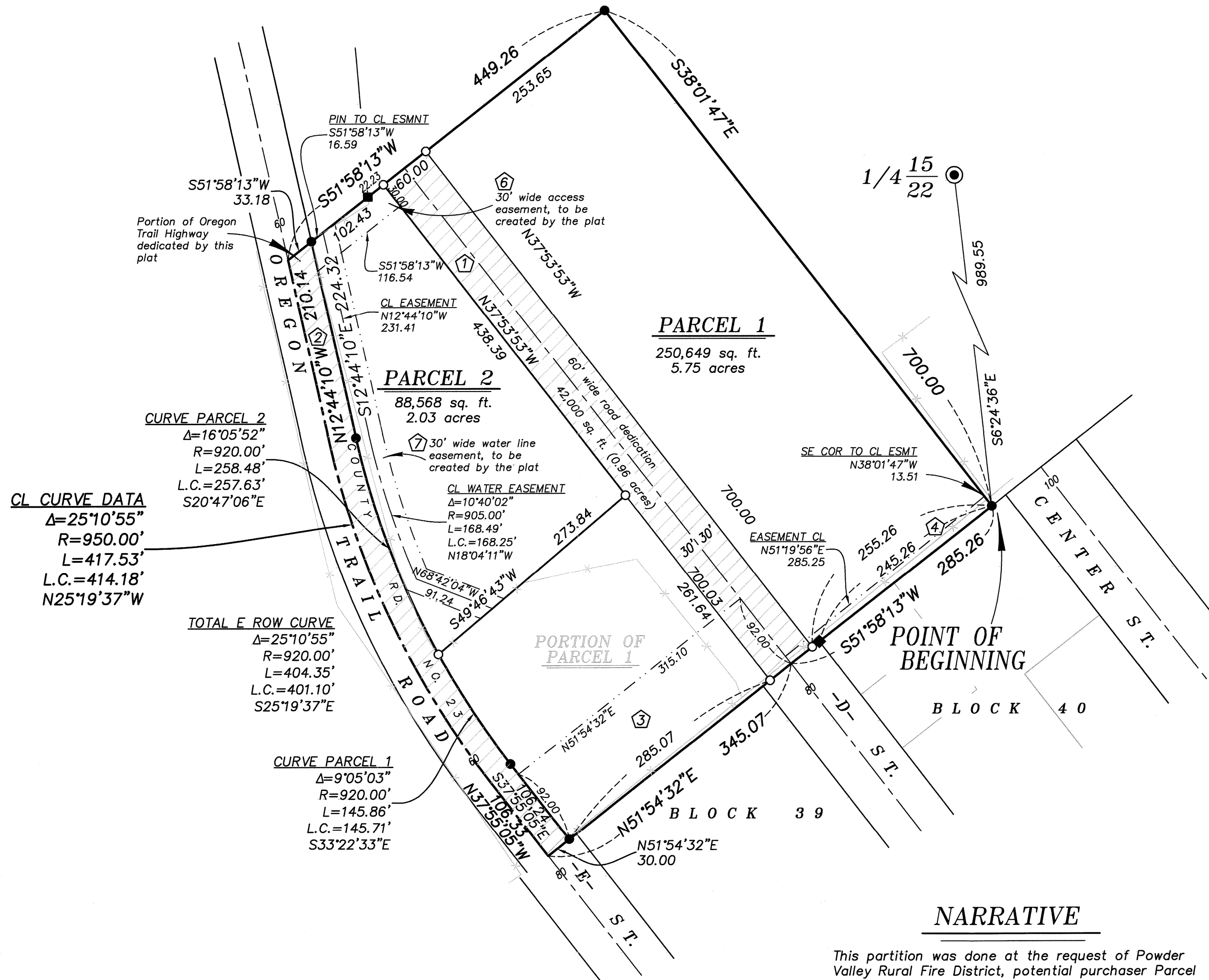


PARTITION PLAT NUMBER 20180001T

Situate in the North half of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, City of North Powder, Union County, Oregon

Microfilm Number 20180023T
Plat Cabinet Number E412-E413



BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian

SCALE: 1" = 100'

LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, set by Survey Number 023-1995
- ◆ Found 5/8" iron pin set by Survey Number 026-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 016-2017
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Fenceline
- Easement line
- ▨ Area to be dedicated

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 023-1995
Survey Number 026-1999
Survey Number 016-2017
Plat of North Powder

DEED REFERENCES

Book 85, Page 554
Book 85, Page 556
Microfilm Document Number 55861
Microfilm Document Number 66782
Microfilm Document Number 88909

Partition Plat Report 17-28544, prepared by Eastern Oregon Title, dated March 20, 2017

NARRATIVE

This partition was done at the request of Powder Valley Rural Fire District, potential purchaser Parcel 2. The purpose of this partition is to divide the lands as shown. The exteriors of the property were surveyed in Survey Number 016-2017. I find no unusual conditions with this partition.

