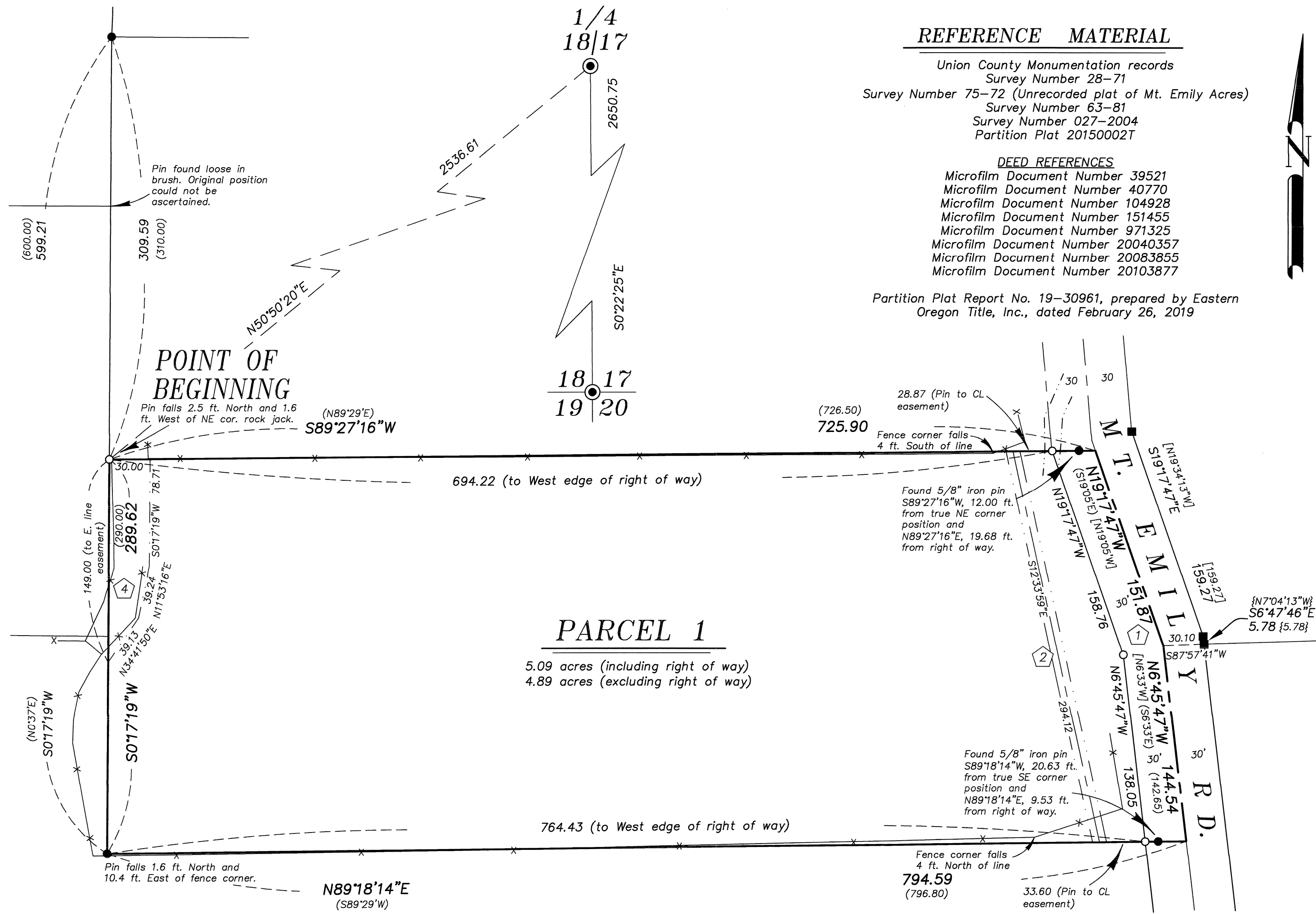


PARTITION PLAT NUMBER 20190006T

Situated in the Southeast quarter of Section 18, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20191038T

Plat Cabinet Number E456-E457



REFERENCE MATERIAL

Union County Monumentation records
 Survey Number 28-71
 Survey Number 75-72 (Unrecorded plat of Mt. Emily Acres)
 Survey Number 63-81
 Survey Number 027-2004
 Partition Plat 20150002T

DEED REFERENCES

Microfilm Document Number 39521
 Microfilm Document Number 40770
 Microfilm Document Number 104928
 Microfilm Document Number 151455
 Microfilm Document Number 971325
 Microfilm Document Number 20040357
 Microfilm Document Number 20083855
 Microfilm Document Number 20103877

Partition Plat Report No. 19-30961, prepared by Eastern Oregon Title, Inc., dated February 26, 2019

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"=60'

