPROVALS

UNION COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 12th DAY OF May, 2015

Rick G. Robinson
RICK G. ROBINSON, UNION COUNTY SURVEYOR

CITY OF NORTH POWDER

EXAMINED AND APPROVED

THIS 13th DAY OF May, 2015

Bonita Helbert
MAYOR OF THE CITY OF NORTH POWDER

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.

APPROVED THIS 14th DAY OF May, 2015

Lisa Schmid
UNION COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON
(55)
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 14th DAY OF May, 2015, AT 3:45 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2015-0007T IN PLAT CABINET NO. D295-D296, UNION COUNTY RECORDS. MICROFILM NUMBER 20151394T

Helen Lucke, Deputy Clerk
UNION COUNTY CLERK BY:

MINOR PARTITION PLAT		
NE 1/4 OF THE SW 1/4 SEC. 6		
T.6S., R.39E., W.M., NORTH POWDER, OR.		
NORM POOLE OIL		P.O. BOX 308 ONTARIO, OREGON 97914 541-889-3128
SCALE:	N/A	SHEET
DATE:	MAY, 2015	2/2
JOB NO.	2732-51	
 Anderson-Perry & Associates, Inc. <small>engineering surveying natural resources</small> LA GRANDE, OR. WALLA WALLA, WA.		

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850