

PARTITION PLAT NUMBER 20150010T

A partition of land situated in Sections 21, 22, 27 and 28 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20151543T
Plat Cabinet Number ~~D 301~~ D 302

SCALE: 1"=600'

REFERENCE MATERIAL

Deed Volume M Page 465
Deed Volume 108 Page 263
Deed Volume 116 Page 604
Deed Volume 116 Page 606
Deed Microfilm Number 110856
Deed Microfilm Number 20150881

Partition Plat Report Nos. 14-25367 and 15-25946
Prepared by Eastern Oregon Title, Inc. dated September 24, 2014 and April 27, 2015

LEGEND

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

EASEMENT NOTES

The following easements and encumbrances are 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 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). Agreement between Carnes Shaw Ditch Association and B.F. Sorenson, recorded November 10, 1944 in Deed Volume 108 Page 263 provides an agreement for use of a ditch to water lands in Section 22. The record position of the easement cannot be located due to the manner in which it is described.
- 3). 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.
- 4). 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 easement apparently is not within this partition and 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 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016

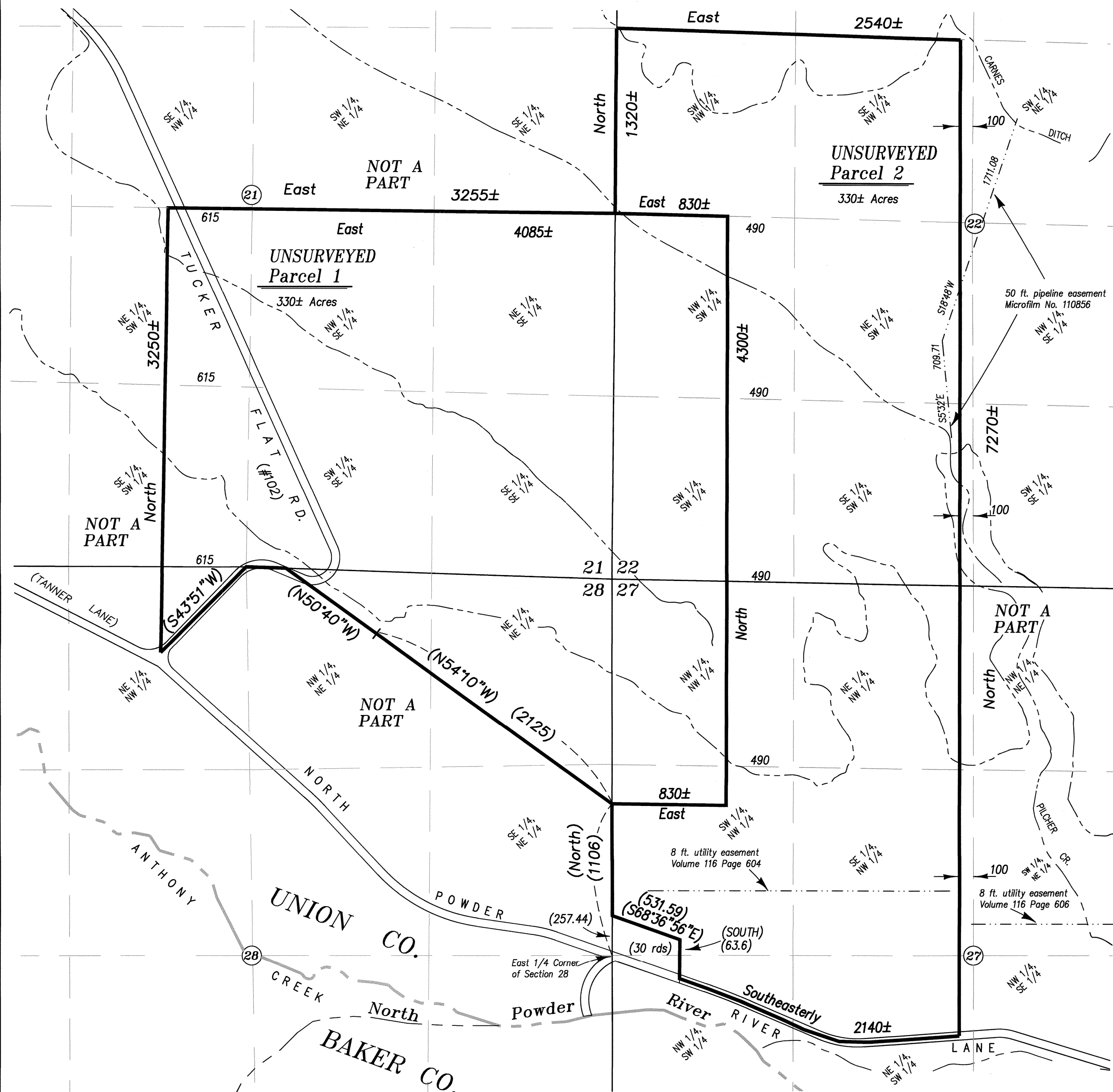
NARRATIVE

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 two parcels within the existing tract, which was created through Lot Line Adjustment and filed as deed microfilm number 20150881. The parcels were configured at the direction of Browne Consulting. 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. 20150010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ~~301~~ D 302 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



NOTE

No survey was done in the preparation of this plat. The dimensions shown are as if the sections are a perfect 5280 foot square. The acreage is also based on this assumption.

