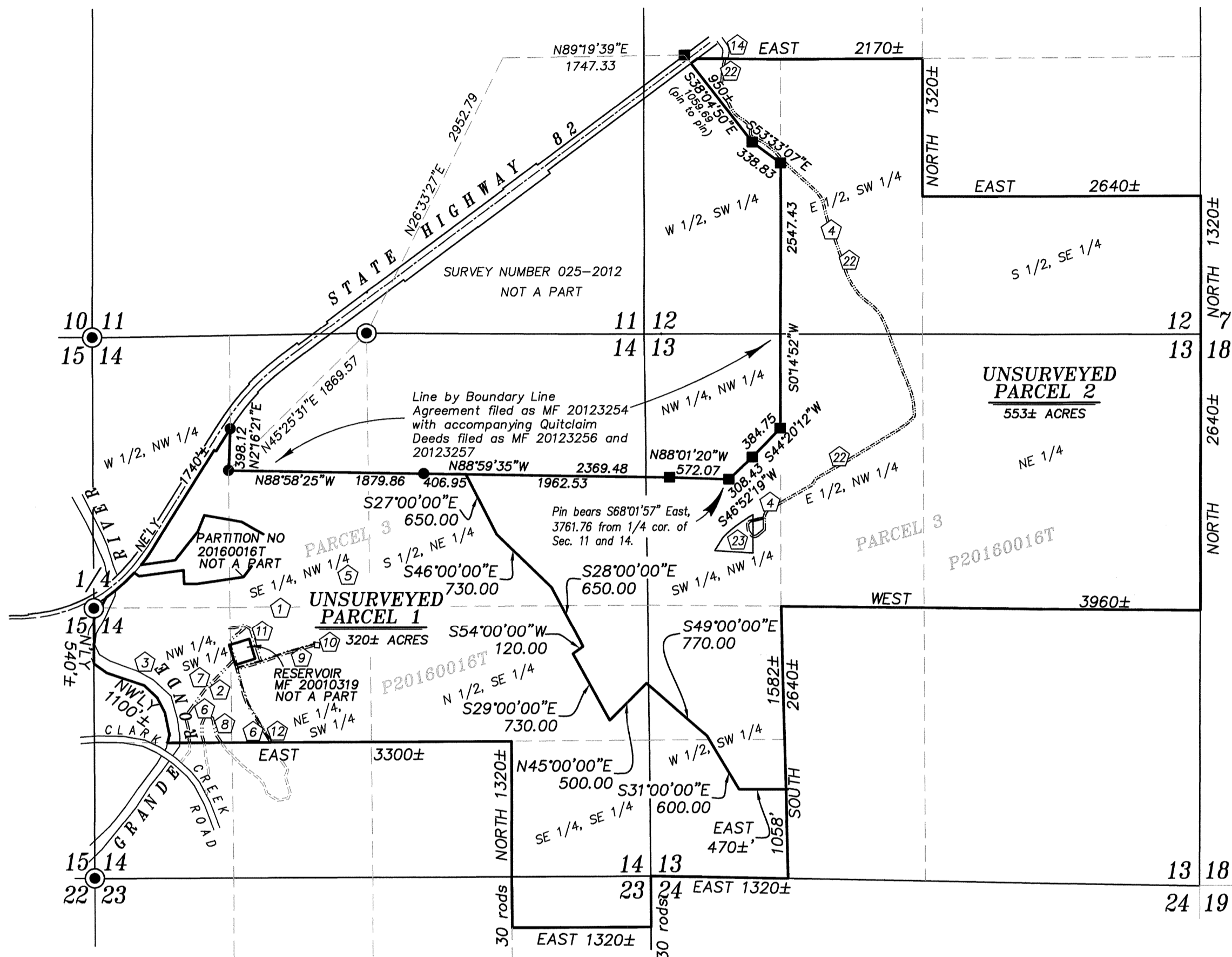


PARTITION PLAT NUMBER 20170017T

Microfilm Number 20173076T
 Plat Cabinet Number E403, E404, E405

A partition of Parcel 3 of Partition Plat 201600016T,
 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
- Record position of 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat Number 20160016T
- Centerline
- - - Easement line
- ◡ Easement Note (See Page 2 for description)

