

Partition Plat Number 2016-0004T

Microfilm Number 20160658T
Plat Cabinet Number D323-D324

Situate in the South half and Northwest quarter of Section 22,
the East half and Southwest quarter of Section 23, the North half of
Section 27 and the Northeast quarter of Section 28, Township 3 South,
Range 39 East of the Willamette Meridian, Union County, Oregon

SCALE: 1"=1000'

REFERENCE MATERIAL

DEED REFERENCES

Microfilm Number 20093859
Partition Plat Report Number 15-27015
prepared by Eastern Oregon Title, Inc.
dated January 13, 2016

EASEMENT NOTES

- 1.) The land within this partition is subject to conditions regarding water dike and drainage, as stated in a Quitclaim Deed, recorded as Microfilm No. 20093859 in the deed records of Union County. This document deals with the construction and maintenance of a dike and culvert in the vicinity of Wilkinson Lane.
- 2.) The land within this partition is subject to the rights of the public in and to that portion of the property lying below the high water mark of Catherine Creek and Ladd Creek, as they cross this property.
- 3.) The land within this partition is subject to the rights of way for ditches, as they cross this property.

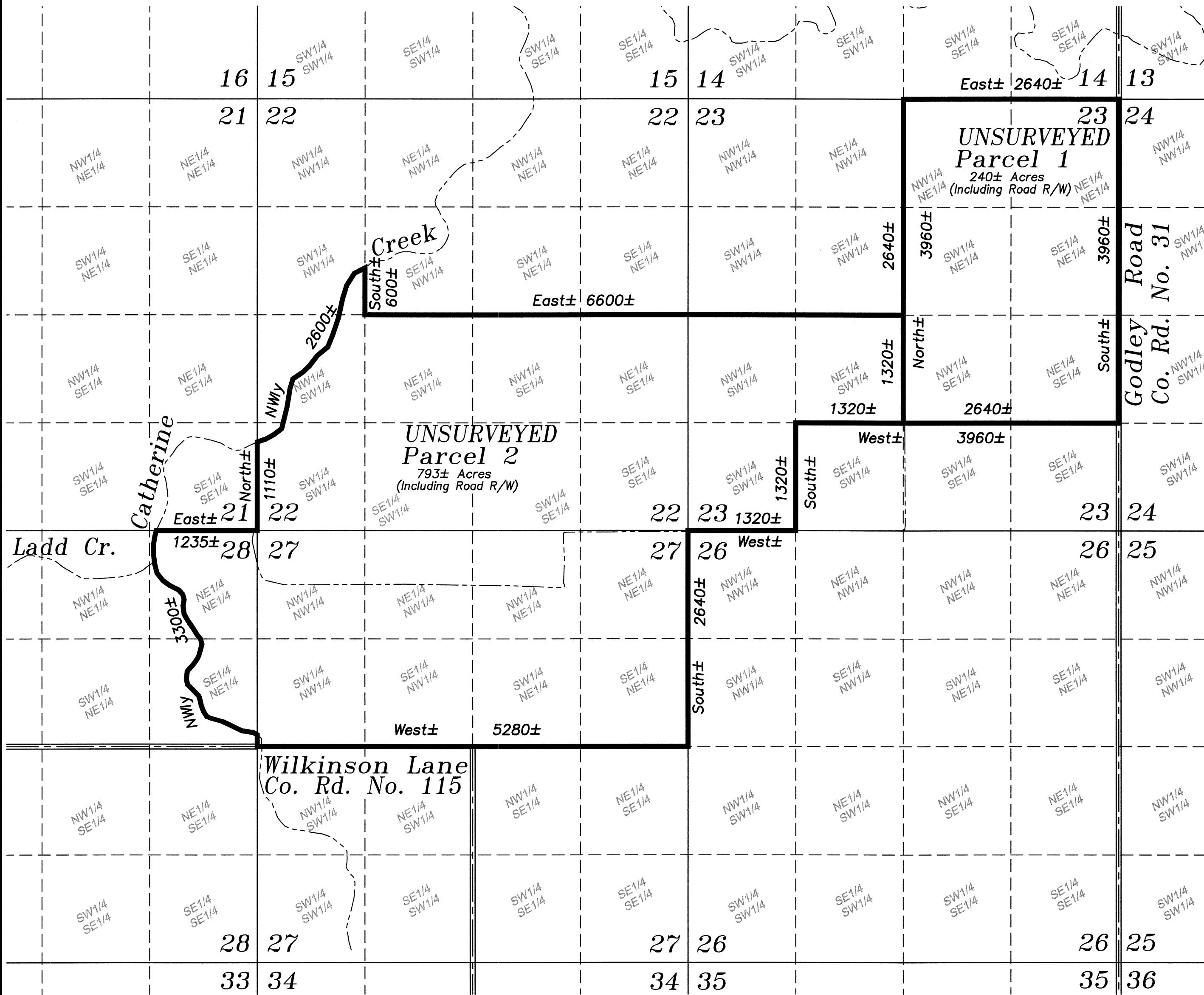
NARRATIVE

This UNSURVEYED partition was done at the request of Virginia Bertels, representing the owners of the land within this partition. The purpose of this partition is divide the existing ownership into two parcels. The division between the two parcels was placed at the direction of Mrs. Bertels. The dimensions shown along the aliquot lines of the section are based on the exterior lines of the sections being a true 5280 feet in length. The dimensions shown along Catherine Creek are approximated by use of aerial photography. A true survey of these parcels will yield a different dimension than those shown. 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. 2016-0004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D323-324 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



LEGEND

- Centerline
- - - - - Creek or Ditch

NOTE

This is an UNSURVEYED Partition—
No survey or verification of
property lines on the ground was
done with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016

Partition Plat Number 2016-0004T

Situate in the South half and Northwest quarter of Section 22, the East half and Southwest quarter of Section 23, the North half of Section 27 and the Northeast quarter of Section 28, Township 3 South, Range 39 East of the Willamette Meridian, Union County, Oregon

