

**PARTITION PLAT NUMBER** 20160016T

Situate in Sections 12, 13, 14 and 23, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

**BASIS OF BEARING**

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

**SCALE: 1"=1000'**

**LEGEND**

- Record position of 2 1/2" aluminum pipe with aluminum cap, marked as per Union County Monumentation Records
- Record position of 5/8" iron pin set by Survey Number 127-78
- Record position of 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 025-2012
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement line
- × Fenceline
- ⬡ Easement Note (See Page 2 for description)

**REFERENCE MATERIAL**

Union County Monumentation Records  
 Survey Number 127-78  
 Survey Number 016-2000  
 Survey Number 025-2012  
 Survey Number 061-2015

**DEED REFERENCES**

Book D, Page 26  
 Book 32, Page 77  
 Book 49, Page 257  
 Book 95, Page 326  
 Book 109, Page 546  
 Book 130, Page 488  
 Book 152, Page 76  
 Microfilm Document Number 20010317  
 Microfilm Document Number 20010318  
 Microfilm Document Number 20010323  
 Microfilm Document Number 20084387  
 Microfilm Document Number 20112427  
 Microfilm Document Number 20112448  
 Microfilm Document Number 20121875  
 Microfilm Document Number 20121970  
 Microfilm Document Number 20122349  
 Microfilm Document Number 20122350  
 Microfilm Document Number 20123254  
 Microfilm Document Number 20123256  
 Microfilm Document Number 20123257  
 Microfilm Document Number 20131909

Partition Plat Report 16-27695, prepared by Eastern Oregon Title, Inc., dated July 21, 2016

**NARRATIVE**

This partition was done at the request of John Morrison on behalf of Bernal D. Hug Farms, Inc. Mr. Morrison wanted to partition the land as shown hereon. I place the dividing lines at the direction of Mr. Morrison. Parcel 3 of this partition is UNSURVEYED.

OTECC was granted easements by Microfilm Document Numbers 20122349 and 20122350, over these lands and those to the South. It appears as though the Grantors were switched with respect to the lands that they had title to. I show these easements as was the apparent intent, though I do recommend that correction deeds be filed.

I find no other unusual conditions with this plat.

