

PARTITION PLAT NUMBER 20150009T

A partition of land situated in Sections 26, 35 and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon

Microfilm Number 20151519T
Plat Cabinet Number D299-D300

NOTES

Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system for each parcel.

This plat is being filed in both Union and Baker Counties, with the appropriate county approvals on each individual plat.

SCALE: 1"=600'

REFERENCE MATERIAL

Deed Volume C Page 554
Deed Volume 49 Page 152
Deed Microfilm Number 20150720

Partition Plat Report Nos. 14-25367 and 15-25946
Prepared by Eastern Oregon Title, Inc. dated
September 24, 2014 and April 27, 2015
Partition Plat Report No. 15-20823 Prepared by
Elkhorn Title Company dated March 17, 2015

WATER RIGHTS

1. Application No. S 67687, Permit No. S 50717, to Powder Valley Water Control District, over a portion of the South half of the SE 1/4 of Section 26, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation and supplemental irrigation use.
2. Application No. S 72051, Permit No. S 52948, to Wilson Cattle Company, has a point of diversion within the West half of Section 36, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation and supplemental irrigation use.
3. Certificate No. 83537, to Wilson Cattle Company, over a portion of the SE 1/4 of the NE 1/4, the NE 1/4 of the SE 1/4 of Section 35, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation.
4. Decree dated January 2, 1917, over a portion of the East 1/2 of the NE 1/4, the NE 1/4 of the SE 1/4, the North 1/2 of the NW 1/4 of Section 35, the North 1/2, the West 1/2 of the SW 1/4, of Section 36, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation.
5. Certificate No. 1506, to John Powers, over a portion of the SW 1/4 of the SE 1/4 of Section 26, and the NW 1/4 of the NE 1/4, the NE 1/4 of the NW 1/4 of Section 35, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation, domestic and stock use.
6. Special Order 76-681, Transfer 7885, affects Certificate No. 75629 (Wilson Cattle Co.) over a portion of Certificate No. 83537, to Wilson Cattle Company, over a portion of the E 1/2 of the NE 1/4, the NE 1/4 of the SE 1/4 of Section 35, and the North 1/2, the West 1/2 of the SW 1/4 of Section 36, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation. It also affects Certificate No. 83537 to change the place of use to the NE 1/4 of the SE 1/4 of Section 35, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation. It also affects Certificate No. 65929 to change the place of use to the South 1/2 of the NW 1/4, NW 1/4 of the SW 1/4 of Section 36, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation.
7. Certificate No. 84801, to Wilson Cattle Company, over a portion of the South 1/2, the NE 1/4 of the SW 1/4 of Section 36, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation.
8. Certificate No. 83779, to Wilson Cattle Company, over a portion of the SW 1/4 of the NE 1/4 of Section 35, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation and domestic use.
9. Certificate No. 83781, to Wilson Cattle Company and others, over a portion of the South 1/2 of the SW 1/4, of Section 26, NW 1/4 of the NW 1/4 of Section 35, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation, livestock and domestic use.
10. Application No. S-1512, Permit No. S-5828, Certificate No. 83790, to Wilson Cattle Company and others, over a portion of the North 1/2 of the NE 1/4, the North 1/2 of the NW 1/4 of Section 36, Township 6 South, Range 38 East of the Willamette Meridian, for irrigation.

NARRATIVE

This UNSURVEYED 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 three parcels within the existing tract, which was created through Lot Line Adjustment and filed as deed microfilm number 20150720. The parcels were configured at the direction of Browne Consulting. I find no unusual conditions on this partition.

LEGEND

- County Line (between Baker and Union Counties)
- Ditch or Creek

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. 20150009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D299-D300 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