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ACKNOWLEDGMENTS (Cont.)

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the UNSURVEYED parcel in this partition situate in the South half and Northwest quarter of Section 22, the East half and Southwest quarter of Section 23, the North half of Section 27 and the Northeast quarter of Section 28, Township 3 South, Range 39 East of the Willamette Meridian, Union County, Oregon, the land within this partition being more particularly described as follows;

TOWNSHIP 3 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

SECTION 22:
The South half, EXCEPTING that portion lying and being Northerly and Westerly of the centerline of Catherine Creek, TOGETHER WITH that portion of the West half of the Northwest quarter lying Southerly and Easterly of the centerline of Catherine Creek

SECTION 23:
The entire Northeast quarter, the Southwest quarter of the Southwest quarter and the North half of the South half

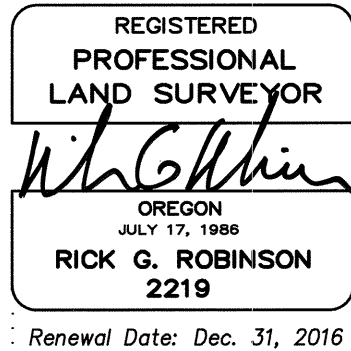
SECTION 27:
The entire North half

SECTION 28:
All that portion of the East half of the Northeast quarter lying East of the centerline of Catherine Creek

Subject to the rights of the public in Godley Road (Union County Road Number 31), and Wilkinson Lane (Union County Road Number 115)

Said tract containing approximately 1033 Acres (including road rights of way)

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



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

Parcel 1 Description

TOWNSHIP 3 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

SECTION 23:
The entire Northeast quarter, and the North half of the Southeast quarter

Subject to the rights of the public in Godley Road (Union County Road Number 31)

Said tract containing approximately 240 Acres (including road right of way)

Parcel 2 Description

TOWNSHIP 3 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

SECTION 22:
The South half, EXCEPTING that portion lying and being Northerly and Westerly of the centerline of Catherine Creek, TOGETHER WITH that portion of the West half of the Northwest quarter lying Southerly and Easterly of the centerline of Catherine Creek

SECTION 23:
The North half of the Southwest quarter, and the Southwest quarter of the Southwest quarter

SECTION 27:
The entire North half

SECTION 28:
All that portion of the East half of the Northeast quarter lying East of the centerline of Catherine Creek

Subject to the rights of the public in Wilkinson Lane (Union County Road Number 115)

Said tract containing approximately 793 Acres (including road right of way)

