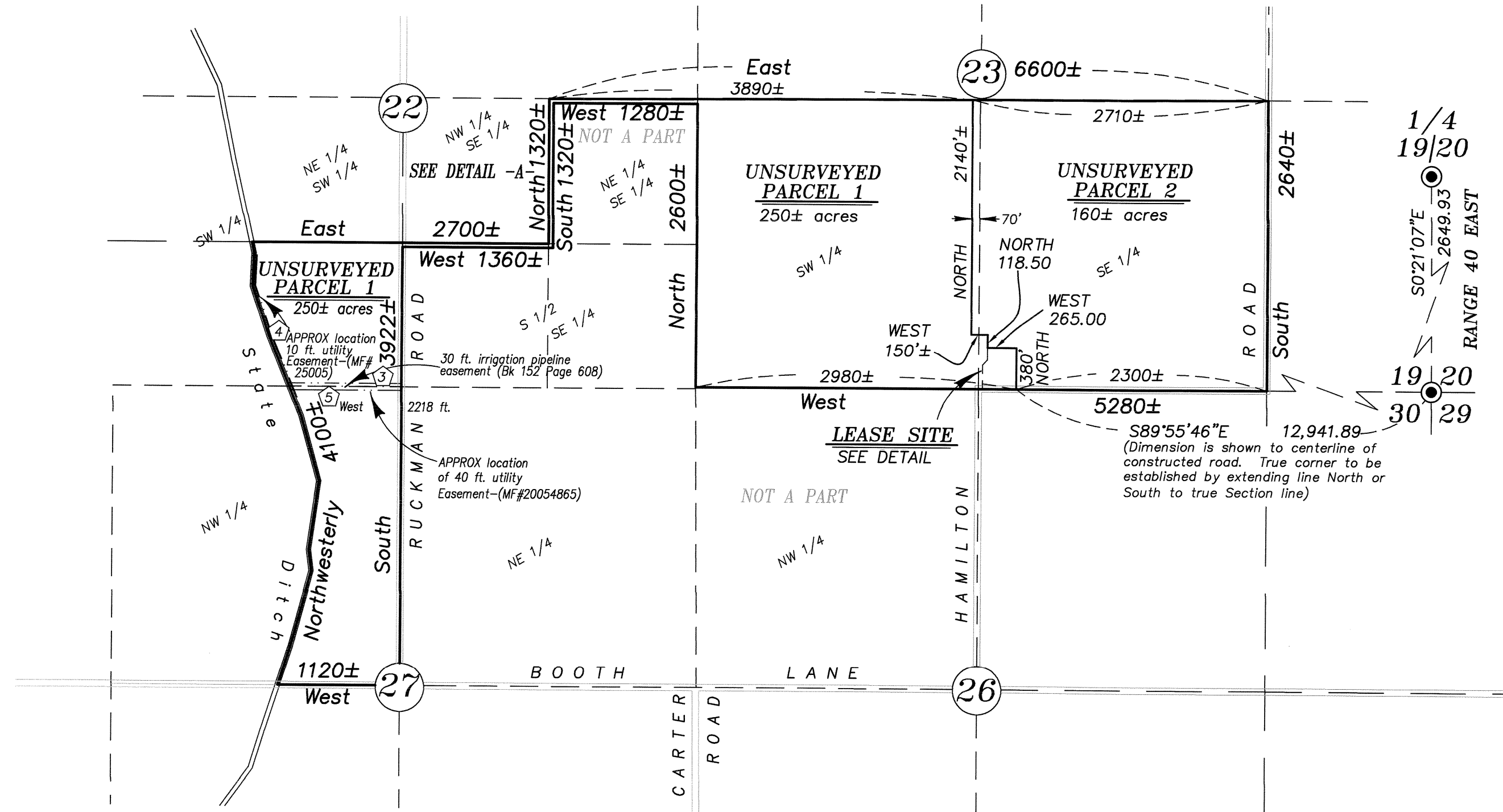


# PARTITION PLAT NUMBER 20190005T

A partition of Parcel 3 of Partition Plat 20140001T,  
Sited in Sections 22, 23, and 27,  
Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20190913T  
Plat Cabinet Number E454 & E455



## BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1" = 1000'

## LEGEND

- 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County monumentation records, shown at position as per Union County GPS network
- Easement Line
- Aliquot Line
- Road