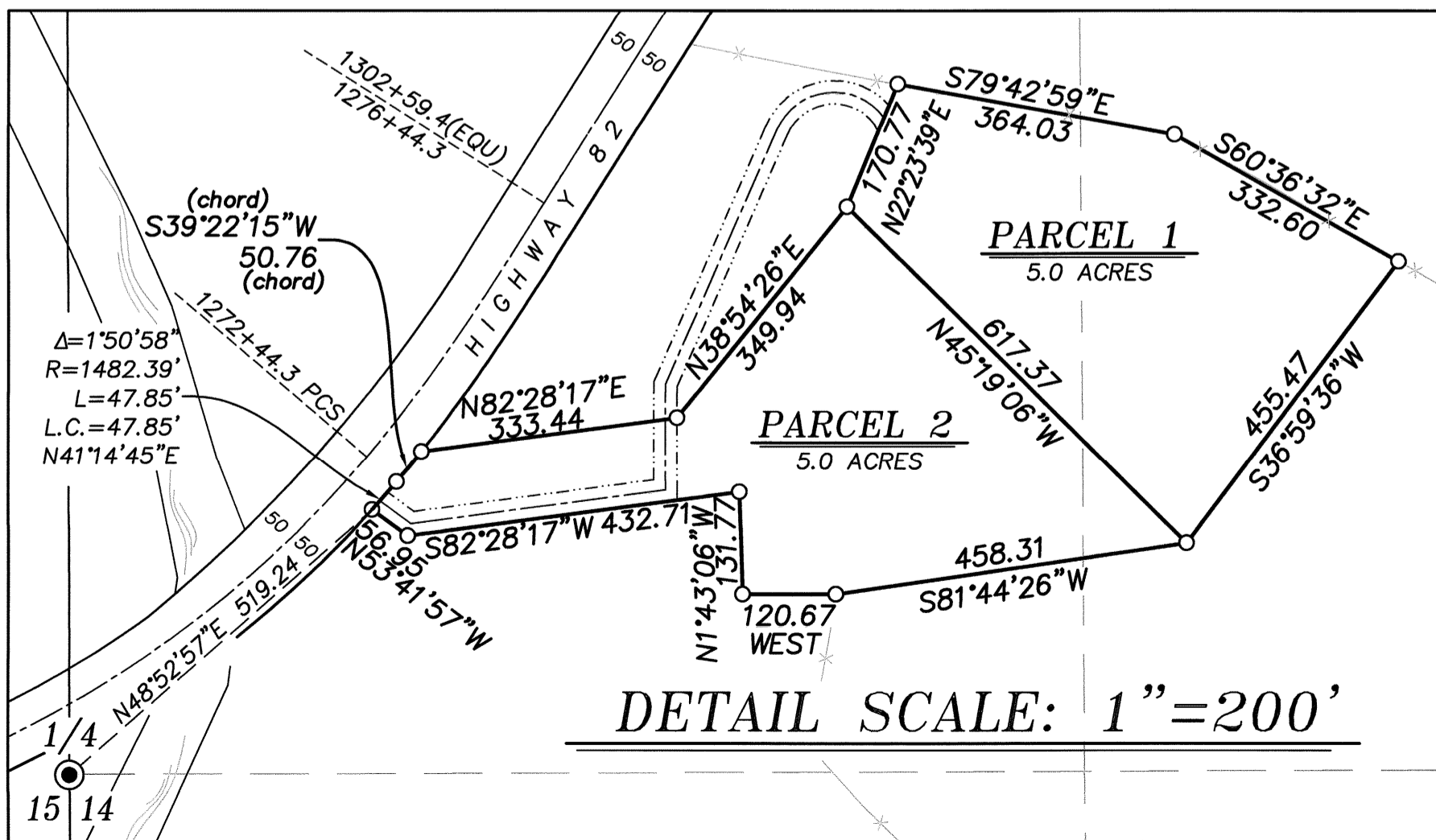
