

PARTITION PLAT NUMBER 20180004T

Situate in the Southeast quarter of section 21, the Southwest quarter of Section 22, Section 27, the East half of Section 28, the Northeast quarter of 33 and the West half and the West half of the East half of Section 34, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

SCALE: 1"=1000'

BOUNDARY LINE AGREEMENT COURSES

- L1 182°37'23" 334.028 ft.
- L2 177°07'42" 401.875 ft.
- L3 163°11'53" 45.406 ft.
- L4 163°12'13" 324.821 ft.
- L5 141°19'50" 137.535 ft.
- L6 153°08'45" 220.341 ft.
- L7 234°22'55" 30.601 ft.
- L8 155°52'47" 23.315 ft.
- L9 151°36'39" 435.415 ft.
- L10 157°29'27" 75.606 ft.
- L11 170°32'34" 108.922 ft.
- L12 156°01'39" 493.792 ft.
- L13 143°27'53" 482.809 ft.
- L14 132°47'48" 235.319 ft.
- L15 124°43'17" 195.439 ft.
- L16 171°27'00" 56.688 ft.
- L17 184°90'31" 192.448 ft.
- L18 180°40'27" 1207.439 ft.
- L19 174°53'38" 31.596 ft.
- L20 179°38'39" 418.468 ft.
- L21 189°10'33" 212.843 ft.
- L22 168°39'11" 456.581 ft.
- L23 159°28'24" 317.183 ft.
- L24 180°12'26" 85.707 ft.
- L25 151°05'45" 247.202 ft.
- L26 49°06'26" 17.193 ft.
- L27 66°42'36" 76.777 ft.
- L28 101°04'06" 169.054 ft.
- L29 106°30'35" 443.794 ft.
- L30 83°36'40" 182.112 ft.
- L31 120°20'45" 240.428 ft.
- L32 182°13'29" 1885.539 ft.

Courses are based on North azimuth. Not all lines labeled on drawing due to scale. Courses represent a continuous line from L1 to L32.

LEGEND

- ⊙ ⊛ ⊚ ⊜ ⊝ Survey Monument of record
- ===== Railroad Tracks
- - - - - Easement Line
- ▭ Parcel 1
- ▭ Parcel 2

REFERENCE MATERIAL

- Union County Monumentation Records
Partition Plat Number 20090011T
Survey Number 31-89
Survey Number 033-2004
Survey Number 021-2010
ODOT Map 1R-5-991
ODOT Map 1R-5-1363
ODOT Map 8B-16-17
ODOT Map 10B-3-35
ODOT Map 11B-04-006
- DEED REFERENCES
Book 106, Page 105
Book 119, Page 287
Book 139, Page 271
Book 139, Page 163
Book 148, Page 492
Book 148, Page 495
Book 148, Page 497
Microfilm Document Number 68128
Microfilm Document Number 117809
Microfilm Document Number 120381
Microfilm Document Number 147370
Microfilm Document Number 20042892

- DEED REFERENCES
Book 144, Page 30
Book 144, Page 70
Book 144, Page 573
Book 146, Page 113
Book 146, Page 278
Book 146, Page 502
Book 145, Page 575
Book 149, Page 111
Microfilm Document Number 108852
Microfilm Document Number 110615
Microfilm Document Number 128169
Microfilm Document Number 131680
Microfilm Document Number 132848
Microfilm Document Number 20000720
Microfilm Document Number 20071002
Microfilm Document Number 20071003
Microfilm Document Number 20071004
- Partition Plat Report No. 17-29556,
prepared by Eastern Oregon Title Inc.
dated January 19, 2018

NARRATIVE

This partition was done at the request of Russ West on behalf of West Family Ranch LLC. This partition is UNSURVEYED. No attempt was made to locate survey monuments or find property lines on the ground. I place the dividing line at the direction of the landowner.

There exists and ambiguous area of ownership in the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 34, between the parcel granted to Department of Transportation and the Highway. ODOT map 1R-5-991 implies that the parcel was contiguous with the county road, however, strip map 8B-16-17, which shows the alignment of the highway, appears to show a gap between the two. It is likely a realignment of the highway, which took additional title (see deed book 144, Page 70 and 573), created this gap.

Line 17 of the boundary line agreement has a patent ambiguity where it gives the course as 180°90'31". I copy this course verbatim however, the true course can only be ascertained by a true survey.

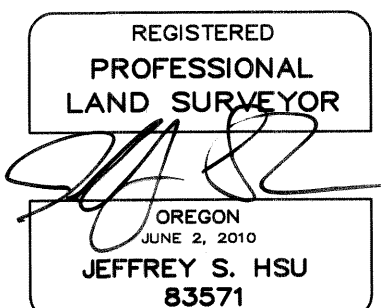
The dividing line between the properties is intended to begin at a point 1300 feet from the SE corner of Parcel 2 of Partition Plat 20090011T, as measured along the boundary line agreement fence. From there it heads due East until it intersects the centerline of the existing road, heading Southeasterly along the centerline of said road. The course extending Easterly to the highway is intended to go through the geometric center of the pond, which is not necessarily coincident with the Section line. All lands on the East side of the highway are intended to go to Parcel 2.

