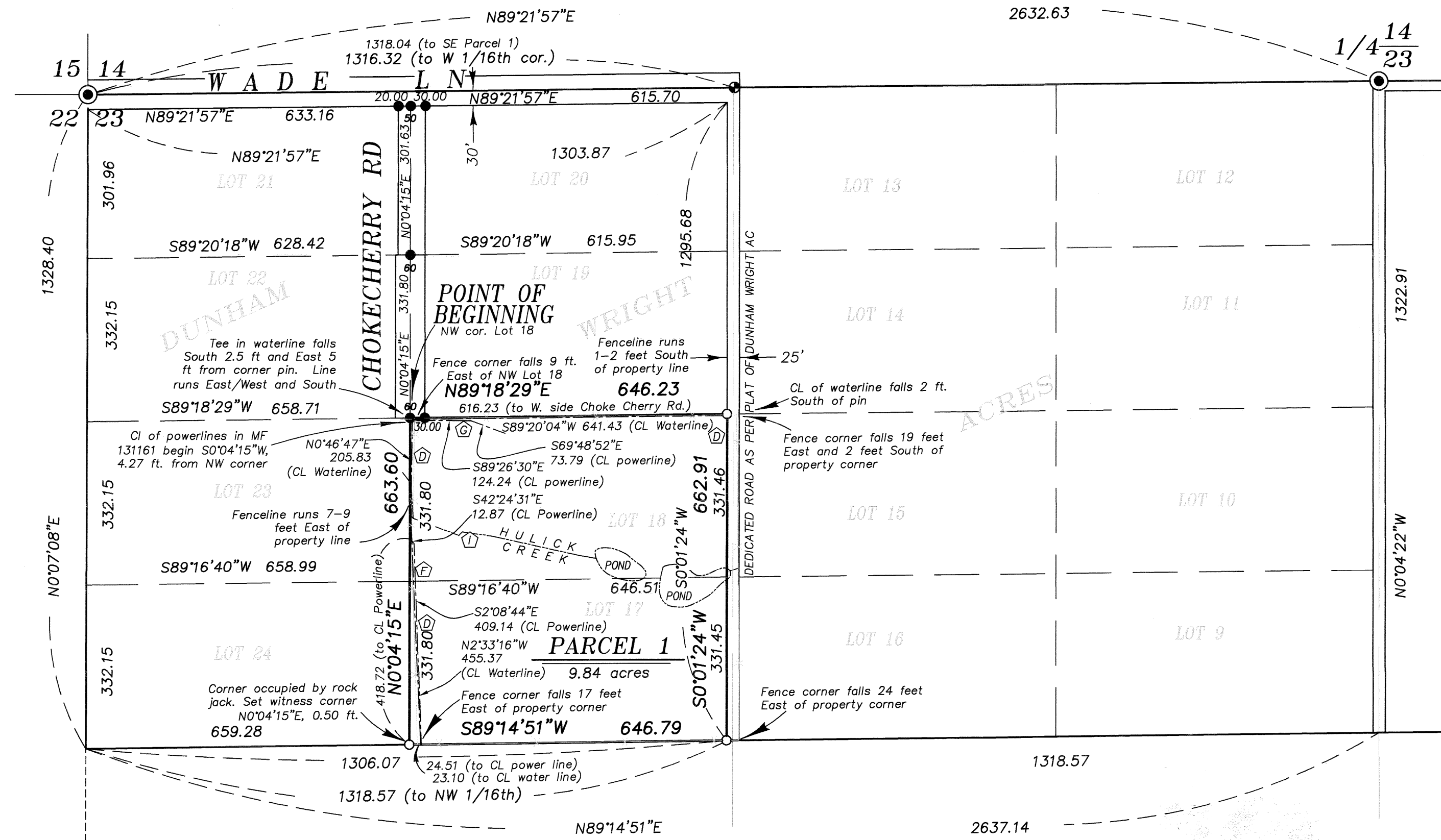


PARTITION PLAT NUMBER 20180013T

A portion of Parcel 2 of Minor Partition Plat Number 1993-16, being Lots 17 and 18 of Dunham Wright Acres Situated in the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20182662T
Plat Cabinet Number E440 E441



BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=200'

LEGEND

- Found Brass Cap monument, marked as per Union County Monumentation Records
- Found 5/8" iron pin set by Plat of Choke Cherry Road
- Found 5/8" iron pin set by Partition Plat 1993-16
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Platted Lot Line of Dunham Wright Acres
- Fenceline
- Centerline
- Creek

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Choke Cherry Road
Plat of Dunham Wright Acres
Partition Plat 1993-16
Survey Number 014-1997
Survey Number 029-1995
Survey Number 035-1990
Survey Number 27-89

DEED REFERENCES
Misc. Book C, Page 54
Book 49, page 159
Book 75 Page 463
Book 80, Page 401
Book 132, page 172
Book 146, pages 412-414
Microfilm Document Number 30957
Microfilm Document Number 88708
Microfilm Document Number 131361
Microfilm Document Number 141764
Microfilm Document Number 20076577