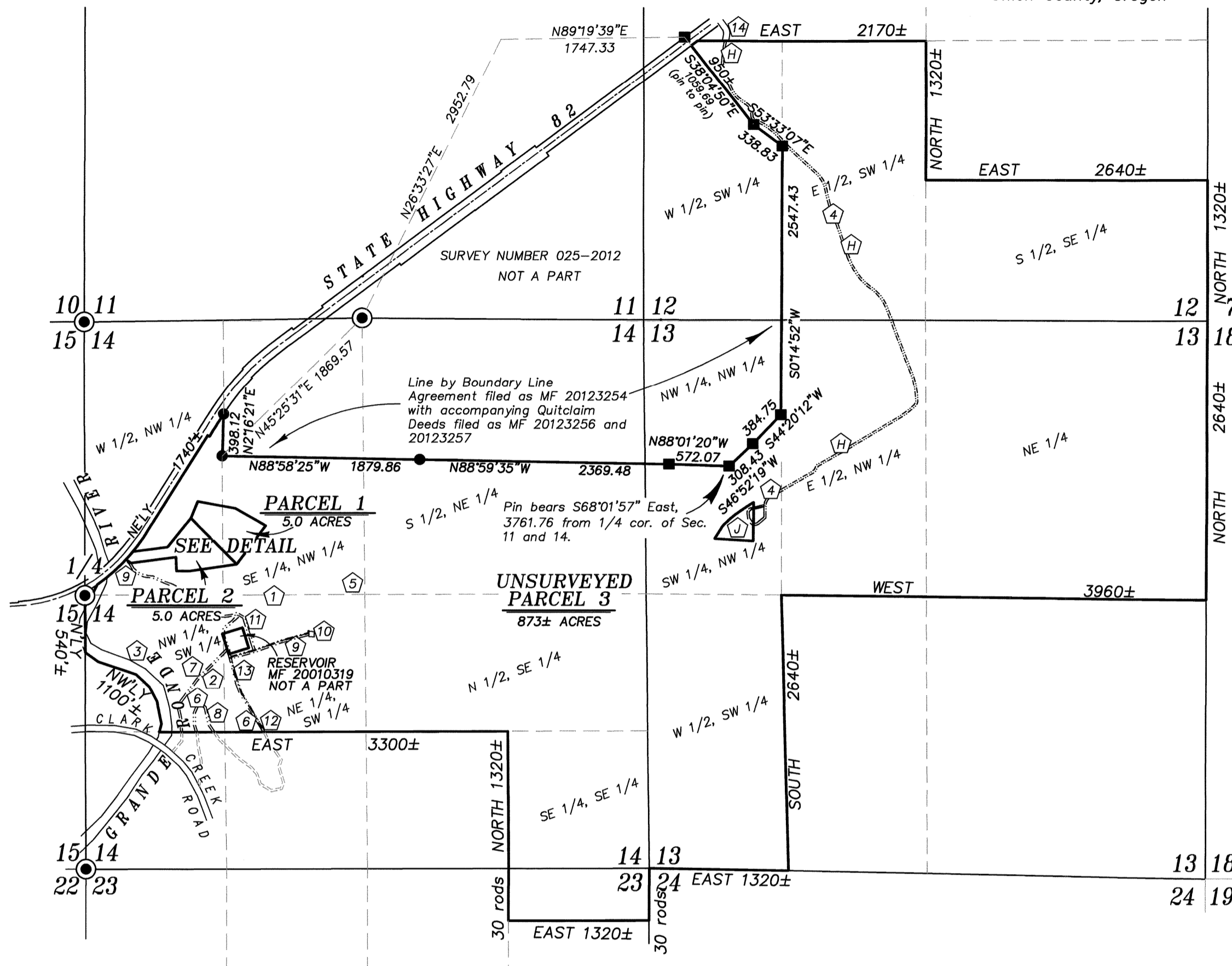
**INDEX**

