

Partition Plat Number 20150016T

A partition of Parcel 2 of Minor Partition Plat Number 1997-20 and a portion of Parcel 2 of Minor Partition Plat Number 2002-006
 Situated in the Northeast quarter of Section 35,
 Township 2 South, Range 38 East of the
 Willamette Meridian, Union County, Oregon

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.

SCALE: 1" = 100'

REFERENCE MATERIAL

Survey Number 021-1993
 Survey Number 030-2007
 Minor Partition Plat Number 1997-20
 Minor Partition Plat Number 2000-16
 Minor Partition Plat Number 2002-006
 Minor Partition Plat Number 20090014T

DEED REFERENCES
 Microfilm Number 97596
 Microfilm Number 982687
 Microfilm Number 20022791

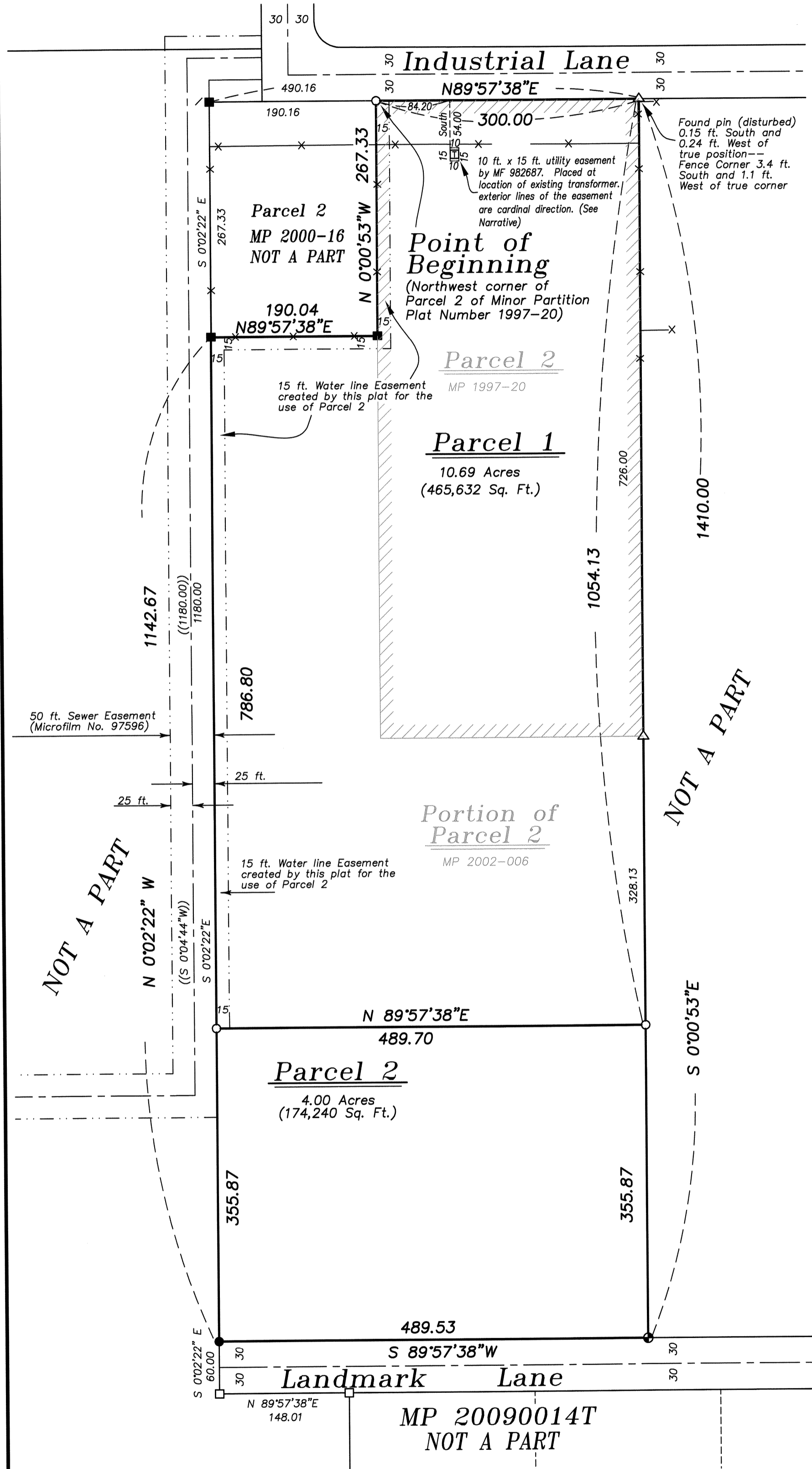
Partition Plat Report Number 15-26714
 prepared by Eastern Oregon Title, Inc.
 dated October 2, 2015

LEGEND

- Found 5/8" iron pin set by Survey Number 021-1993
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 2002-006
- Found 5/8" iron pin with aluminum cap set by Survey Number 030-2007
- △ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition Number 1997-020
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition Number 2000-16
- Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- ▣ Existing Electrical Transformer
- - - Easement Line
- * * * Existing fence line
- - - Centerline
- (()) Record measurement as per Microfilm Number 97596

