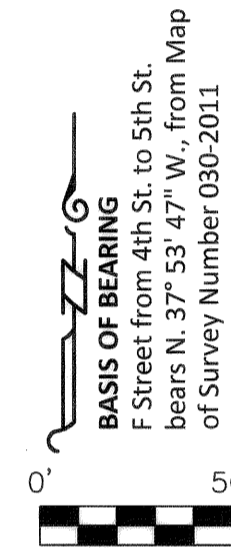
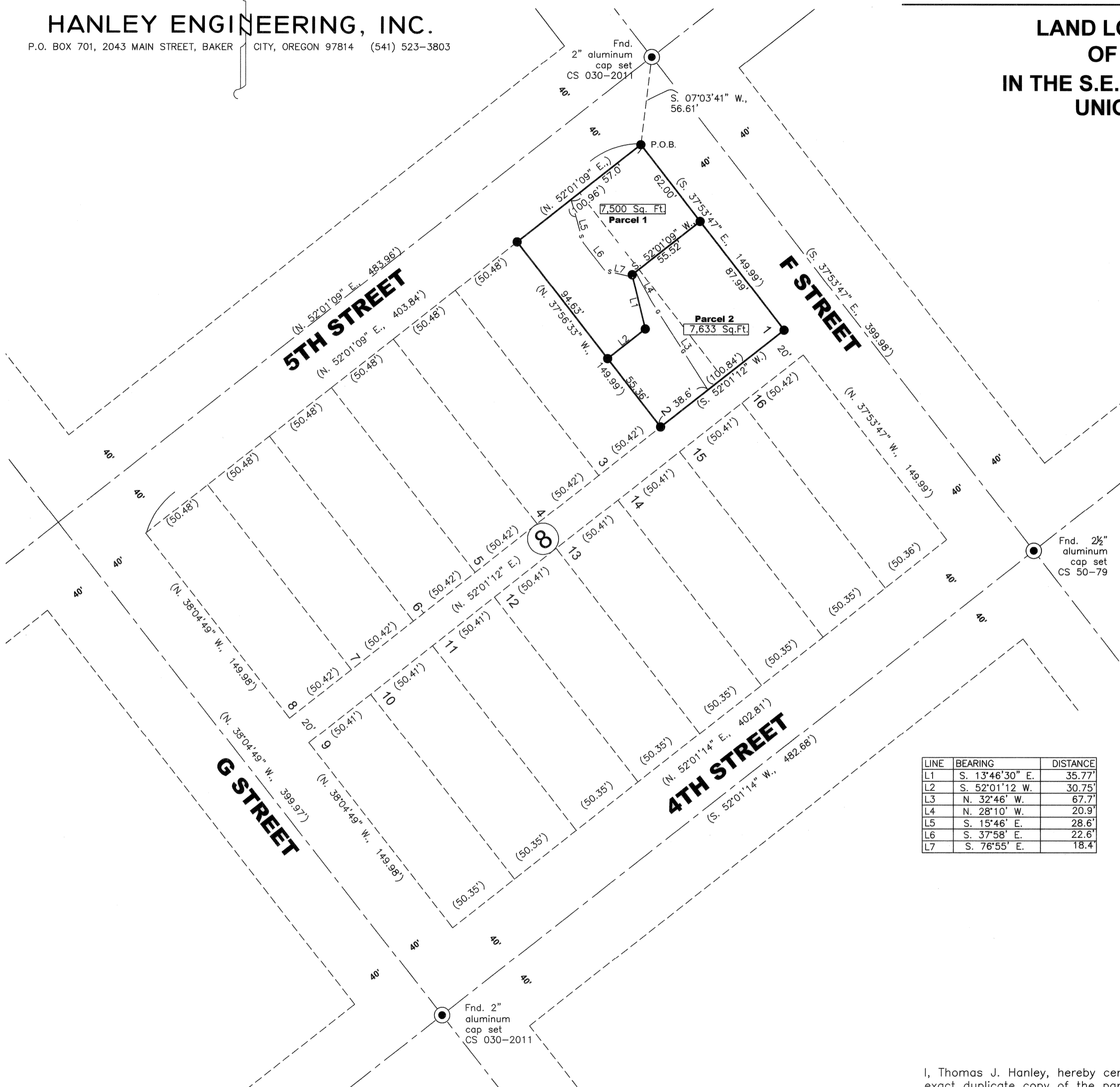


HANLEY ENGINEERING, INC.

P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

PARTITION PLAT NO. 20170001 T

**LAND LOCATED IN LOTS 1 AND 2, BLOCK 8
OF THE CITY OF NORTH POWDER,
IN THE S.E. 1/4 N.W. 1/4, SEC. 22, T. 6 S., R. 39E., W.M.
UNION COUNTY, STATE OF OREGON
NOVEMBER, 2016**



REFERENCES

UNION COUNTY SURVEY NO.	50-79
UNION COUNTY SURVEY NO.	030-2011
UNION COUNTY DEED MICROFILM DOC. NO.	20073351
UNION COUNTY DEED MICROFILM DOC. NO.	20103953

LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- ⊙ Fnd, monument as noted
- () Record data per Union Co. Surv. No. 030-2011
- Gas line
- s— Sanitary Sewer line

LINE	BEARING	DISTANCE
L1	S. 13°46'30" E.	35.77'
L2	S. 52°01'12" W.	30.75'
L3	N. 32°46' W.	67.7'
L4	N. 28°10' W.	20.9'
L5	S. 15°46' E.	28.6'
L6	S. 37°58' E.	22.6'
L7	S. 76°55' E.	18.4'

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Union County Clerk for recording.