- Page 1 - Partition plat, overall and detail, reference materials and narrative
- Page 2 - Easement details and notes
- Page 3 - Surveyor's Certificate, Declaration, Approvals, Filing Statement

**SURVEYOR'S EXACT COPY STATEMENT**

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20160016T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D346 D347 D348 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Jeffrey S. Hsu*  
 Jeffrey S. Hsu, OPLS 83571



**PARTITION PLAT NUMBER** 20160016 T

Situate in Sections 12, 13, 14 and 23, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

**NOTES AND EXISTING EASEMENTS**

**BASIS OF BEARING**

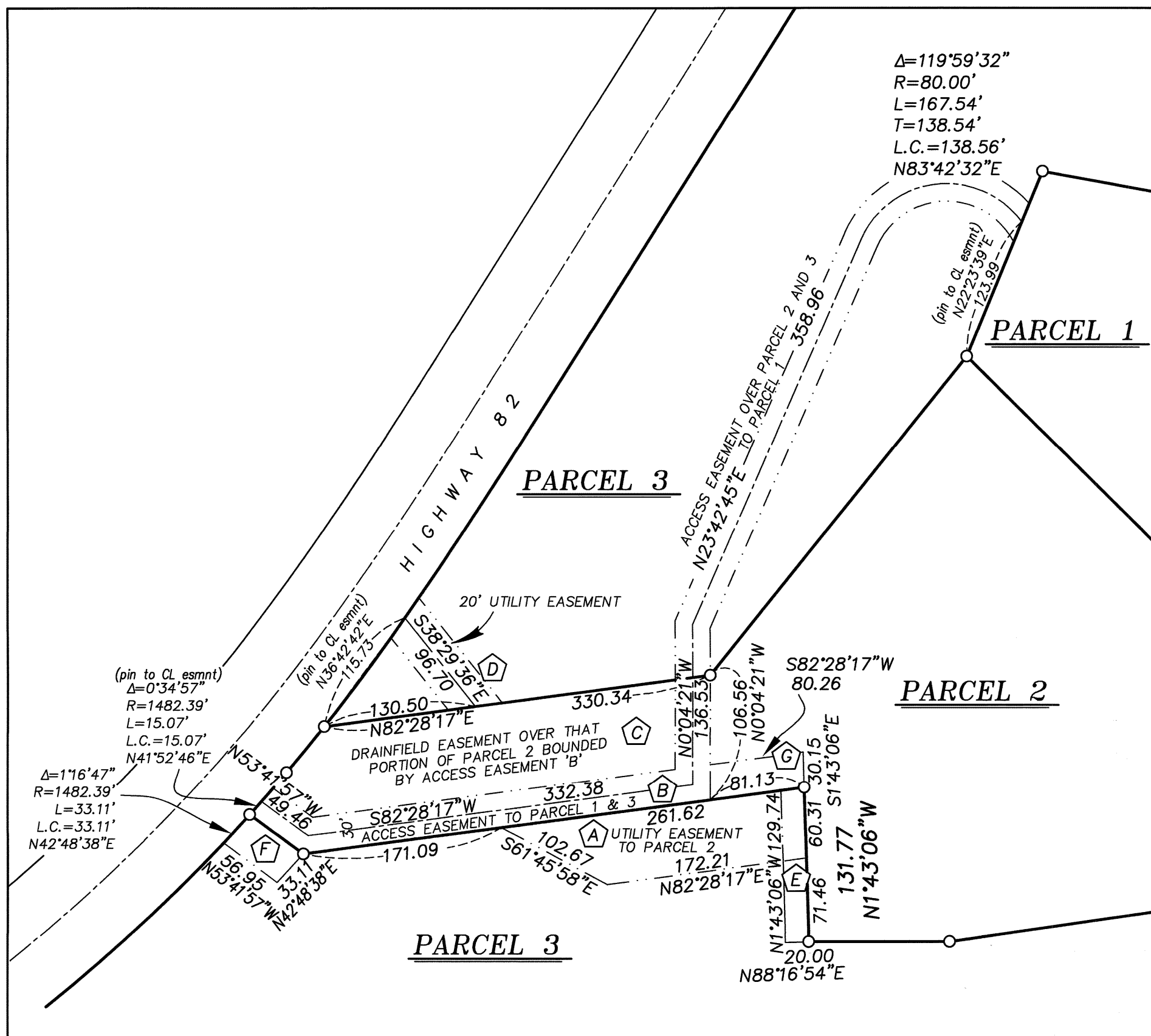
Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

**LEGEND**

- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- — — — — Centerline
- - - - - Easement line