## REFERENCE MATERIAL

Book 152, Page 608  
Microfilm Document Number 25005  
Microfilm Document Number 20054865  
Microfilm Document Number 20134068

Partition Plat Report 19-31074,  
prepared by Eastern Oregon Title, Inc.,  
dated April 10, 2019

## NOTES AND EASEMENTS

- 1 Subject to right of way for Union County Road No. 34 (Hamilton Rd.), Union County Road No. 126 (Booth Lane), and Union County Road No. 35-B (Ruckman Rd.)
- 2 Subject to right of way for State Ditch.
- 3 Easement granted to Lilly Miller by Right of Way Deed recorded in Book 152, Page 608 for a perpetual right of way over and across this property for purpose of clearing, trenching for, laying, constructing, maintaining and repairing a pipeline for irrigation purposes.
- 4 Right of way easement, granted to California-Pacific Utilities Company, recorded as Microfilm Document No. 25005, for right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains, and all necessary poles, towers and appurtenances over, under and upon a strip of land 10 ft. in width.
- 5 40' wide right of way easement, granted to Oregon Trail Electric Consumers Cooperative, Inc., recorded as Microfilm Document Number 20054865, for right to construct, operate and maintain an electric transmission and/or distribution line across this property.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2019

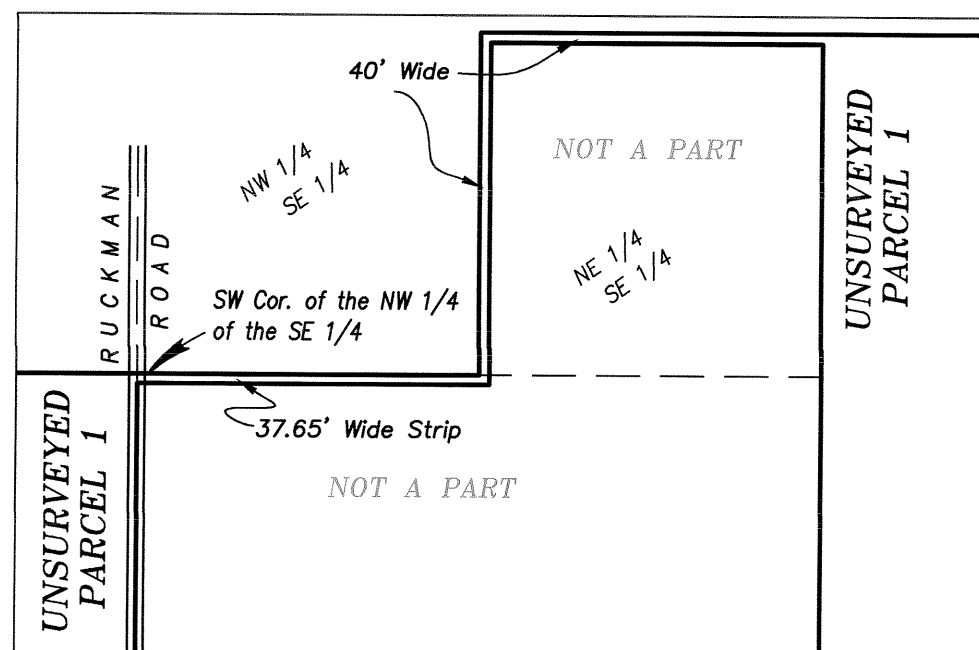
## NARRATIVE

This partition was done at the request of Fred Wallendar, owner of the land within. Mr. Wallendar wanted to divide the property as shown hereon. This partition is UNSURVEYED. No attempt was made to locate exteriors or boundaries on the ground. The portion of the dividing line between Parcels 1 and 2 that falls within Section 23, was surveyed, though not monumented, and ties given to the nearest aliquot corners. The potential lease site is shown on this plat for documentation purposes, and is not intended to create an additional discrete parcel by this plat. All easements, as shown hereon, are at the legally described locations. Actual location not ascertainable without benefit of survey. I find no unusual conditions with this partition.