NOTES AND EASEMENTS

- ① 60 foot wide road dedication, created by this plat
- ② 30 foot wide road dedication, created by this plat
- ③ Easement granted to Eastern Oregon development Company by Book 85, Page 554, for right-of-way for electric transmission and distribution pole and tower lines
- ④ Easement granted to Eastern Oregon development Company by Book 85, Page 556, for right-of-way for electric transmission and distribution pole and tower lines, no width specified. Legal specifies 'as staked on the ground'. Shown hereon as centerline of power lines.
- ⑤ Irrigation Contracts recorded as Microfilm Documents 55861, 66782 and 88909
- ⑥ 30 foot wide access easement for ingress and egress, created by this plat
- ⑦ 30 foot wide easement for water line, created by this plat

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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. 20180001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E412-E413 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 20180001T

Microfilm Number 20180023T
Plat Cabinet Number E412-E413

Situate in the North half of Section 22, Township 6 South, Range 39 East
of the Willamette Meridian, City of North Powder, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have surveyed and platted the land within this partition, being a partition of a tract Situate in the North half of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, City of North Powder, Union County, Oregon, more particularly described as follows, with reference to Survey Number 016-2017:

Beginning at a point on the North line of Block 40, North Powder, said point which bears South 6°24'36" East, a distance of 989.55 feet, from the quarter corner common to Sections 15 and 22 of said Township and Range,

Thence: South 51°58'13" West, along the North line of said Block 40 and extension thereof, a distance of 285.26 feet, to the centerline of D Street,

Thence: South 51°54'32" West, along the North line of Block 39 of North Powder, and the extension thereof, a distance of 345.07 feet, to the centerline of Oregon Trail Road,

Thence: North 37°55'05" West, along the centerline of said Oregon Trail Road, a distance of 106.33, to the PC of a 950.00-foot radius curve to the right,

Thence: Along said curve, also along said centerline, a distance of 417.53 feet, through a central angle of 25°10'55" (the long chord which bears North 25°19'37" West, a distance of 414.18 feet),


Thence: North 12°44'10" West, along said centerline, a distance of 210.14 feet,

Thence: North 51°58'13" East, a distance of 449.26 feet,

Thence: South 38°01'47" East, a distance of 700.00 feet, to the Point of Beginning of this description.

Containing 9.26 acres (7.78 acres, excluding rights of way)


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


Jeffrey S. Hsu, OPLS 83571
Baggett, 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. 20180001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E412-E413 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 POWDER VALLEY WATER CONTROL DISTRICT is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted, and does for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, the 30 foot wide portion of Oregon Trail Road and the 60 foot wide portion of -D- Street, and does hereby create the 30 foot wide water line easement over Parcel 2 for benefit of Parcel 1 and the 30 foot wide access easement over Parcel 2 for benefit of Parcel 1, as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, POWDER VALLEY WATER CONTROL DISTRICT, pursuant to a resolution by its' Board of Directors, duly and legally adopted, has caused these presents to be signed by LYLE UMPLEBY.

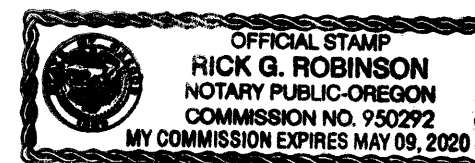

LYLE UMPLEBY
POWDER VALLEY WATER CONTROL DISTRICT

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 26th day of JULY, 2017 before me a Notary Public in and for said State and County, personally appeared LYLE UMPLEBY 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.


Notary Public for
the State of Oregon

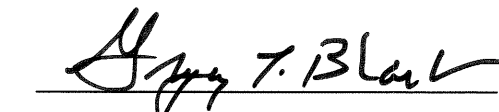


Notarial Seal

APPROVALS


Union County Surveyor

Approved this 31st 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 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  Date: 12/11/17
Cody Vavra, Union County Assessor/Tax Collector

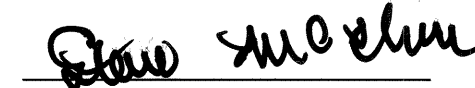
Union County Planning Commission

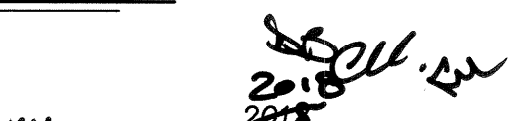
Approved this 11th day of December, 2017.


for Scott Hartell
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 3 day of January, 2018.


Steve McClure


Donna Beverage


Jack Howard

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 3rd day of January, 2018 at 9:10 o'clock A.M., and recorded in Plat Cabinet No. E412-E413 Union County records. Microfilm Number 20180023T

Robin A. Church
Union County Clerk

by 