Thomas J. Hanley
Thomas J. Hanley

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2017

HANLEY ENGINEERING, INC.
P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

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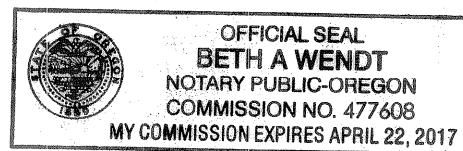
DECLARATION

Know all people by these presents that Carol L. Bouchard, contract purchaser of the land represented on this partition plat and more particularly described in the accompanying Surveyor's Certificate, has caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the utility easements as described hereon.

Carol L. Bouchard
Carol L. Bouchard, contract purchaser

ACKNOWLEDGMENT

State of Oregon }
County of Union } S.S. On Jan 12, 2017 before me did personally appear the within/named Carol L. Bouchard, contract purchaser, who acknowledged to me that she executed the same freely and voluntarily.



Beth A. Wendt
NOTARY PUBLIC
My Commission Expires April 22, 2017

APPROVALS

We the undersigned officers in and for the City of North Powder and Union County, Oregon do hereby approve this partition plat.

Union County Surveyor by: Rick Robinson ; Date JANUARY 3 2017.
City of North Powder by: Bonita Hebert ; Date January 11, 2017.
Bonita Hebert
Mayor, City of North Powder

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 tax roll which become 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.

Union County Assessor/Tax Collector by: Ellen Wichelm, Chief Deputy ; Date January 17th 2017.
Ellen Wichelm
Cody Yavva

State of Oregon }
County of Union } S.S.

I do hereby certify that the attached partition plat was received for record on the 17th day of January, 2017, at 11:40 o'clock A.M., and recorded in Plat Cabinet No. D 370 - D 371 Union County records, Microfilm Number 20170127 T.

Union County Clerk by: Robin A. Church Clerk
Robin A. Church

HANLEY ENGINEERING, INC.
2043 MAIN STREET
BAKER CITY, OREGON

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows;

Lots 1 and 2 of Block 8 of the City of North Powder, Union County, Oregon, more particularly described as follows:

Commencing at the intersection of the center lines of 5th Street and F Street, thence S. 07° 03' 41" W., a distance of 56.61 feet to the intersection of the Southeast Right of Way of 5th Street and the Southwest Right of Way of F Street, the Point of Beginning; thence, along said Southwest Right of Way of F Street, S. 37° 53' 47" E., a distance of 149.99 feet; thence S. 52° 01' 12" W., a distance of 100.84 feet; thence N. 37° 56' 33"W., a distance of 149.99 feet to a point on the Southeast Right of Way of 5th Street; thence, along said Right of Way, N. 52° 01' 09" E., a distance of 100.96 feet to the Point of Beginning.

NARRATIVE

The purpose of this survey and plat for Carol L. Bouchard contract purchaser and Frank Wade, authorized agent for Franklin, IRA, LLC is to partition the above described land into two parcels. Monumentation described in Union County Survey No. 030-2011 was recovered. Union County Deed Microfilm Document No. 20073351 provided the property description for the subject property.

EASEMENTS

A Sanitary Sewer easement 10' in width serving Parcel 2, the centerline of which is described as follows: Commencing at the intersection of the Southeast Right of Way of 5th St and the Southwest Right of Way of F Street; thence S. 52° 01' 09"W., a distance of 57.0 to the Point of Beginning; thence S. 15°46'E., a distance of 28.6'; thence S. 37°58' E., a distance of 22.6'; thence S. 76° 55' E., a distance of 18.4', more particularly located as it is installed in the ground.

A Utility/gas easement 10' in width serving Parcel 1, the centerline of which is described as follows: Commencing at the most Southerly corner of Parcel 2; thence N. 52°01'12" E., a distance of 38.6' to the Point of Beginning; thence N. 32°46' W., a distance of 67.7'; thence N. 28°10' W., a distance of 20.9', more particularly located as it is installed in the ground.

DECLARATION

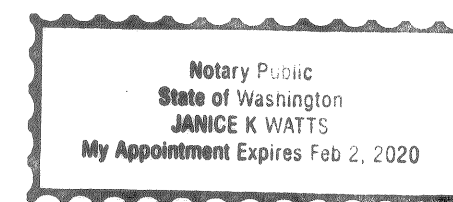
Know all people by these presents that Frank Wade, registered agent of Franklin IRA, LLC, the fee title holder of the land represented on this partition plat and more particularly described in the accompanying Surveyor's Certificate has caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the utility easements as described hereon.

Frank Wade
Frank Wade, registered agent, Franklin IRA, LLC

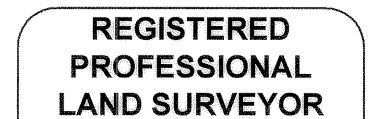
ACKNOWLEDGMENT

State of WASHINGTON }
County of COWLITZ } S.S.

On Jan 6, 2017 before me did personally appear the within/named Frank Wade, registered agent of Franklin IRA, LLC, the fee title holder, acknowledged to me that he executed the same freely and voluntarily.



Janice K. Watts
NOTARY PUBLIC
My Commission Expires 02/02/2020



Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2017