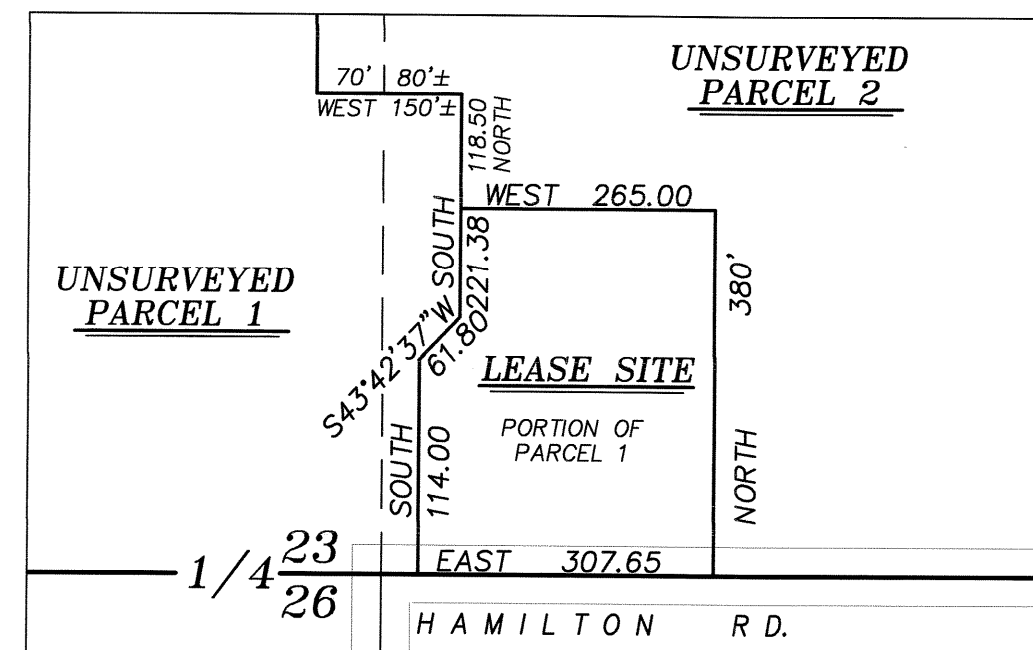
## SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20190005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E454 & E455 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



DETAIL - A -  
NOT TO SCALE



LEASE SITE DETAIL  
SCALE 1" = 200'

PARTITION PLAT NUMBER 20190005T

Microfilm Number 20190913T
Plat Cabinet Number E454 & E455

A partition of Parcel 3 of Partition Plat 20140001T,
Situating in Sections 22, 23, and 27,
Township 2 South, 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 the land within this UNSURVEYED partition, being a partition of Parcel 3
of Partition Plat 20140001T, situated in Sections 22, 23, and 27 in Township 2
South, Range 39 East of the Willamette Meridian, Union County, Oregon, more
particularly described as follows:

Section 22: The West 40 feet and the North 40 feet of the Northeast quarter
of the Southeast quarter of said Section 22 and all that portion of
the South half of the Southwest quarter lying East of the center of
State Ditch;

ALSO INCLUDING, A tract of land more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast
quarter of said Section 22;

Thence; East, along the North line of the South half of the Southeast quarter
of Section 22, to a point on the South line of the Northeast quarter
of the Southeast quarter 40 feet East of the Southwest corner of
said Northeast quarter of the Southeast quarter,

Thence; South, along a line parallel to the East line of the Southwest quarter
of the Southeast quarter of Section 22, a distance of 37.65 feet,

Thence; West, along a line parallel to the Northerly line of the South half of
the Southeast quarter, to the West line of the Southwest quarter of
the Southeast quarter,

Thence; North, along said West line of the Southwest quarter of the Southeast
quarter, a distance of 37.65 feet, to the Point of Beginning.

Section 23: The South half;

Section 27: All that portion of the Northwest quarter lying East of the center
of the State Ditch.

Subject to easements of record or as they exist.

Subject to rights of the public in County Road No. 34 (Hamilton Road), County
Road No. 35B (Ruckman Road) and County Road No. 126 (Booth Lane) over and
across the land within the above described tract

Said tract containing APPROXIMATELY 410 Acres including county road right of way.