DECLARATION

Know all people by these presents that Susan Isabel Boyd, Ira M. Cohen, James W. Withycombe, Jr., Virginia L. Bertels, Elizabeth W.B. Gretzler and The Isabel W. Boyd Irrevocable Trust are the owners of land within this UNSURVEYED partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Susan Isabel Boyd
Susan Isabel Boyd

Virginia L. Bertels
Virginia L. Bertels

Susan Isabel Boyd, Trustee
Susan Isabel Boyd, Trustee
The Isabel W. Boyd Irrevocable Trust

Ira M. Cohen
Ira M. Cohen

Elizabeth W.B. Gretzler
Elizabeth W.B. Gretzler

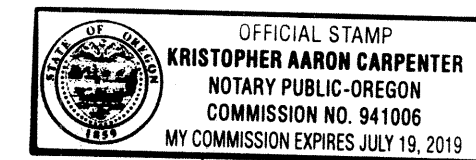
James W. Withycombe, Jr.
James W. Withycombe, Jr.

ACKNOWLEDGMENTS

State of Oregon SS
County of Multnomah

Know all people by these presents, on this 21 day of January, 2016 before me a Notary Public in and for said State and County, personally appeared Susan Isabel Boyd, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Kristopher Aaron Carpenter
Notary Public for the State of Oregon

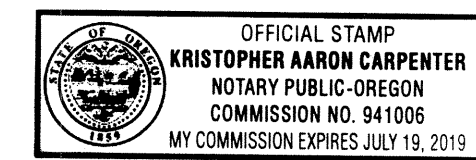


Notarial seal

State of Oregon SS
County of Multnomah

Know all people by these presents, on this 21 day of January, 2016 before me a Notary Public in and for said State and County, personally appeared Ira M. Cohen, 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.

Kristopher Aaron Carpenter
Notary Public for the State of Oregon

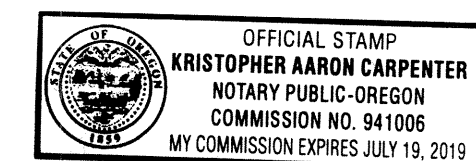


Notarial seal

State of Oregon SS
County of Multnomah

Know all people by these presents, on this 21 day of January, 2016 before me a Notary Public in and for said State and County, personally appeared Susan Isabel Boyd, trustee of The Isabel W. Boyd Irrevocable Trust who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Kristopher Aaron Carpenter
Notary Public for the State of Oregon

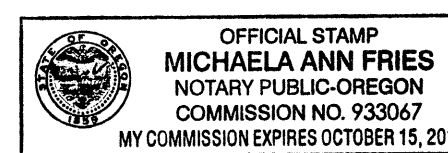


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 18th day of Feb., 2016 before me a Notary Public in and for said State and County, personally appeared Virginia L. Bertels, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Michaela Ann Fries
Notary Public for the State of Oregon

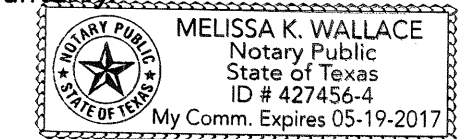


Notarial seal

State of Texas SS
County of Hunt

Know all people by these presents, on this 11 day of February, 2016 before me a Notary Public in and for said State and County, personally appeared James W. Withycombe, Jr., 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.

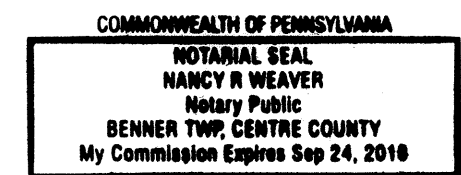
Melissa K. Wallace
Notary Public for the State of Texas



State of Pennsylvania SS
County of Centre

Know all people by these presents, on this 2nd day of February, 2016 before me a Notary Public in and for said State and County, personally appeared Elizabeth W.B. Gretzler, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Nancy R. Weaver
Notary Public for the State of Pennsylvania



APPROVALS

Union County Planning Department

Approved this 23 day of February, 2016.

Scott Hartell
Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 18th day of JANUARY, 2016.

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.

by Linda L. Hill Date: 2/23/16
Linda L. Hill, Union County Assessor/Tax Collector

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 23rd day of February, 2016, at 4:45 o'clock P.M., and recorded in Plat Cabinet No. D323-D324 Union County records. Microfilm Number 20160658T

Robin A. Church
Union County Clerk by Patricia Lee

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Rick G. Robinson
Rick G. Robinson, OPLS 2219