Partition Plat Report 18-30304 dated July 20, 2018, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- A Water line and use agreement, recorded in Miscellaneous Book C, Page 54, deed records of Union County. Exact location not specified. Not shown.
- B Easement for installing and maintaining a water pipe, recorded in Book 49, Page 159, modified by Book 75, Page 463 and Book 80, Page 401, deed records of Union County. Exact location of spring not given. Not shown.
- C Right of way to construct a fence, granted to Cove Co-op Cherry Growers of Cove, recorded in Book 132, page 172. No specific location given.
- D Right of way for water pipeline, recorded in Book 146, pages 412, 413, and 414. No width specified. Courses shown are of physical waterline.
- E Easement to Caldwell Ditch Company, recorded as Microfilm Document No. 30957 for pipeline. Blanket easement over all of Lot 17 and 18.
- F 15' Utility Easement to CP National Corporation, recorded in Microfilm Document No. 88708
- G 15' Utility Easement to Oregon Trail Electric Consumers Cooperative, recorded in Microfilm Document No. 131361. Legal description specifies as constructed or staked on the ground. Powerlines in the area of this easement service the buildings on the property and do not appear to transmit power off the property.
- H Roadway Easement, recorded in Microfilm Document No. 141764. Does not fall on property.
- I Rights of the public and ownership which may be claimed by the State of Oregon in and to that portion of this property lying below the high water mark of Hulick Creek

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2019

NARRATIVE

This partition was done at the request of Jeff Clark, real estate representative for Mike Hindal, owner of the land within. The purpose of this partition is to legalize an improperly created parcel as per ORS 92.176. Placement of the Lots of Dunham Wright Acres was done by Survey Number 27-89 and by the Plat of Choke Cherry Road. I find the monuments as shown harmonious with said surveys. Fencelines are off as shown. 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. 20180013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E440 E441 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

PARTITION PLAT NUMBER 20180013T

A portion of Parcel 2 of Minor Partition Plat Number 1993-16, being Lots 17 and 18 of Dunham Wright Acres Situated in the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20182662T
Plat Cabinet Number E440 E441

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, OPLS 83571, hereby certify that I have correctly surveyed, platted and marked with proper monuments, the land represented as Parcels 1 on the attached Partition map in accordance with O.R.S. Chapter 92, said partition being a portion of Parcel 2 of Minor Partition Plat Number 1993-16, being Lots 17 and 18 of Dunham Wright Acres, situated in the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, the exterior being more particularly described as follows:

Beginning at the Northwest corner of Lot 18 of Dunham Wright Acres,

Thence: North 89°18'29" East, along the North line of said Lot 18, a distance of 646.23 feet, to the Northeast corner thereof,

Thence: South 0°01'24" West, along the East line of said Lots 17 and 18, a distance of 662.91 feet, to the Southeast corner of said Lot 17,

Thence: South 89°14'51" West, along the South line of said Lot 17, a distance of 646.79 feet to the Southwest corner of said Lot 17,

Thence: North 0°04'15" East, along the West line of said Lots 17 and 18, a distance of 663.60 feet, to the Point of Beginning.

Containing 9.84 acres.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the boundary and parcel corners are marked with monuments as indicated on the annexed plat, in accordance with O.R.S. 92.050 and 92.060.

QASL
Jeffrey S. Hsu, OPLS 83571
Bagett-Griffith & Blackman
2006 Adams Avenue,
La Grande, Oregon 97850



DECLARATION

Know all people by these presents that MICHAEL C. HINDAL and PATRICIA HINDAL, husband and wife, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Michael C Hindal
MICHAEL C. HINDAL

Patricia Hindal
PATRICIA HINDAL

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 10th day of August, 2018.

by Gregory T. Blackman, Deputy
Gregory T. Blackman, Deputy Wallowa County Surveyor

Union County Planning Department

Approved this 27th day of August, 2018.

for Scott Hartell
Scott Hartell
Union County Planning Director

ACKNOWLEDGMENTS

State of Alaska SS
Borough of Mat-Su Borough

Know all these people by these presents, on this 15th day of August, 2018, before me a Notary Public in and for said State and County, personally appeared MICHAEL C. HINDAL and PATRICIA HINDAL who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Seal
Notary Public for
the State of Alaska



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 2018-2019 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 Date: 8/27/18
Cody Vavra, Union County Assessor/Tax Collector

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. 20180013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E440 E441 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

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon

County of Union

I do hereby certify that the attached partition plat was received for record on the 4th day of SEPTEMBER, 2018, at 3:20 o'clock P.M., and filed in Plat Cabinet No. E440 E441, Union County records. Microfilm No. 20182662T.

Robin A. Church
Union County Clerk
Robin A. Church DEPUTY CLERK

**AFFIDAVIT OF CONSENT
TO LAND PARTITION**

MICHAEL C. HINDAL and PATRICIA HINDAL, are the owners of the land within this partition, said land being acquired by Statutory Bargain and Sale Deed recorded November 27, 2007 as Microfilm Number 20076577 in the Deed records of Union County, Oregon, being more particularly described in accompanying Surveyors' Certificate, and have caused it to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

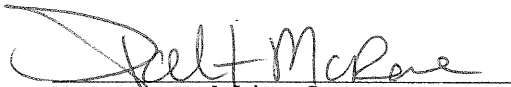
Dated this 30th day of August, 2018


MICHAEL C. HINDAL


PATRICIA HINDAL

STATE OF ALASKA)
) ss:
BOROUGH OF Mendenhall)
 Susitna

Know all people by these presents, on this 30th day of August, 2018, before me a Notary Public in and for said State and Borough, personally appeared MICHAEL C. HINDAL and PATRICIA HINDAL, and who being duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
The State of Alaska



STATE OF OREGON)
) SS
County of Union)

Notarial Seal

I certify that this instrument was received and recorded in the book of records of said county.

ROBIN A. CHURCH
Union County Clerk

by:  Deputy.

DOC#: 20182662T
RCPT: 189042 101.00
9/04/2018 3:20 PM
REFUND: .00