

Sheet 1 of 2 **PARTITION PLAT NUMBER 201500127**
 A portion of Parcel 3 of Partition Plat Number 20140018T, and a portion of Parcel 3 of Partition Plat Number 20140017T, and other lands, being situate in Sections 22, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon

Microfilm Number 201510216T
 Plat Cabinet Number D305-306

SCALE: 1" = 600'

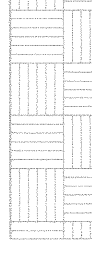
REFERENCE MATERIAL

- Union County Monumentation Records
- Partition Plat Number 20140017T
- Partition Plat Number 20140018T
- 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

- Found 2 1/2" aluminum monument as per monumentation record 015-2010R
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 20140017T
- Easement Line
- - - County Line (between Baker and Union Counties)
- - - Ditch or Creek



Non Farm parcels created by Partition Plat Number 20140017T--NOT A PART of this partition.

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.

NARRATIVE

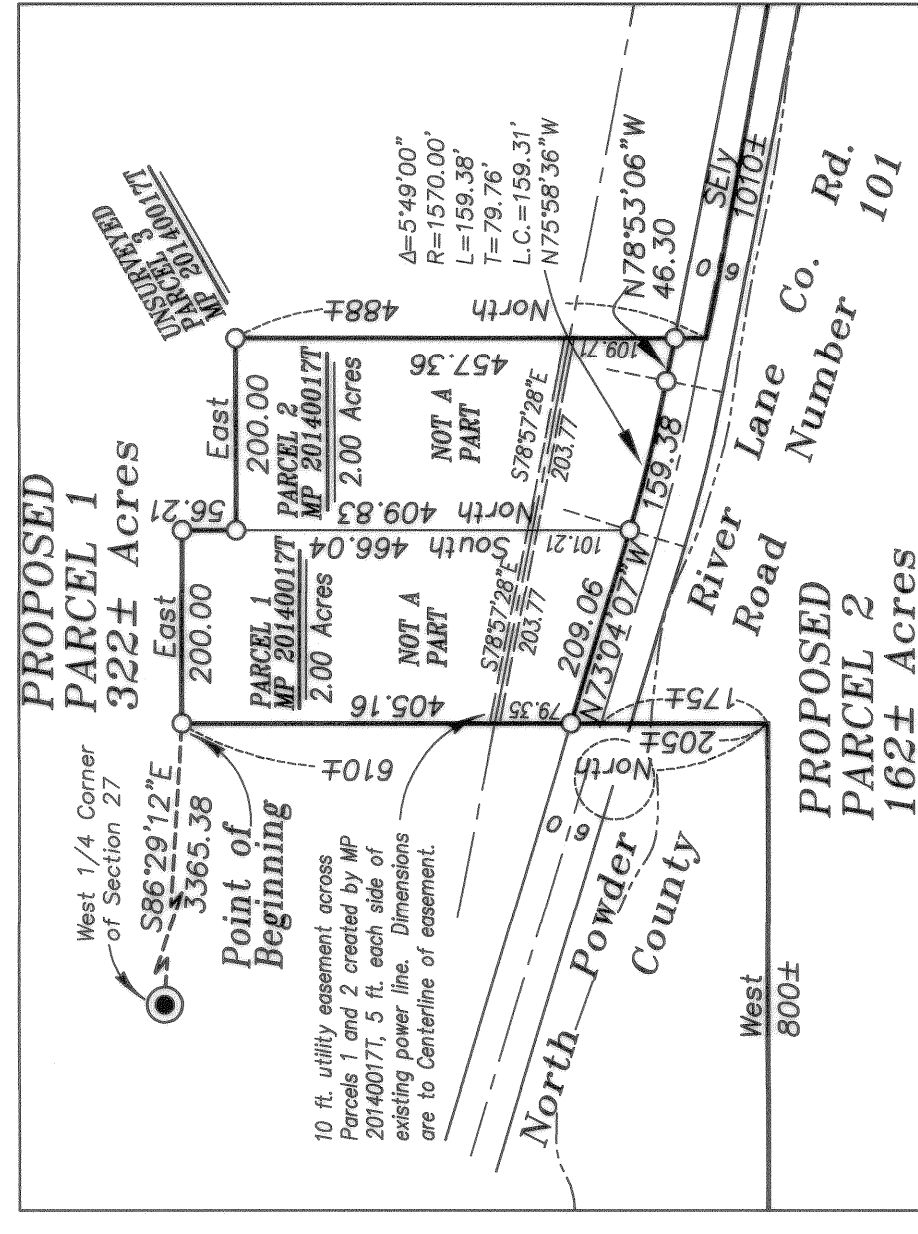
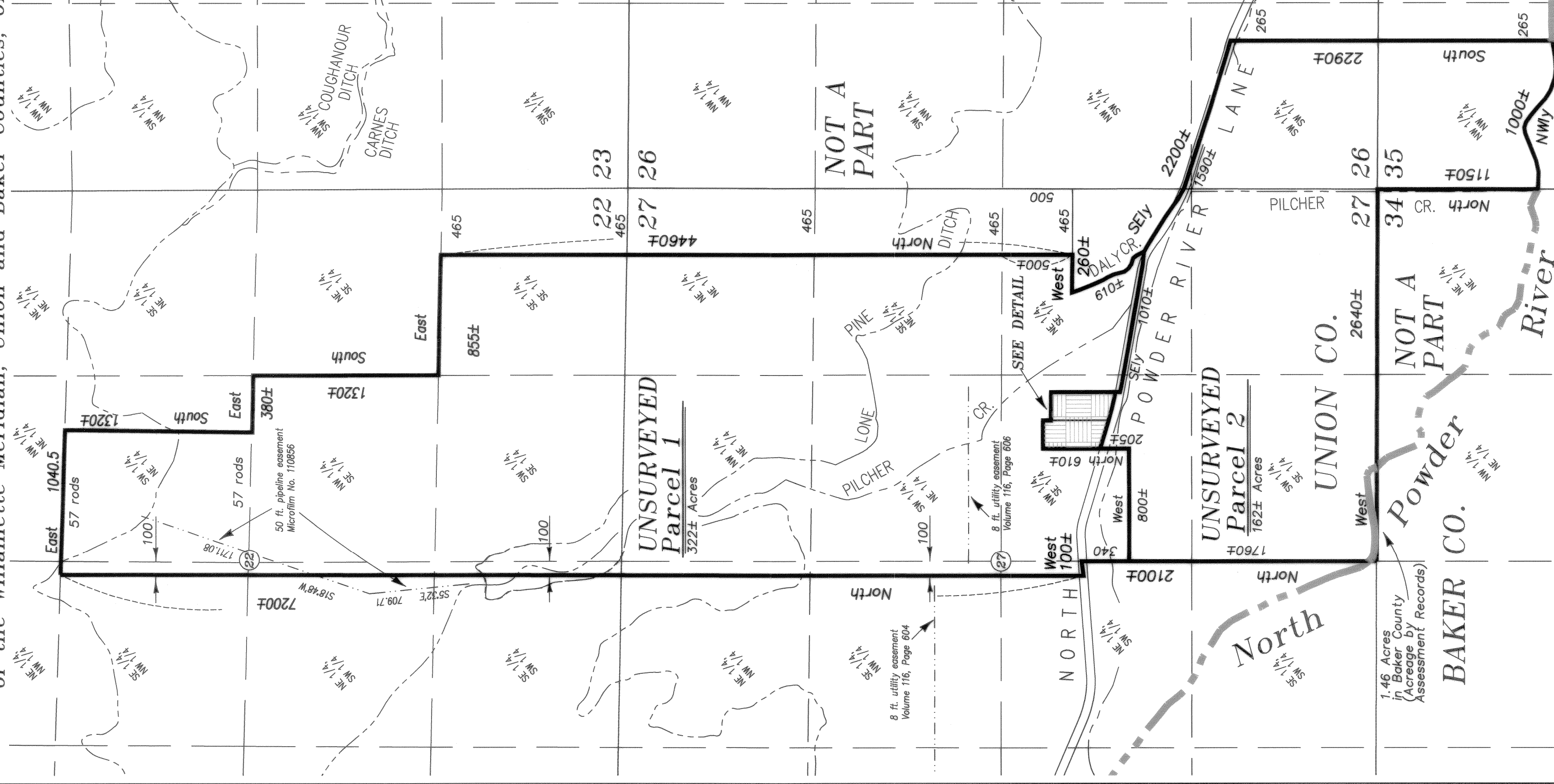
This UNSURVEYED partition was done at the request of Browne Consulting, on behalf of the owners of the land within this partition. The purpose of this partition is to create two parcels within the existing tract, which was created through Lot Line Adjustment and filed as deed microfilm number 20150881. A very small portion of Section 27 falls within Baker County. This plat is also being filed in that county as a part of the partitioning of this land. The parcels were configured at the direction of Browne Consulting. I find no unusual conditions on this partition.