I further certify that I made this plat by order of and under the direction of the
owner thereof, and that this is an UNSURVEYED partition, with no new corner
monuments set, 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. \_\_\_\_\_ and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number \_\_\_\_\_ 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

PARCEL DESCRIPTIONS

PARCEL 1

Situated in Section 22, 23, and 27, Township 2 South, Range 39 East of the
Willamette Meridian, Union County, Oregon, more particularly described as follows:

Section 22: The West 40 feet and the North 40 feet of the Northeast quarter
of the Southeast quarter of said Section 22 and all that portion of
the South half of the Southwest quarter lying East of the center of
State Ditch;

ALSO INCLUDING, A tract of land more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast
quarter of said Section 22;

Thence; East, along the North line of the South half of the Southeast quarter
of Section 22, to a point on the South line of the Northeast quarter
of the Southeast quarter 40 feet East of the Southwest corner of
said Northeast quarter of the Southeast quarter,

Thence; South, along a line parallel to the East line of the Southwest quarter
of the Southeast quarter of Section 22, a distance of 37.65 feet,

Thence; West, along a line parallel to the Northerly line of the South half of
the Southeast quarter, to the West line of the Southwest quarter of
the Southeast quarter,

Thence; North, along said West line of the Southwest quarter of the Southeast
quarter, a distance of 37.65 feet, to the Point of Beginning.

Section 23: The Southwest quarter, excepting the East 70 feet of lying North of
a line 498.5 feet North of the South line of said Southwest quarter,
and that part of the Southeast quarter lying West and South of the
following described line:

Beginning at a point on the South line of the Southeast quarter of
said Section 23, said point which bears West, a distance of 12,941.89
feet from the corner common to Section 19, 20, 29 and 30 of
Township 2 South, Range 40 East of the Willamette Meridian,

Thence: North, a distance of 380.00 feet
Thence: West, a distance of 265.00 feet
Thence: North, a distance of 118.50 feet,
Thence: West, a distance of 80 feet, more or less, to the West line of
aid Southeast quarter.

Section 27: All that portion of the Northwest quarter lying East of the center
of the State Ditch.

Subject to rights of the public in County Road No. 34 (Hamilton Road), County
Road No. 35B (Ruckman Road) and County Road No. 126 (Booth Lane) over and
across the land within the above described tract

PARCEL 2

Situated in Section 23, Township 2 South, Range 39 East of the Willamette
Meridian, Union County, Oregon, more particularly described as follows:

The East 70 feet of the Southwest quarter lying North of a line 498.5 feet North
of the South line of said Southwest quarter, and the Southeast quarter,
EXCEPTING THEREFROM that portion of said Southeast quarter lying West and
South of the following described line:

Beginning at a point on the South line of the Southeast quarter of said Section
23, said point which bears West, a distance of 12,941.89 feet from the corner
common to Section 19, 20, 29 and 30 of Township 2 South, Range 40 East of
the Willamette Meridian,

Thence: North, a distance of 380.00 feet
Thence: West, a distance of 265.00 feet
Thence: North, a distance of 118.50 feet,
Thence: West, a distance of 80 feet, more or less, to the West line of said
Southeast quarter.

Subject to rights of the public in County Road No. 34 (Hamilton Road) over and
across the land within the above described tract

DECLARATION

Know all People by these presents that FRED WALLENDER is the owner of the
land within this Partition, being more particularly described in the accompanying
Surveyor's Certificate, and have caused the same to be platted as shown on the
annexed map in accordance with O.R.S. Chapter 92.

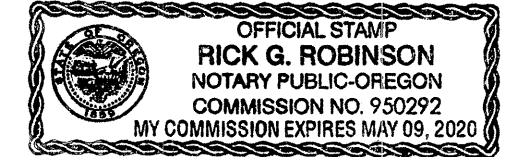
Fred Wallender
FRED WALLENDER

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 16th day of April, 2019,
before me a Notary Public in and for said State and County, personally
appeared FRED WALLENDER, 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 15th day of April, 2019.

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

Union County Planning Commission

Approved this 16 day of April, 2019.

Scott Hartell
Scott Hartell
Union County Planning Director

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.

Cody Vavra
Cody Vavra, Union County Assessor/Tax Collector
Date: 4/16/19

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 this 16th day of April, 2019, at 2:40
o'clock P.M., and recorded in Plat Cabinet No. E454 & E455
Union County records. Microfilm Number 20190913T

Robin A. Church
Union County Clerk

Deputy Clerk
Sheet 2 of 2