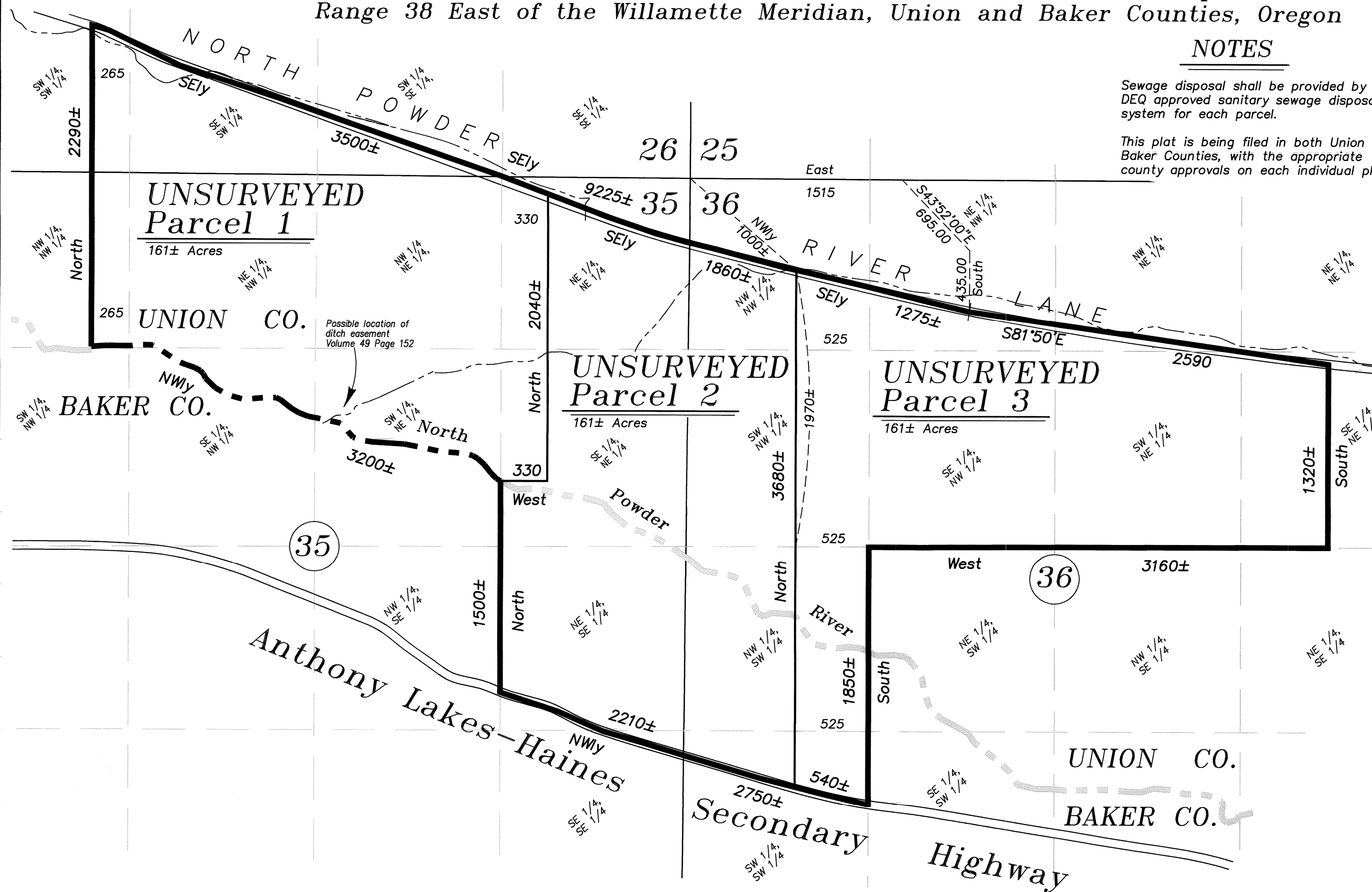
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016

EASEMENT NOTES

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

- 1). 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. (Also recorded in Volume C Page 554 of the deed records of Union County)



PARTITION PLAT NUMBER 20150009T

Microfilm Number 20151519T
Plat Cabinet Number D299-D300

A partition of land situated in Sections 26, 35 and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon

SURVEYOR'S CERTIFICATE

PARCEL DESCRIPTIONS

DECLARATION

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted this UNSURVEYED partition, situated in Sections 26, 35, and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon, said tract being more particularly described as follows,

Section 26

That portion of the South half of the Southeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane);

That portion of the Southeast quarter of the Southwest quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101)

That portion of the East 265 feet of the Southwest quarter of the Southwest quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101)

Section 35

That portion of the East half of the Northeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane)

That portion of the West half of the Northeast quarter lying North of the North Powder River and South of the centerline of North Powder River Lane (Union County Road Number 101)

That portion of the East half of the Northwest quarter lying North of the North Powder River

That portion of the East 265 feet of the West half of Northwest quarter lying North of the North Powder River

All that portion of the East half of the Southeast quarter lying North of the Anthony Lakes-Haines Secondary Highway

Section 36

That portion of the following described tract lying South of centerline of Union County Road Number 101 (North Powder River Road):

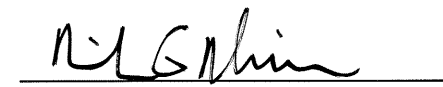
Beginning at the Northwest corner of said Section 36, and running thence East 1515 feet, thence South 43°52' East 695 feet, thence South 435 feet, thence South 81°50' East 2590 feet, thence South 1320 feet, thence West 4480 feet, thence North 2640 feet to the Place of Beginning

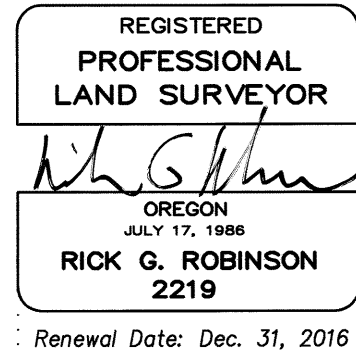
TOGETHER WITH All that portion of the West half of the Southwest quarter lying North of the Anthony Lakes-Haines Secondary Highway

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane), the Anthony Lakes-Haines Secondary Highway and other easements of record or as they exist.