NOTES

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

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.



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. 201500127 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D305-306 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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2016

PARTITION PLAT NUMBER 20150012T

Microfilm Number 20151626T

Plat Cabinet Number D 305-306

A partition of a portion of Parcel 3 of Partition Plat Number 20140018T, and a portion of Parcel 3 of Partition Plat Number 20140017T, and other lands, being situate in Sections 22, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted this UNSURVEYED partition, being a portion of Parcel 3 of Partition Plat Number 20140018T, filed as Microfilm Number 20142932T and stored in Plat Cabinet D in slide numbers 275 and 276 and a portion of Parcel 3 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, together with other lands, the total parcel being situate in Sections 22, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon, said tract being more particularly described as follows, with reference to said partition plats,

Section 22

The West 57 rods of the Southwest quarter of the Northeast quarter
The West half of the Southeast quarter
The Southeast quarter of the Southeast quarter EXCEPTING THEREFROM the East 465 feet
The East 100 feet of the East half of the East half of the Southwest quarter
The East 100 feet of the Southeast quarter of the Northwest quarter

Section 26

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

Section 27

The Northeast quarter EXCEPTING THEREFROM the East 465 feet
The East 100 feet of the East half of the Northwest quarter
The East 100 feet of the Northeast quarter of the Southwest quarter lying North of the centerline of North Powder River Lane (Union County Road Number 101)
The Southeast 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 Southeasterly 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.

ALSO EXCEPTING THEREFROM:
A portion of Parcel 3 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, situated in Section 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to said partition plat,

Beginning at the Northeast corner of the Southeast quarter of said Section 27,

Thence; South, along the East line of said Section 27, a distance of 500 feet,
Thence; West, parallel with the North line of the Southeast quarter of said Section 27, a distance of 465 feet,
Thence; North, parallel with the East line of said Section 27, a distance of 500 feet, more or less, to the North line of the Southeast quarter of said Section 27,
Thence; East, along said North line, a distance of 465 feet, to the Point of Beginning of this description.

ALSO EXCEPTING THEREFROM:
Parcels 1 and 2 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, situated in Section 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon,

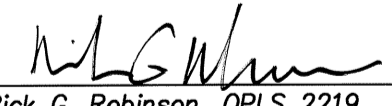
Section 35

That portion of the Northwest quarter of the Northwest quarter lying North of the centerline of the North Powder River, EXCEPTING THEREFROM the East 265 feet

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

Said tract containing 484 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.

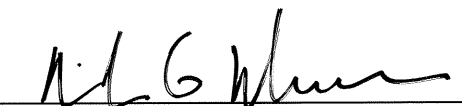

Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

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. 20150012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 305-306 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1988
RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2016


Rick G. Robinson, OPLS 2219

PARCEL DESCRIPTIONS

PARCEL 1

A portion of Parcel 3 of Partition Plat Number 20140018T, filed as Microfilm Number 20142932T and stored in Plat Cabinet D in slide numbers 275 and 276 and a portion of Parcel 3 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, together with other lands, the total parcel being situate in Sections 22 and 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to said partition plats,

Section 22

The West 57 rods of the Southwest quarter of the Northeast quarter
The West half of the Southeast quarter
The Southeast quarter of the Southeast quarter EXCEPTING THEREFROM the East 465 feet
The East 100 feet of the East half of the East half of the Southwest quarter
The East 100 feet of the Southeast quarter of the Northwest quarter

Section 27

The Northeast quarter EXCEPTING THEREFROM the East 465 feet
The East 100 feet of the East half of the Northwest quarter
The East 100 feet of the Northeast quarter of the Southwest quarter lying North of the centerline of North Powder River Lane (Union County Road Number 101)
That portion of the Southeast quarter lying North of the centerline of North Powder River Lane (Union County Road Number 101)

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 Southeasterly 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.

