

PARTITION PLAT NUMBER 20170010T

Microfilm Number 201715687

Plat Cabinet Number D388-D389

Situate in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 21, Township 1 North, Range 38 East of the Willamette Meridian, Union County, Oregon

BASIS OF BEARING

The East/West centerline of Section 21, Township 1 North, Range 38 East of the Willamette Meridian being North 86°13'28" West, as per Surveys 033-1994 and 019-1997

SCALE: 1"=200'

LEGEND

- Record position of monument as per Union County monumentation records
- Record position of aluminum cap monument, set by Survey Number 019-1997
- ⊙ Record position of 5/8"x30" iron pin with 2 1/2" aluminum cap marked as per Union County Monumentation records, set by Survey Number 018-2014
- Record position of 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 018-2014
- Centerline
- x- Fenceline
- () Record measurement as per Survey Number 018-2014

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 033-1994
 Survey Number 034-1994
 Survey Number 019-1997
 Survey Number 018-2014

DEED REFERENCES
 Microfilm Document Number 66421
 Microfilm Document Number 69261
 Microfilm Document Number 112906
 Microfilm Document Number 141645
 Microfilm Document Number 964608
 Microfilm Document Number 982564
 Microfilm Document Number 982708
 Microfilm Document Number 982707

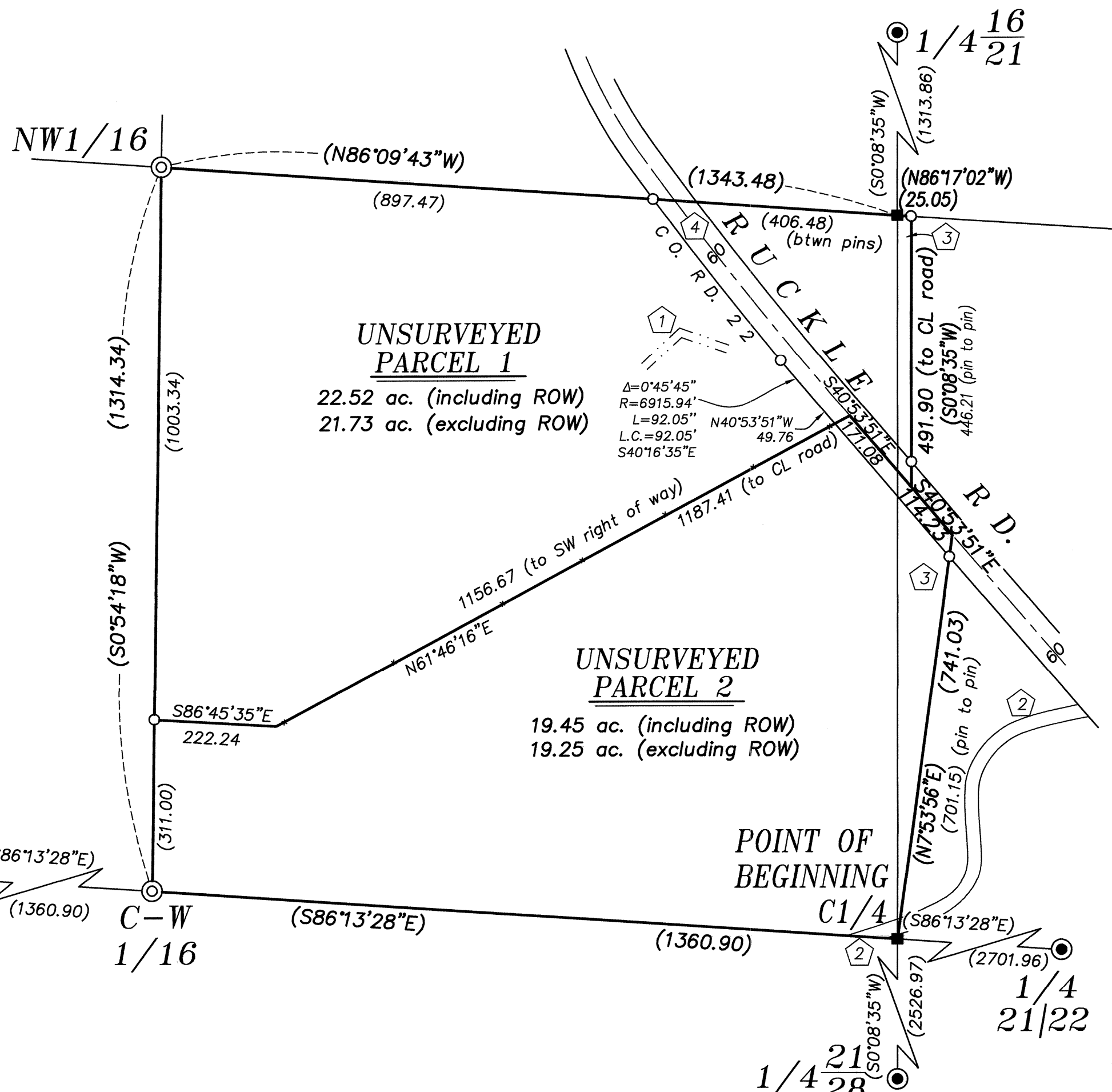
NOTES AND EASEMENTS

- ① Right of way easement to California-Pacific Utilities Company, recorded as Microfilm Document Number 69261 to maintain powerlines upon a strip of land 15 feet in width. Legal description specifies as staked on the ground. Shown hereon at record position as per legal description courses
- ② Mutual Road Agreement and Easement recorded as Microfilm Document Number 964608. Shown hereon as per aerial photograph. Appears to encumber only the Southwest corner of Parcel 2.
- ③ Agreement creating restrictions, covenants and easements, as per Microfilm Document Number 982564 restricting timber harvest and construction in that portion of Parcels 1 and 2 falling in the West 100 feet of the Southwest quarter of the Northeast quarter.
- ④ Rights of the public in Ruckle Road (County Road No. 22)

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. 20170010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D388-D389 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



NARRATIVE

This partition was done at the request of Tom Bradbeer and Nelson Correll, owners of the lands within. The purpose of this partition is to validate both parcels as per ORS 92.176, as well as adjust the common line between the two properties. The exterior of the properties was surveyed in Survey Number 018-2014, and all courses are based on this survey. I find no unusual conditions with this partition.

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

Renewal Date: June 30, 2017

PARTITION PLAT NUMBER 20170010T

Microfilm Number 20171568T
Plat Cabinet Number D 388- D389

Situate in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 21, Township 1 North, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have platted the land within this UNSURVEYED partition, being a partition of a tract situate in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 21, Township 1 North, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to Survey Number 018-2014 as filed in the office of the Union County Surveyor:

Beginning at the Center quarter corner of said Section 21,