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

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 127-78
 Survey Number 016-2000
 Survey Number 025-2012
 Survey Number 061-2015
 Partition Plat Number 20160016T

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 20010319
 Microfilm Document Number 20010323
 Microfilm Document Number 20025738
 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 17-29144, prepared by Eastern Oregon Title, Inc., dated August 30, 2017

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. This partition is UNSURVEYED.
 I find no other unusual conditions with this plat.

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. 20170017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E403, 404 & 405 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, 2019

PARTITION PLAT NUMBER 20170017T

Microfilm Number 20173076T
Plat Cabinet Number E403, E404, E405

A partition of Parcel 3 of Partition Plat 201600016T,
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

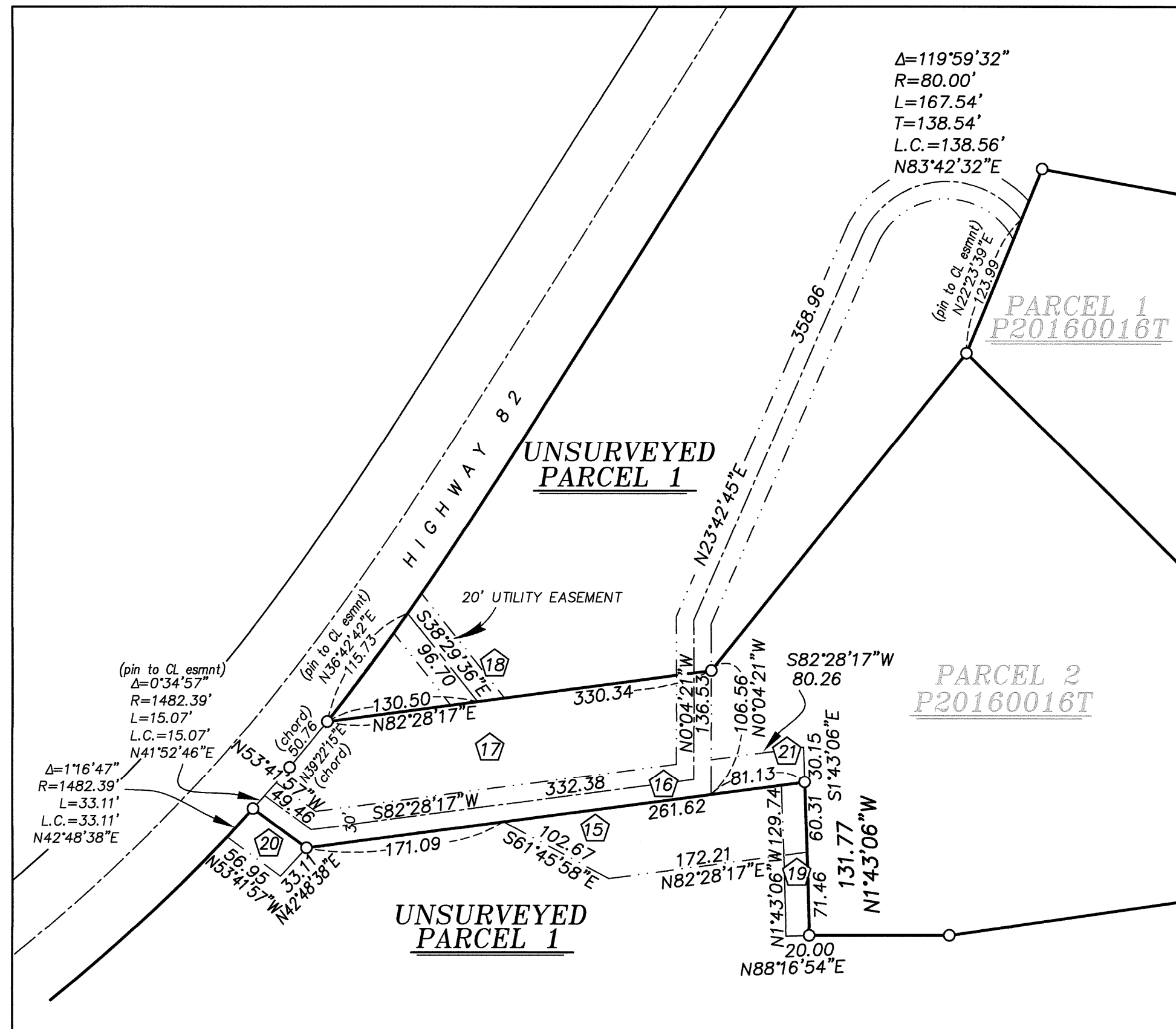
Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