NARRATIVE

This partition was done at the request of Jeff Hines, Vice President of HNS, Inc., owner of the land within this partition. Mr. Hines wanted to create a 4 acre parcel on the Southerly portion of the existing ownership. This plat also creates a 15 ft. water line easement across Parcel 1 for the use of Parcel 2, so that Parcel 2 could be served from the existing water line in Industrial Lane. I use the existing monumentation to control the exterior of the partition. The monument at the Northeast corner of Parcel 2 of Minor Partition Plat Number 2000-16 was destroyed. I replaced this monument at the record position of the existing partitions. This partition has an existing utility easement by microfilm number 982687. As is common with easements written by OTEC, the description calls a specific placement by bearing and distance with the language of "as constructed on the ground". In this case, the placement of the easement by the legal description falls approximately 50 feet North and 60 feet East of the position of the transformer. I show the easement at the as constructed location. The fences are at or very near the property lines of this partition. I find no other 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. 20150016T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 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
R.G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2016

Partition Plat Number 20150016T

Microfilm Number 20153868T
Plat Cabinet Number D313-D314

A partition of Parcel 2 of Minor Partition Plat Number 1997-20 and a portion of Parcel 2 of Minor Partition Plat Number 2002-006
Situating in the Northeast quarter of Section 35,
Township 2 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 surveyed and platted the parcels in this partition, being a partition of Parcel 2 of Minor Partition Plat Number 1997-20, recorded as Microfilm Number 974524 and stored in Plat Cabinet B, in slide 470 of the Plat records of Union County, and a portion of Parcel 2 of Minor Partition Plat Number 2002-006, recorded as Microfilm Number 20021566 and stored in Plat Cabinet C, in slides 647 and 648 of the Plat records of Union County, situated in the Northeast quarter of Section 35, Township 2 South, Range 38 East of the Willamette Meridian, Union County, the exterior of which being more particularly described as follows, with reference to said Partition Plats;

Beginning at the Northwest corner of Parcel 2 of said Minor Partition Plat Number 1997-20, said Point being on the South right of way line of Industrial Lane,

Thence; North 89°57'38" East, along the North line of said Parcel 2 and along said right of way line, a distance of 300.00 feet, to the Northeast corner of said Parcel 2,

Thence; South 0°00'53" East, along the East line of said Parcel 2 and along the East line of Parcel 2 of Minor Partition Plat Number 2002-006, a distance of 1410.00 feet, to the North right of way line of Landmark Lane,

Thence; South 89°57'38" West, along said right of way line, a distance of 489.53 feet, to the West line of Parcel 2 of Minor Partition Plat Number 2002-006,

Thence; North 0°02'22" West, along said West line, a distance of 1142.67 feet, to the Northwest corner of said Parcel 2, said point also being the Southwest corner of Parcel 2 of Minor Partition Plat Number 2000-16,

Thence; North 89°57'38" East, along the South line of Parcel 2 of Minor Partition Plat Number 2000-16, a distance of 190.04 feet, to the Southeast corner of said Parcel 2,

Thence; North 0°00'53" West, along the East line of said Parcel 2, a distance of 267.33 feet, to the Point of Beginning of this description.

Said tract containing 14.69 Acres (639,872 Sq. Ft.)

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2016

R.G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
La Grande OR 97850

DECLARATION

Know all people by these presents that HNS, INC., an Oregon corporation, is the owner of land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, and does hereby create the 15 ft. water line easement across Parcel 1, for the use of Parcel 2 of this partition, as depicted on the plat, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, HNS, INC., pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by JEFF D. HINES, Vice President of said Corporation.

Jeff D. Hines
JEFF D. HINES, Vice President
HNS, INC.

APPROVALS

Union County Planning Department

Approved this 23 day of November, 2015.

Scott Hartell
Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 19th day of October, 2015.

By Wallowa County Surveyor *Gregory T. Blackman*
Gregory T. Blackman
Deputy Wallowa County Surveyor

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 2015-2016 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.

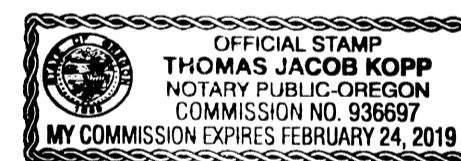
Ellen Wilhelm
by *Ellen Wilhelm* Chief Deputy Assessor/Tax Collector Date: 11-19-15
for Linda L. Hill, Union County Assessor/Tax Collector

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 21st day of OCTOBER, 2015 before me a Notary Public in and for said State and County, personally appeared JEFF D. HINES, 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.

Jeff D. Hines
Notary Public for
the State of Oregon



Notarial seal

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 the 24th day of November, 2015, at 8:55 o'clock A.M., and recorded in Plat Cabinet No. D313, 314 Union County records. Microfilm Number 20153868T

Robin A. Church
Union County Clerk by *Patricia L. Church* Deputy Clerk

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

R.G. Robinson
Rick G. Robinson, OPLS 2219