Sheet 1 of 2 PARTITION PLAT NUMBER 20160025T Microfilm Number 2016 4152 T A partition of a tract situate in Sections 2, 3, 10, 11, Plat Cabinet Number D 368- D369 Township 4 South, Range 38 East of the Willamette Meridian, BASIS OF BEARING Union County, Oregon Forward bearing as published by the U.S.C. and G.S. from △ COLLEGE to △ VALLEY Dated 1946. 20 ft. non-exclusive permanent easement for road right of way purposes across the 30 ft. perpetual non-exclusive easement 30 ft. non-exclusive easement for for roadway across the West 30 feet of that ingress, egress and utilities (created East 20 ft. of the SE 1/4 of the NW 1/4 portion of the SW 1/4 of the NE 1/4 SCALE: 1"=1000' of Section 2 lying South of the County of Section 2 lying South of the County East 251.32 20; Road and across the East 20 ft. of the Road and across the West 30 ft. of the NE 1/4 of the SW 1/4 of Section 2 NW 1/4 of the SE 1/4 of Section 2 (Appurtenant to land within this partition (Appurtenant to land within this partition is per stated title report) as per stated title report) APPROXIMATE location of Power line APPROXIMATE location of pipeline 141/2 1/41. REFERENCE MATERIAL West line of 15 ft. easement across UNSURVEYED Parcel 30 ft. non-exclusive easement for ingress, Parcel 2 utility easement to Corporation of unspecified width (Volume 135 Page 327) to Idaho Power Company (width egress and utilities across the East 30 ft. OTEC by MF No. unspecified) (Volume 135 Page 363) of UNSURVEYED Parcel 1 lying North of 20013606 falls 1.90 Union County Monumentation Records We'st± Parcel 2 for the use of Parcel 2 (Created feet West of NE Survey Number 21-72 2.00 Acres by this plat) Corner of Parcel 2 APPROXIMATE location of 16.5 ft. Pipeline easement 82 easement 170.13 Survey Number 81-72 APPROXIMATE location of road to Salt Lake Pipeline Company (Volume 121 Survey Number 46-77 easement across UNSURVEYED Parcel Page 229) and 10 ft. communications right of way West line of 15 ft. Survey Number 042-2006 1 (across existing roadway-width Worldcom Network Services (Microfilm No. 963872) utility easement to OTEC by MF No. 20013606 within unspecified) MF 72644 Parcel 2APPROXIMATE location of 15 ft. **DEED REFERENCES** utilityeasement across UNSURVEYED Volume 121 Page 229 Parcel 2 bears 2.00 Acres (See Detail) Parcel 1 (MF 20013606) Volume 135 Page 327 N0°25'33"E, 216.06 341.03 Volume 135 Page 363 Microfilm Number 29828 Microfilm Number 72396 Road Easement across the East 20 ft. Microfilm Number 72644 of the S 1/2 of the SW 1/4 and the Microfilm Number 963872 UNSURVEYED North 20 ft. of the NE 1/4 of the NW 1/4 5280± Microfilm Number 20013606 of Section 11 (Microfilm Nos. 29828, 72396 Microfilm Number 20091783 and 72644, MF 72644 is of unspecified width Parcel 1 as road exists) 15 ft. utility easement to OTEC by MF No. 20013606
Placed at location of existing power line. Main line
falls East of partition, but 15 ft width occupies a
portion of land within this partition. Easement
calls for a length of 350 feet North of the
terminus (Existing Power Pole) Preliminary Title_Report_Number_16-28185 prepared by Eastern Oregon Title, Inc.
Dated November 22, 2016 638± Acres South± APPROXIMATE location of road easement across UNSURVEYED utility easement to OTEC by MF No. 20013606 falls 3.25 \Parcel 1 (width unspecified) MF 72644 LEGENDfeet West of East line of Parcel 2 at a point 125.95 feet Road easement by MF 72644 10 North of the SE (called across existing roadway-Found monument as described Corner of Parcel 2 Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" 5280± Existing Utility Pole East± 258.95 20 ft. road right of way easement by MF 29828 and L 2 APPROXIMATE location of 150 ft. Transmission N89°45'44"W 2 1/2" Iron pipe with easement across UNSURVEYED Parcel 1 to 3" brass cap set by Centerline of Utility Easement by Antelope Ridge Wind Power Project, LLC Microfilm Number 20013606 (Microfilm Number 20091783) Parcel 2 Detailscale 1" = 50' Easement line 15 Edge of Gravel (also limits of road 2 1/2" Aluminum easement by Microfilm Number 72644) 2 1/2" Brass cap on 5/8" Monument as per NARRATIVE iron rod as per monumentatio 275-89R record 074--1998R I Existing Fence line ¹35 S89*51'28"W 34 35 5303.71 This partition was done at the request of Ted Kramer on behalf of the owner of the land within this partition. The purpose of this partition is to create a non-farm parcel currently occupied by a residence. Parcel 1 of this partition is UNSURVEYED. Parcel 2 was surveyed and monumented with the location of the parcel placed as per the instructions of Mr. Kramer and the Union County Planning Department. The South and Southerly portion of the West line is along an existing fence line. The North line was placed so as to accommodate the existing and emergency replacement location of the septic system for the residence located on Parcel 2. Several access and utility easements cross this property. The portions falling on the UNSURVEYED parcel are placed by record deed call or by aerial photo and are approximate only. The easements falling on Parcel 2 of this partition were placed by deed call (MF 29828 & 29829), the physical 2 1/2" Aluminum location of the existing gravel roadway (MF 72644) and the physical location of the overhead utility lines (MF 20013606).) Monument as per The overhead lines fall East of the land in this partition, but using the 15 ft. width of the easement, a portion of the monumentation SURVEYOR'S EXACT COPY STATEMENT record 276-89R easement does fall on this partition. This plat also creates a 30 ft. non-exclusive easement for ingress, egress and utilities across the East 30 feet of that portion of UNSURVEYED Parcel 1 lying North of Parcel 2 of this partition. I find West± | 5280± 2 1/2" Iron pipe with no other unusual conditions on this partition. I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify _3" brass cap set by Parcel 2 REGISTERED Survey No. 46-77 that I am the Surveyor who prepared the Partition Plat No. 20/600 25 and that the 2.00 Acres **PROFESSIONAL** annexed tracing is an exact copy of said Partition Plat as the same is on file in 3 2 LAND SURVEYOR UNION COUNTY Cabinet Number <u>D369</u> of the Plat Records of UNION COUNTY, N89°54'18"E 2674.01 and said exact copy is submitted as per 0.R.S. 92.120. 10 2 1/2" Aluminum 114 Monument as per Parcel OREGON JULY 17, 1986 638± Acres

RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2016

record 121-1996R

Scale 1" = 2000'

Section Break

Sheet 1 of 2

A partition of a tract situate in Sections 2, 3, 10, 11, Township 4 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 Parcel 2 and platted UNSURVEYED Parcel 1 of this partition, being situate in Sections 2, 3, 10 and 11, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon, containing the following lands:

SECTION 2:

The South half of the Southwest quarter

SECTION 3:

The South half of the Southeast quarter.

SECTION 10:

The Northeast quarter and the North half of the Southeast quarter

SECTION 11:

The Northwest quarter and the North half of the Southwest quarter

TOGETHER WITH a non-exclusive permanent easement for road right of way purposes across the East 20 feet of that part of the Southeast quarter of the Northwest quarter of said Section 2, lying South of the County Road and across the East 20 feet of the Northeast quarter of the Southwest quarter of said Section 2, Township 4 South, Range 38 East of the Willamette Meridian

TOGETHER WITH a perpetual non-exclusive easement for roadway across the West 30 feet of that portion of the Southwest quarter of the Northeast quarter of said Section 2, lying South of the Foothill County Road and across the West 30 feet of the Northwest quarter of the Southeast quarter of said Section 2, Township 4 South, Range 38 East of the Willamette Meridian

Said tract containing approximately 640 Acres.

I further certify that I made this plat by order of and under the direction of the owner thereof, and that Parcel 2 is surveyed and monumented, and UNSURVEYED Parcel 1 is platted 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

PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016

DECLARATION

Know all people by these presents that DEBRA SUE WAITE is the owner of the land within this Partition, 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 30 ft. non-exclusive easement for ingress, egress and utilities as shown an the annexed map, in accordance with O.R.S. Chapter 92.

DEBRA SUE WAITE

ACKNOWLEDGMENT

State of Oregon SS County of Union

Know all people by these presents, on this day of 2000, 2016. before me a Notary Public in and for said State and County, personally appeared DEBRA SUE WAITE, 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.

Magast M. Schonbacler Notary Public for the State of Oregon OFFICIAL STAMP

MARGARET N SCHONBACHLER

NOTARY PUBLIC-OREGON

COMMISSION NO. 920458

MY COMMISSION EXPIRES SEPTEMBER 23, 2017

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 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 J. S. Will Date: 12/8/16

Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 8 day of December , 2010

Scott Hartell Union County Planning Director

Union County Surveyor

Approved this day of December, 2016.

Gregory T. Blackman Deputy Wallowa County Surveyor

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on this <u>p</u> day of <u>December</u>, 2016, at 11:45 o'clock <u>A</u>M., and recorded in Plat Cabinet No. <u>D-368-D-369</u> Union County records. Microfilm Number <u>2016</u> 4152 T

Robin A. Church Union County Clerk Helen Tucker, Deputy Clark

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.

Rick G. Robinson, OPLS 2219