ALSO EXCEPTING THEREFROM:
A portion of Parcel 3 of said Partition Plat Number 20140017T, said tract being more particularly described as follows, with reference to said partition plat,

Beginning at the Northeast corner of the Southeast quarter of said Section 27,
Thence; South, along the East line of said Section 27, a distance of 500 feet,
Thence; West, parallel with the North line of the Southeast quarter of said Section 27, a distance of 465 feet,
Thence; North, parallel with the East line of said Section 27, a distance of 500 feet, more or less, to the North line of the Southeast quarter of said Section 27,
Thence; East, along said North line, a distance of 465 feet, to the Point of Beginning of this description.

ALSO EXCEPTING THEREFROM:
Parcels 1 and 2 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, situated in Section 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon,

TOGETHER WITH that portion of the Northwest quarter of the Southeast quarter of said Section 27 described as follows:

Beginning at the intersection of the West line of said Northwest quarter of the Southeast quarter and the centerline of North Powder River Lane (Union County Road Number 101):

Thence; South, along said West line, a distance of 340 feet,
Thence; East, a distance of 800 feet, more or less, to the Southerly prolongation of the West line of Parcel 1 of said Partition Plat Number 20140017T,
Thence; North, along said prolongation, a distance of 175 feet, more or less, to the centerline of North Powder River Lane (Union County Road Number 101),
Thence; Northwesterly, along said centerline, a distance of 815 feet, more or less, to the Point of Beginning.

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

Said tract containing 322 acres, more or less.

PARCEL 2

A portion of Parcel 3 of Partition Plat Number 20140018T, filed as Microfilm Number 20142932T and stored in Plat Cabinet D in slide numbers 275 and 276 and a portion of Parcel 3 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, the total parcel being situate in Sections 22, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon, said tract being more particularly described as follows, with reference to said partition plats,

Section 26

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

Section 27

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

EXCEPTING THEREFROM that portion of the Northwest quarter of the Southeast quarter of said Section 27 described as follows:

Beginning at the intersection of the West line of said Northwest quarter of the Southeast quarter and the centerline of North Powder River Lane (Union County Road Number 101):
Thence; South, along said West line, a distance of 340 feet,
Thence; East, a distance of 800 feet, more or less, to the Southerly prolongation of the West line of Parcel 1 of said Partition Plat Number 20140017T,
Thence; North, along said prolongation, a distance of 175 feet, more or less, to the centerline of North Powder River Lane (Union County Road Number 101),
Thence; Northwesterly, along said centerline, a distance of 815 feet, more or less, to the Point of Beginning.

TOGETHER WITH the area between the Centerline of North Powder River Lane (Union County Road Number 101) and the South line of Parcels 1 and 2 of Partition Plat Number 20140017T

Section 35

That portion of the Northwest quarter of the Northwest quarter lying North of the centerline of the North Powder River, EXCEPTING THEREFROM the East 265 feet

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

Said tract containing 162 acres, more or less.

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, 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.

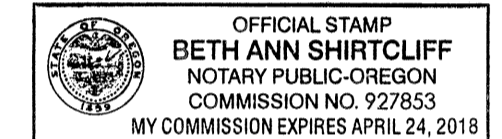

JOHN S. WILSON, Managing Member
WILSON FAMILY RANCHES, LLC

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of JUNE, 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

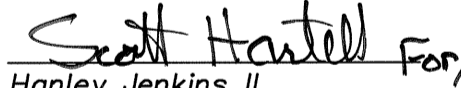
Union County Assessor / Tax Collector

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.

 Date: 6/4/15
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 4th day of June, 2015.


Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this ~~14th~~ day of May, 2015.

By Wallowa County Surveyor 
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 4th day of June, 2015, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. D 305-306 Union County records. Microfilm Number 20151626T

Robin A. Church
Union County Clerk


Robin A. Church, Chief Deputy Clerk
Sheet 2 of 2