**EASEMENT DETAIL SCALE: 1"=100'**



- ① Easement for a waterline, granted to the City of Elgin, by deed recorded in Book 32, Page 77. Over the North 1/2 of the SW 1/4 and the S 1/2 of NW 1/4 of Section 14.
- ② Easement for a waterline, granted to the City of Elgin, by deed recorded in Book 49, page 257. Begins along the South line of NW1/4 of SW 1/4 of Section 14, heading Northerly, exact location not specified.
- ③ Easement for a ditch, granted to John R. Weaver and H.H. Hug by deed recorded in Book D, Page 26, along the East side of Grande Ronde River. Exact location not shown hereon.
- ④ Agreement for a road, between Bernal and Carmi E. Hug and the Federal Land Bank of Spokane, Washington, recorded in Deed Book 109, Page 546, over an existing roadway near the NE cor. of the SW 1/4 of the NW 1/4 of Section 13. Placed hereon at approx. location as per Survey Number 061-2015.
- ⑤ Right of way Easement for electric transmission and distribution lines, granted to Pacific Power & Light Company, by deed recorded in Book 130, page 488. Over the SW 1/4 of the NE 1/4, SE 1/4 of the SE 1/4 of the NW 1/4, the E 1/2 of the NE 1/4 of the SW 1/4 and the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 14. Verbiage specifies "as located and staked". Exact location not placeable without benefit of survey.
- ⑥ Land exchange and easement agreement between Bernal Hug Farms and City of Elgin, recorded as Microfilm Document Number 20010318, for purpose of locating, constructing and maintaining a new water tank for the City of Elgin. Access road is not specified except that it commences at Clark Creek Road. Placed hereon at approximate location by aerial photograph.
- ⑦ Easement for construction and maintenance of water transmission line, drain lines, water tanks and service roads, granted to the City of Elgin by Microfilm Document Number 20010323. Shown hereon as per legal description.
- ⑧ Easement for Automobile Driveway between Bernal D. Hug Farms, Inc. and Edwin and Martha Hug, by Microfilm Document Number 20084387. Placed hereon at approx. location by aerial photograph.
- ⑨ Easement, 20 ft. wide, granted to Frontier Communications Northwest Inc. by Microfilm Document Number 20112427. Shown hereon as per legal desc.
- ⑩ Memorandum of Lease, between Bernal D. Hug Farms, Inc., and New Cingular Wireless PCS recorded as Microfilm Document Number 230112448. And Memorandum of assignment from Cingular Wireless PCS, LLC to American Towers LLC, recorded as Microfilm Document Number 20121875. And Memorandum of Lease executed by American Towers LLC and Verizon Wireless, recorded as Microfilm Document Number 20131909
- ⑪ Amendment to option and lease agreement and Memorandum of lease, between Bernal D. Hug Farms, Inc. and American Towers LLC filed as Microfilm Document Number 20121970. Relocates access easement along East side of reservoir. Places as per filed exhibit. No legal description provided.
- ⑫ Right-of-way easement, granted to Oregon Trail Electric Consumers Cooperative by Microfilm Document Number 20122349. Does not fall on property, however, grantors of this easement and the one filed as 20122350 (Item 13), appear to have been switched.
- ⑬ Right-of-way easement, granted to Oregon Trail Electric Consumers Cooperative by Microfilm Document Number 20122350. Grantors of this easement and the one filed as 20122349 (Item 12), appear to have been switched.
- ⑭ 60' wide highway access easement by MF 20025738

**EASEMENTS CREATED BY THIS PLAT**

- A Easement for overhead utilities, over Parcel 3 for benefit of Parcel 2
- B 30-foot wide easement for ingress, egress and utilities over Parcels 2 and 3 for benefit of Parcel 1 and 3
- C Easement for existing drainfield, over Parcel 2 for benefit of Parcel 3. To be bounded by Southern and Easterly extents of access easement. Easement to allow for access for maintenance of existing drainfield over that portion of Parcel 2.
- D 20-foot wide easement for overhead utilities, over Parcel 3 for benefit of Parcel 2
- E 20-foot wide easement for ingress, egress and parking over Parcel 3 for benefit of Parcel 2
- F Access easement over Parcel 3 for benefit of Parcels 1 and 2
- G 30 foot wide access easement over Parcel 2 for benefit of Parcel 3
- H 20 ft wide access easement for ingress and egress to Cemetery, over existing road as shown on Survey Number 061-2015, for benefit of the members of Bernal D. Hug Farms Inc. and their beneficiaries. Shown on Page 1.
- J Cemetery, as shown on Survey Number 061-2015, for benefit of the members of Bernal D. Hug Farms Inc. and their beneficiaries. Shown on Page 1.