Said tract containing 483 acres, more or less.


I further certify that I made this plat by order of and under the direction of the owners thereof, and that the parcels within this partition are UNSURVEYED, in accordance with O.R.S. 92.050 and 92.060.


Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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. 20150009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D299-D300 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

PARCEL 1

Section 26

That portion of the South half of the Southeast quarter, and that portion of the Southeast quarter of the Southwest quarter, and that portion of the East 265 feet of the Southwest quarter of the Southwest quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane);

Section 35

That portion of the West 330 feet of the East half of the Northeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane) and North of a line which bears East from the intersection of the centerline of the North Powder River with the West line of the East half of the Northeast quarter,

That portion of the West half of the Northeast quarter lying North of the North Powder River and South of the centerline of North Powder River Lane (Union County Road Number 101)

That portion of the East half of the Northwest quarter and the East 265 feet of the West half of Northwest quarter lying North of the North Powder River.

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane), and other easements of record or as they exist.

Said tract containing 161 acres, more or less.

PARCEL 2

Section 35

That portion of the East half of the Northeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane) EXCEPTING THEREFROM: That portion of the West 330 feet of the East half of the Northeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane) and North of a line which bears East from the intersection of the centerline of the North Powder River with the West line of the East half of the Northeast quarter,

All that portion of the East half of the Southeast quarter lying North of the Anthony Lakes-Haines Secondary Highway

Section 36

That portion of the West half of the Northwest quarter and the West half of the Southwest quarter lying South of centerline of Union County Road Number 101 (North Powder River Road) and North of the Anthony Lakes-Haines Secondary Highway, EXCEPTING THEREFROM the East 525 feet.

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane), the Anthony Lakes-Haines Secondary Highway and other easements of record or as they exist.

Said tract containing 161 acres, more or less.

PARCEL 3

Section 36

That portion of the following described tract lying South of centerline of Union County Road Number 101 (North Powder River Road):

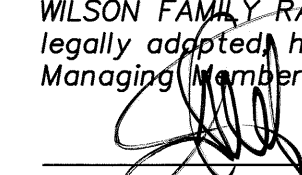
Beginning at the Northwest corner of said Section 36, and running thence East 1515 feet, thence South 43°52' East 695 feet, thence South 435 feet, thence South 81°50' East 2590 feet, thence South 1320 feet, thence West 3685 feet, more or less, to a point 525 feet West of the East line of the West half of the Northwest quarter, thence North parallel with said East line, a distance of 1970 feet, more or less, to the centerline of Union County Road Number 101 (North Powder River Road), thence Northwesterly, 1000 feet more or less, to the Point of Beginning

TOGETHER WITH All that portion of the East 525 feet of the West half of the Southwest quarter lying North of the Anthony Lakes-Haines Secondary Highway

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane), the Anthony Lakes-Haines Secondary Highway and other easements of record or as they exist.

Said tract containing 161 acres, more or less.

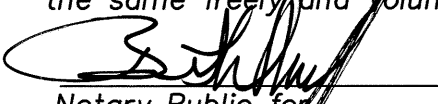
Know all People by these presents that WILSON FAMILY RANCHES, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (ORS Chapter 70), is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted 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.

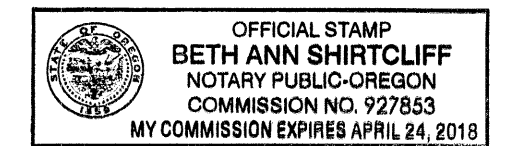

JOHN S WILSON, Managing Member
WILSON FAMILY RANCHES, LLC.

ACKNOWLEDGMENTS

State of Oregon
County of Union SS

Know all people by these presents, on this 20th day of May, 2015, 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.


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: 5/27/15
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 27 day of May, 2015.

Scott Hattell For,
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 12th day of May, 2015.

By Wallowa County Surveyor Gregory T. Blackman
Gregory 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 27th day of May, 2015, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. D299-D300 Union County records. Microfilm Number 20151519T

Robin A. Church
Union County Clerk by R. Church