I find no other unusual conditions with this partition.

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. 20180004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E418-E419 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



NOTES AND EASEMENTS

- ① Right of way for Union County Road No. 81 (Hallgarth Road).
- ② Right of way for State Highway 82 (Wallowa Lake Highway).
- ③ 20 ft. wide right-of-way easement, granted to California-Pacific Utilities Company by deed recorded in Book 149, Page 111, deed records of Union County. Described by aliquot part, however description states "as staked or located on the ground". Cannot be placed without benefit of survey.
- ④ 20 ft. wide roadway easement, granted to American Telephone and Telegraph Company, by deed recorded in Microfilm Document Number 128169. Legal description encumbers entire property, exact location not specified.
- ⑤ 20 ft. wide roadway easement, granted to American Telephone and Telegraph Company by deed recorded in Microfilm Document Number 131680 and corrected by Microfilm Document Number 132848.
- ⑥ Easement, granted to the State of Oregon, by and through its Department of Transportation, granted by deed recorded in Microfilm Document Number 20000720, for drainage facilities and access road ranging from Engineer's station 905+67.59 to 909+28.48.
- ⑦ Rights of the public and of governmental bodies in and to that portion of the premises lying below the high water mark of the Grande Ronde River.
- ⑧ 15 ft. wide right-of-way easement, granted to CP National by deed recorded in Microfilm Document Number 108852. Shown hereon as per legal description, although location states "all as staked and/or constructed on the ground"
- ⑨ 15 ft. wide right-of-way easement, granted to CP National by deed recorded in Microfilm Document Number 110615. Shown hereon as per legal description, although location states "all as staked and/or constructed on the ground"
- ⑩ 33 ft. wide easement exchange between Gallatin Northeast Oregon Land and Timber LLC, recorded as Microfilm Document Number 20071004, location shown as per exhibit.
- ⑪ Parcel 2 includes title to any portion of the Northeast 1/4 of the Southwest 1/4 of Section 34, lying between deed recorded in Book 139, Page 271 and Wallowa Lake Highway, if any. Maps in this area are ambiguous concerning the location of lines in this area and the location or existence of any lands in this area can only be ascertained by field survey.
- ⑫ 30 foot wide access easement, 15 ft each side of the common property line between Parcels 1 and 2, as it follows the centerline of the road, for use of both Parcels 1 and 2, created by this plat

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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 partition, being a partition of a tract situate in Sections 21, 22, 27, 28, 33 and 34, Township 1 North, Range 39 East of the Willamette Meridian, more particularly described as follows:

Section 21: The East half of the Southeast quarter,

Section 22: That portion of the Southwest quarter lying Westerly of the right of way of the Oregon-Washington Railroad and Navigation Company Railroad.

Section 27: That portion of the West half and that portion of the Southeast quarter lying Westerly and Southerly of the centerline of the Grande Ronde River, EXCEPTING the land conveyed to State of Oregon, by and through its State Highway Commission and right of way of the Oregon-Washington Railroad and Navigation Company.

Section 28, 33 and 34: That portion of the Northeast quarter and the East half of the Southeast quarter of Section 28, the Northeast quarter of the Northeast quarter of Section 33, the Northwest quarter of the Northwest quarter, the East half of the Northwest quarter and that portion of the Northeast quarter of the Southwest quarter lying North of the Wallowa Lake Highway of Section 34 and lying East of the following described fenceline, agreed to in Microfilm Document Number 20071002 and 20071003, deed records of Union County, Oregon:

Beginning at a point 81.574 feet, 256°54'29" of East 1/16 corner on the North line of Section 28, T1N, R39E,
Thence: 182°37'23" for 334.028 feet,
Thence: 177°07'42" for 401.875 feet,
Thence: 163°11'53" for 45.406 feet,
Thence: 163°12'13" for 324.821 feet,
Thence: 141°19'50" for 137.535 feet
Thence: 153°08'45" for 220.341 feet
Thence: 234°22'55" for 30.601 feet,
Thence: 155°52'47" for 23.315 feet,
Thence: 151°36'39" for 435.415 feet,
Thence: 157°29'27" for 75.606 feet,
Thence: 170°32'34" for 108.922 feet,
Thence: 156°01'39" for 493.792 feet,
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Thence: 66°42'36" for 76.777 feet,
Thence: 101°04'06" for 169.054 feet,
Thence: 106°30'35" for 443.794 feet,
Thence: 83°36'40" for 182.112 feet,
Thence: 120°20'45" for 240.428 feet,
Thence: 182°13'29" for 1885.539 feet, more or less, to the North right of way line of Wallowa Lake Highway.