**SURVEYOR'S EXACT COPY STATEMENT**

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20160016 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D346, 347, 348 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Jeffrey S. Hsu*  
Jeffrey S. Hsu, OPLS 83571

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Jeffrey S. Hsu*  
OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2017



PARTITION PLAT NUMBER 20160016T

Situate in Sections 12, 13, 14 and 23, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcels 1 and 2 and platted UNSURVEYED Parcel 3 of this partition, situate in Sections 12, 13, 14 and 23, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

SECTION 12: The South half of the Southeast quarter and that part of the Southwest quarter lying Southeast of State Highway 82 and East of the following described line, with reference to Survey Number 025-2012, as filed in the office of the Union County Surveyor:

Commencing at a 5/8" Iron pin which bears North 26°33'27" East, a distance of 2952.79 feet from the quarter corner common to Sections 11 and 14 of said Township and Range; thence, North 89°19'39" East, a distance of 1747.33 feet to a 5/8" iron pin with plastic cap in a fence corner on the North right of way line of State Highway 82, said point being the Point of Beginning of this description:

Thence: South 38°04'50" East, a distance of 1059.69 feet to a 5/8" iron pin with plastic cap in a fence corner,

Thence: South 53°33'07" East, along an existing fence, a distance of 338.83 feet, to a 5/8" iron pin with plastic cap in a fence corner,

Thence: South 0°14'52" West, along an existing fence, a distance of 2547.43 feet, to a 5/8" iron pin with plastic cap in a fence corner.

SECTION 13: The Northeast quarter, the West half of the Southwest quarter and that portion of the Northwest quarter lying East and South of the following described line, with reference to Survey Number 025-2012, as filed in the office of the Union County Surveyor,

Commencing at a 5/8" Iron pin which bears North 26°33'27" East, a distance of 2952.79 feet from the quarter corner common to Sections 11 and 14 of said Township and Range; thence, North 89°19'39" East, a distance of 1747.33 feet to a 5/8" iron pin with plastic cap in a fence corner on the North right of way line of State Highway 82, said point being the Point of Beginning of this description:

Thence: South 38°04'50" East, a distance of 1059.69 feet to a 5/8" iron pin with plastic cap in a fence corner,

Thence: South 53°33'07" East, along an existing fence, a distance of 338.83 feet, to a 5/8" iron pin with plastic cap in a fence corner,

Thence: South 0°14'52" West, along an existing fence, a distance of 2547.43 feet, to a 5/8" iron pin with plastic cap in a fence corner,

Thence: South 44°20'12" West, along an existing fence, a distance of 384.75 feet, to a 5/8" iron pin with plastic cap in a fence line,

Thence: South 46°52'19" West, along an existing fence, a distance of 308.43 feet, to 5/8" iron pin with plastic cap in a fence corner. said point which bears South 68°01'57" East, a distance of 3761.76 feet from said quarter corner common to Sections 11 and 14,

Thence: North 88°01'20" West, along and existing fenceline, a distance of 572.07 feet, to a 5/8" iron pin with plastic cap in a fenceline,

Thence: North 88°59'35" West, along and existing fenceline, a distance of 2369.48 feet to a 5/8" iron pin with plastic cap in a fenceline.

SECTION 14: The Southeast quarter of the Southeast quarter, The North half of the Southeast quarter, that portion of the South half of the Northeast quarter and the Southeast quarter of the Northwest quarter lying South and West of the following described line, with reference to Survey Number 025-2012, as filed in the office of the Union County Surveyor,

Beginning at a 5/8" Iron pin which bears South 68°01'57" East, a distance of 3761.76 feet from said quarter corner common to Sections 11 and 14,

Thence: North 88°01'20" West, along and existing fenceline, a distance of 572.07 feet, to a 5/8" iron pin with plastic cap in a fenceline,

Thence: North 88°59'35" West, along and existing fenceline, a distance of 2369.48 feet to a 5/8" iron pin with plastic cap in a fenceline

Thence: North 88°58'25" West, along an existing fenceline, a distance of 1879.86 feet to a 5/8" iron pin with plastic cap in a fence corner,

Thence: North 2°16'21" East, along an existing fenceline, a distance of 398.12 feet to a 5/8" iron pin with plastic cap on the South right of way line of Highway 82.

SURVEYOR'S CERTIFICATE cont.