Thence: North 7°53'56" East, along the East line of that tract conveyed to D. Thomas Bradbeer by deed recorded in Microfilm Document Number 982707, deed records of Union County, a distance of 741.03 feet to the centerline of Ruckle Road,

Thence: North 40°53'51" West, along the centerline of said Ruckle Road, a distance of 114.23 feet, to the intersection of a line 25 feet East of the East line of the Southeast quarter of the Northwest quarter of said Section 21,

Thence: North 0°08'35" East, along said 25-foot offset line, a distance of 491.90 feet, to the North line of the Southwest quarter of the Northeast quarter of said Section 21,

Thence: North 86°17'02" West, along said North line, a distance of 25.05 feet, to the Northeast corner of said Southeast quarter of the Northwest quarter,

Thence: North 86°09'43" West, along the North line of said Southeast quarter of the Northwest quarter, a distance of 1343.48 feet, to the Northwest corner thereof,

Thence: South 0°54'18" West, along the West line of said Southeast quarter of the Northwest quarter, a distance of 1314.34 feet, to the Southwest corner thereof,

Thence: South 86°13'28" East, along the South line of said Southeast quarter of the Northwest quarter, a distance of 1360.90 feet, to the Point of Beginning of this description.

Containing 41.97 acres (40.98 acres, excluding right of way)

Subject to the rights of the public in Ruckle Road (County Rd. No. 22).

I further certify that I made this plat by order of and under the direction of the owners thereof, in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, 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. 20170010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 388- D389 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that D. THOMAS BRADBEER, NELSON B. CORRELL JR and VICKI D. CORRELL (who took title as VICKI D. DAHLKVIST) are the owners of the land within this 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,, all in accordance with the provisions of O.R.S. Chapter 92.

Nelson B. Correll Jr.
NELSON B. CORRELL JR.

D. Thomas Bradbeer
D. THOMAS BRADBEER

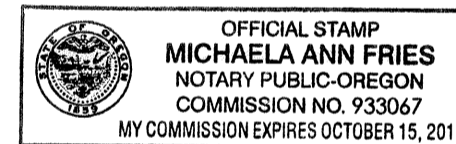
Vicki D. Correll
VICKI D. CORRELL
who took title as VICKI D. DAHLKVIST

ACKNOWLEDGMENTS

State of Union SS
County of Oregon

Know all these people by these presents, on this 15th day of May, 2017 before me a Notary Public in and for said State and County, personally appeared D. THOMAS BRADBEER 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.

Michaela Ann Fries
Notary Public for
the State of Oregon

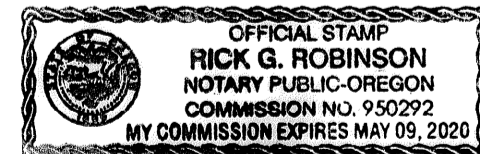


Notarial Seal

State of Union SS
County of Oregon

Know all these people by these presents, on this 17th day of May, 2017 before me a Notary Public in and for said State and County, personally appeared NELSON B. CORRELL JR. and VICKI D. CORRELL who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Union County Surveyor

Approved this 11th day of May, 2017.

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 Cody Vavra, Union County Assessor/Tax Collector
Date: 5-18-17

Union County Planning Commission

Approved this 18 day of May, 2017.

Scott Hartell
Union County Planning Director

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 18th day of May, 2017, at 11:20 o'clock A.M., and recorded in Plat Cabinet No. D 388- D389 Union County records. Microfilm Number 20171568T

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