ALSO INCLUDING, that portion of the East half of the Northwest quarter of Section 34 lying East of the Wallowa Lake Highway,

ALSO INCLUDING, that portion of the West half of the Northeast quarter and the Northwest quarter of the Southeast quarter of said Section 34 lying Westerly of the Grande Ronde River, excepting the right of way of Oregon-Washington Railroad and Navigation Company Railroad,

ALSO INCLUDING, that tract of land in the Southwest quarter of the Southwest quarter of said Section 34, more particularly described as follows:

Beginning on the South line of said Section 34, at a point 647 feet East of the Southwest corner of said Section 34,

Thence: North 2°34' East, 214.9 feet;
Thence: North 13°03' East, 147.7 feet,

SURVEYOR'S CERTIFICATE

Thence: North 19°47' East, 534.8 feet to the West line of Parcel No. 1 of land conveyed to the State of Oregon (Highway Commission) by deed recorded in Book 139, Page 163;
Thence: Along said West line, South 0°36' East, 325.5 feet,
Thence: Along the Southerly line of said Parcel No. 1 referred to above, North 38°33' East, 360.0 feet, more or less, to the East line of said Southwest quarter of the Southwest quarter,
Thence: South, along said East line of Southwest quarter of the Southwest quarter to the Northwesterly right of way line of the O-W.R.R. & N. Company as same appears of record in Book "M", Page 597, deed records of Union County,
Thence: Southwesterly, along said right of way line to the South line of said Section 34,
Thence: West, along said South line of Section 34 to the Point of Beginning.

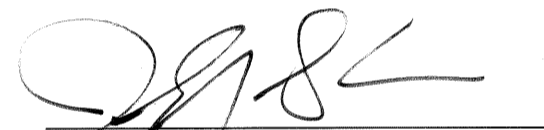
ALSO INCLUDING, that portion of the East half of the Southwest quarter of said Section 34 lying Northerly of the Grande Ronde River and Southerly of the parcel of land conveyed to State of Oregon, by and through its State Highway Commission for relocated Wallowa Lake Highway, EXCEPTING THEREFROM, the tract of land conveyed to said State of Oregon, in the West portion of said parcel as described in deed recorded in Book 139, Page 271, deed records of Union County, Oregon.

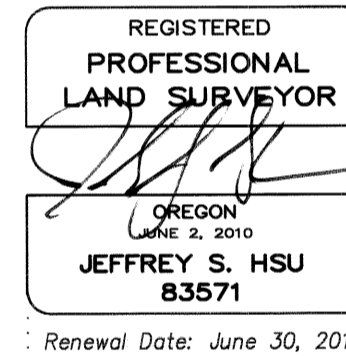
ALSO INCLUDING, that portion of the Southwest quarter of the Southeast quarter of Section 34 which lies West of the right of way of the Oregon Washington Railroad and Navigation Company, excepting therefrom the North two rods thereof.

EXCEPTING THEREFROM, any portion falling within the above described lands conveyed to State of Oregon, by and through its State Highway Commission and the right of way of the Oregon-Washington Railroad and Navigation Company.

Containing 719 acres, more or less

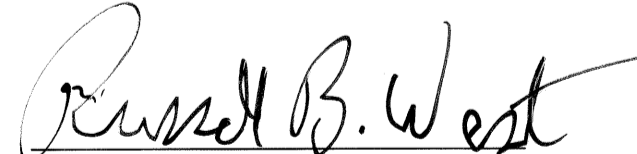
I further certify that I made this plat by order of and under the direction of the owners thereof and that the parcels are platted in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION


Know all people by these presents that MARY J. WEST and the WEST FAMILY RANCH, LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, 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, and do hereby create the 30 foot wide easement over Parcels 1 and 2 for their mutual use, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, WEST FAMILY RANCH, LLC, pursuant to a resolution by its' Board of Directors, duly and legally adopted, has caused these presents to be signed by RUSSELL B. WEST and MARY J. WEST.


RUSSELL B. WEST


MARY J. WEST

SURVEYOR'S EXACT COPY STATEMENT

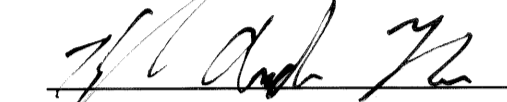
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20180004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E418-E419 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

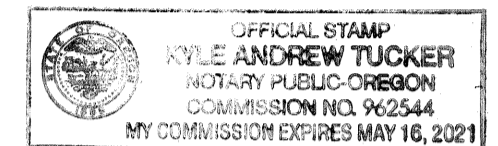

Jeffrey S. Hsu, OPLS 83571

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 22nd day of February 2018 before me a Notary Public in and for said State and County, personally appeared RUSSELL B. WEST and MARY J. WEST, 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.


Notary Public for
the State of Oregon

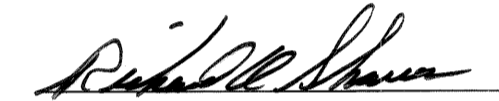


Notarial Seal

APPROVALS

Union County Surveyor

Approved this 20 day of FEBRUARY, 2018.


Richard A. Shaver
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 Olga Wilhelm, Chief Deputy Date: 2-22-18
for Cody Vavra, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 22 day of February, 2018.


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 22nd day of February, 2018, at 2:20 o'clock P.M., and recorded in Plat Cabinet No. E418-E419 Union County records. Microfilm Number 20180493T

Robin A. Church
Union County Clerk by Patricia Lee, Deputy Clerk