PARTITION PLAT NUMBER 20150010T

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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 21, 22, 27 and 28 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows,

Section 21:
The Southeast quarter and the East 615 feet of the Southwest quarter

Section 22:
The South Half of the Northwest quarter EXCEPTING THEREFROM the East 100 feet
The Southwest quarter EXCEPTING THEREFROM the East 100 feet

Section 27:
That portion of the North half of the Southwest quarter lying North of North Powder River Lane (Union County Road Number 101), EXCEPTING THEREFROM the East 100 feet, and also EXCEPTING the West 30 rods of said parcel,

TOGETHER WITH the Northwest quarter, EXCEPTING THEREFROM the East 100 feet, and also EXCEPTING the following tract;

Commencing at the Southwest corner of the Northwest quarter; thence North 257.44 feet; thence South 68°36'56" East 531.59 feet to a point which is 30 rods East of the West line of said Northwest quarter; thence South 63.6 feet to the South line of said Northwest quarter; thence West 495 feet (30 rods) to the Point of Beginning

Section 28:
That portion of the Northeast quarter described as follows:

Beginning 1106 feet North of the East quarter corner of said Section; thence North 54°10' West, 2125 feet; thence North 50°40' West to the North line of said Section 28; thence East, along the North line of said Section to the Northeast corner thereof; thence South to the Point of Beginning.


TOGETHER WITH the East 615 feet of the North half of the Northwest quarter lying North and West of the following described line:

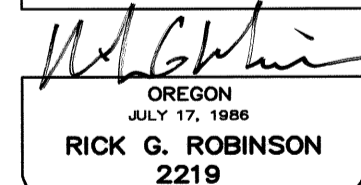
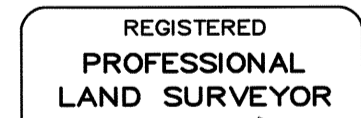
Beginning at the Northeast corner of the Northwest quarter of said Section 28; thence South 43°51' West along the line of the land formerly owned by James A. Pilcher to the intersection of said line with the centerline of the County Road commonly known as "Tanner Lane" now defined as North Powder River Lane (Union County Road Number 101); thence Northwesterly along the centerline of said County Road to the intersection of said County Road with the section line between Sections 21 and 28.

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane) and Union County Road Number 102 (Tucker Flat Road) and other easements of record or as they exist.

Said tract containing 660 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2016

PARCEL 1

Section 21:
The Southeast quarter and the East 615 feet of the Southwest quarter

Section 22:
The West half of the Southwest quarter EXCEPTING THEREFROM the East 490 feet

Section 27:
The West half of the Northwest quarter, EXCEPTING THEREFROM the East 490 feet, and also EXCEPTING THEREFROM the South 1106 feet

Section 28:
That portion of the Northeast quarter described as follows:

Beginning 1106 feet North of the East quarter corner of said Section; thence North 54°10' West, 2125 feet; thence North 50°40' West to the North line of said Section 28; thence East, along the North line of said Section to the Northeast corner thereof; thence South to the Point of Beginning.

TOGETHER WITH the East 615 feet of the North half of the Northwest quarter lying North and West of the following described line:

Beginning at the Northeast corner of the Northwest quarter of said Section 28; thence South 43°51' West along the line of the land formerly owned by James A. Pilcher to the intersection of said line with the centerline of the County Road commonly known as "Tanner Lane" now defined as North Powder River Lane (Union County Road Number 101); thence Northwesterly along the centerline of said County Road to the intersection of said County Road with the section line between Sections 21 and 28.

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane) and Union County Road Number 102 (Tucker Flat Road) and other easements of record or as they exist.

Said tract containing 330 acres, more or less.

PARCEL 2

Section 22:
The South Half of the Northwest quarter EXCEPTING THEREFROM the East 100 feet

The East half of the Southwest quarter EXCEPTING THEREFROM the East 100 feet

The East 490 feet of the West half of the Southwest quarter

Section 27:
That portion of the North half of the Southwest quarter lying North of North Powder River Lane (Union County Road Number 101), EXCEPTING THEREFROM the East 100 feet, and also EXCEPTING the West 30 rods of said parcel,

The East half of the Northwest quarter, EXCEPTING THEREFROM the East 100 feet,

The East 490 feet of the Northwest quarter of the Northwest quarter

The East 490 feet of the Southwest quarter of the Northwest quarter

The South 1106 feet of the Southwest quarter of the Northwest quarter, EXCEPTING THEREFROM the East 490 feet, and also EXCEPTING the following tract;

Commencing at the Southwest corner of the Northwest quarter; thence North 257.44 feet; thence South 68°36'56" East 531.59 feet to a point which is 30 rods East of the West line of said Northwest quarter; thence South 63.6 feet to the South line of said Northwest quarter; thence West 495 feet (30 rods) to the Point of Beginning

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 330 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, 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.

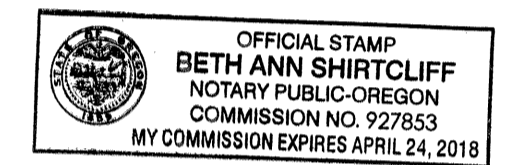

JOHN S. WILSON, Managing Member
WILSON FAMILY RANCHES, LLC.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 26th 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: 5/28/15
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 28 day of May, 2015.

Scott Hartell For,
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 15th 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 SS
County of Union

I do hereby certify that the attached partition plat was received for record on this 28th day of May, 2015, at 2:50 o'clock P.M., and recorded in Plat Cabinet No. D301-D302 Union County records. Microfilm Number 20151543T

Robin A. Church
Union County Clerk by Helen Tucker