SECTION 14 CONTINUED:

ALSO INCLUDING, that portion of the West half of the Northwest quarter lying South and East of those tracts conveyed to the State of Oregon by deed recorded in Book 95, Page 326, and lying West of the following described line:

Beginning at a 5/8" iron pin which bears South 45°25'31" West, a distance of 1869.57 feet from the quarter corner common to Sections 11 and 14 of said Township and Range, thence: North 2°16'21" East, along an existing fenceline, a distance of 398.12 feet, to a 5/8" iron pin with plastic cap on the South right of way line of State Highway 82.

EXCEPTING THEREFROM, a tract of land conveyed to the City of Elgin described as commencing at the Southwest corner of the Northwest quarter of Section 14, running thence North 100 feet, more or less, to the county road; thence, Northeasterly, along the South line of said road to the center of Grande Ronde River; thence, Southerly along the center of Grande Ronde River to a point due East of the Point of Beginning; thence, West, 80 feet, more or less, to the Point of Beginning.

ALSO INCLUDING, the North half of the Southwest quarter, EXCEPTING THEREFROM the following two described tracts

1) That parcel conveyed to the City of Elgin for the new reservoir site by deed recorded January 25, 2001, as Microfilm Document Number 20010319, more particularly described as follows:

Commencing at the North quarter corner of said Section 14, a brass capped aluminum pipe property marked, the coordinates of which in the Oregon State Plane Coordinate System, North Zone are North 705711.205 and East 8867398.428 [NAD83(1991) Int. Feet; thence, South 19°22'31" West, a distance of 3,147.25 feet to the True Point of Beginning of the parcel being described: thence, South 19°00'00" East, a distance of 200.00 feet; thence, South 71°00'00" West, a distance of 200.00 feet; thence, North 19°00'00" West, a distance of 200.00 feet; thence, North 71°00'00" East, a distance of 200.00 feet, to the Point of Beginning.

2) Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 14; thence, East 45 rods; thence, North 22' West, 18 rods to the waters edge on the West side of the Grande Ronde River; thence, Northwesterly along said river to the right of way of the City of Elgin used for a pipeline; thence, West to the section line between Section 14 and 15, said Township and Range; thence, South 39 rods, more or less, to the Point of Beginning.

SECTION 23: The North 30 rods of the Northeast quarter of the Northeast quarter Containing 883 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 all corners of Parcel 1 and 2 of this unsurveyed partition are marked with monuments and Parcel 3 is depicted as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

[Signature]

Jeffrey S. Hsu, OPLS 83571  
Bagett, Griffith and Blackman  
La Grande OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20160016T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D346, 347, 348 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Signature]

Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that BERNAL D. HUG FARMS, INC. is the owner of the land within this UNSURVEYED partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed map, and does hereby create the access easements, parking easement, drainfield easement, cemetery and utility easements, as shown hereon, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, BERNAL D. HUG FARMS, INC., pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by ROD DAWES, President.

[Signature]

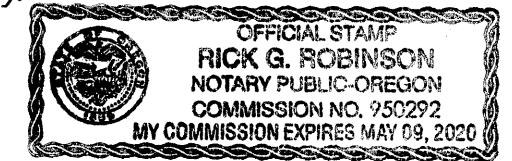
ROD DAWES  
President, Bernal D. Hug Farms, Inc.

ACKNOWLEDGMENTS

State of Oregon SS  
County of UNION

Know all people by these presents, on this 27<sup>th</sup> day of September, 2016 before me a Notary Public in and for said State and County, personally appeared ROD DAWES, 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.

[Signature]  
Notary Public for  
the State of Oregon



Notarial seal

APPROVALS

Union County Planning Department

Approved this 3 day of October, 2016.

[Signature]  
Scott Hartell  
Union County Planning Director

Union County Surveyor

Approved this 20<sup>th</sup> day of September, 2016.

By Wallowa County Surveyor [Signature]  
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 2016-2017 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 [Signature] Date: 10/3/16  
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 4<sup>th</sup> day of October, 2016, at 10:25 o'clock A.M., and recorded in Plat Cabinet No. D346, D347, & D348 Union County records. Microfilm Number 20163376T

Robin A. Church  
Union County Clerk by [Signature] DEPUTY CLERK