LEGEND

- Monument as per Union County Monumentation records, placed as per Union County GPS Network
- Found 5/8" iron pin set by Survey Number 75-72
- Found 5/8" iron pin with plastic cap marked PLS 669 set by Partition Plat 20150002T
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- () Record bearing and distance as per Survey Number 75-72
- [] Record bearing and distance as per Survey Number 63-81
- { } Record bearing and distance as per Partition Plat 20150002T
- x— Fenceline

NOTES AND EASEMENTS

- 1 Subject to right of way for Mt. Emily Road
- 2 10 ft. wide right-of-way easement, recorded as Microfilm Document Number 39521, for the right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains, all necessary poles, towers and appurtenances. Shown hereon as located on property.
- 3 Protective Covenants, Conditions and Restrictions for Mount Emily Acres Subdivision recorded as Microfilm Document No. 40770. Not shown.
- 4 30 ft. wide easement for ingress and egress, granted to Bruce and Marcia Rymearson, recorded as Microfilm Document No. 20103877. Shown hereon along existing road as per Circuit Court Case judgement.

NARRATIVE

This partition was done at the request of Jack Ullan, owner of the land within. Mr. Ullan wanted to do a partition to legalize this tract as per ORS 92.176. This parcel sits within the unplatted subdivision of Mt. Emily Acres, filed as Survey Number 75-72. Though legal descriptions are written as metes and bounds, I treat the conveyances of this tract as well as the adjoiners with rules governing a simultaneous conveyance, rather than apply rules of junior and senior rights, as I believe this to be the intent of the deeds. I recover the monuments as shown hereon. At the Northeast corner of the property, I hold the pins set by Meyers in Partition Plat 20150002T as being on the East right of way line of Mt. Emily Rd. I hold the angle point in the centerline and use the record angle as per Survey Number 75-72 and 63-81 to establish the centerline heading South from this angle point. I hold all found pins for line, and extend these to the centerline of Mt. Emily Road as previously established. I find that the Northwest corner pin has been removed and make a diligent search North to find the nearest monument set by the Voelz survey. I use proportionate measurement, as per Survey 75-72, to place the Northwest corner. I find the placement of these pins to be very harmonious with said Voelz survey. Fencelines are off as shown. I find no other unusual conditions with this survey.

SURVEYOR'S EXACT COPY STATEMENT

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

OREGON
 JUNE 2, 2010
**JEFFREY S. HSU
 83571**

Renewal Date: June 30, 2019

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20190006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E456-E457 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 20190006T
Situating in the Southeast quarter of Section 18, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being situated in the Southeast quarter of Section 18, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:
Beginning at a point from which the quarter corner common to Section 17 and 18 of said Township and Range bears North 50°50'20" East, a distance of 2536.61 feet,
Thence: South 0°17'19" West, a distance of 289.62 feet,
Thence: North 89°18'14" East, a distance of 794.59 feet, to the centerline of Mt. Emily Road,
Thence: North 6°45'47" West, along said centerline, a distance of 144.54 feet,
Thence: North 19°17'47" West, along said centerline, a distance of 151.87 feet,
Thence: South 89°27'16" West, a distance of 725.90 feet, to the Point of Beginning.
Subject to rights of the public in Mt. Emily Road.

Said tract containing 5.09 acres (including right-of-way), 4.89 acres (excluding ROW)


I further certify that I made this plat by order of and under the direction of the owner thereof, and that 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.


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. 20190006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E456-E457 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 JACK ARNOLD ULLAN and FRAN ILENE ULLAN are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed map in accordance with O.R.S. Chapter 92.

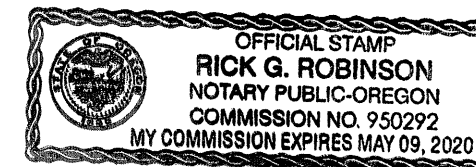

JACK ARNOLD ULLAN 
FRAN ILENE ULLAN

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 30th day of APRIL, 2019, before me a Notary Public in and for said State and County, personally appeared JACK ARNOLD ULLAN and FRAN ILENE ULLAN, 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

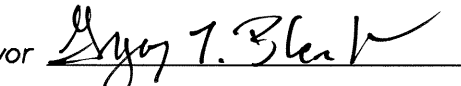


Notarial seal

APPROVALS

Union County Surveyor

Approved this 24th day of April, 2019.

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

Union County Planning Commission

Approved this 1st day of May, 2019.


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.

by Ellen Wilhelm, Chief Deputy Date: 5-1-19
for 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 this 1st day of MAY, 2019, at 11:15 o'clock A.M., and recorded in Plat Cabinet No. E456-E457 Union County records. Microfilm Number 20191038T

Robin A. Church
Union County Clerk by 
Helen Tucker, Deputy Clerk