LEGEND

- Record position of 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat Number 20160016T
- 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 20112448. 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
- 15 Easement for overhead utilities, over Parcel 1 for benefit of Parcel 2 of Partition Plat 20160016T, created by Partition Plat 20160016T
- 16 30-foot wide easement for ingress, egress and utilities over Parcels 2 of Partition Plat 20160016T and Parcel 1 of this Partition for benefit of Parcel 1 of Partition Plat 20160016T and Parcel 1 of this Partition Plat.
- 17 Easement for existing drainfield, over Parcel 2 of Partition Plat 20160016T for benefit of Parcel 1. 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.
- 18 20-foot wide easement for overhead utilities, over Parcel 1 of this partition for benefit of Parcel 2 of Partition Plat 20160016T
- 19 20-foot wide easement for ingress, egress and parking over Parcel 1 of this partition for benefit of Parcel 2 of Partition Plat 20160016T
- 20 Access easement over Parcel 1 of this partition for benefit of Parcels 1 and 2 of Partition Plat 20160016T.
- 21 30 foot wide access easement over Parcel 2 of Partition Plat 20160016T for benefit of Parcel 1 of this partition.
- 22 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.
- 23 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.
- 24 50'x50' utility easement, granted to American Towers LLC, recorded as Microfilm Document Number 20164371. Legal description is identical to lease recorded as Microfilm Document Number 20121875 (Easement #10)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2019

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. 20170017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E403, E404, E405 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 20170017T

Microfilm Number 20173076T
Plat Cabinet Number E403, E404, E405

A partition of Parcel 3 of Partition Plat 201600016T,
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 platted UNSURVEYED Parcels 1 and 2 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:

Parcel 3 of Partition Plat 201600016T, filed as Microfilm Number 20163376T and stored in Slides 346, 347 and 348, Plat Cabinet 'D', plat records of Union County, Oregon.

Containing 873 acres, more or less

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



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

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, 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.

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

APPROVALS

Union County Planning Department

Approved this 18th day of September, 2017.

Scott Hartell
for Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 6th day of Sept., 2017.

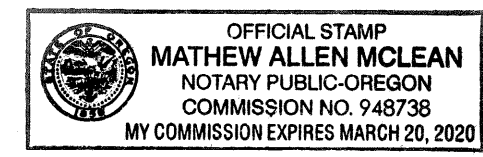
By Wallowa County Surveyor Gregory T. Blackman
Gregory T. Blackman
Deputy Wallowa County Surveyor

ACKNOWLEDGMENTS

State of Oregon SS
County of Multnomah

Know all people by these presents, on this 14th day of September, 2017 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.

Mathew Allen McLean
Notary Public for
the State of Oregon



Notarial seal

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 2017-2018 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 Ellen Diehler, Chief Deputy Date: 9-18-17
Cody Vavra, 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 18th day of SEPTEMBER, 2017, at 9:20 o'clock A M., and recorded in Plat Cabinet No. 20170017T E403, E404, E405 Union County records. Microfilm Number 20173076T

Robin A. Church
Union County Clerk by Ramona Campbell, DEP. CLK

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. 20170017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E403, E404, E405 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