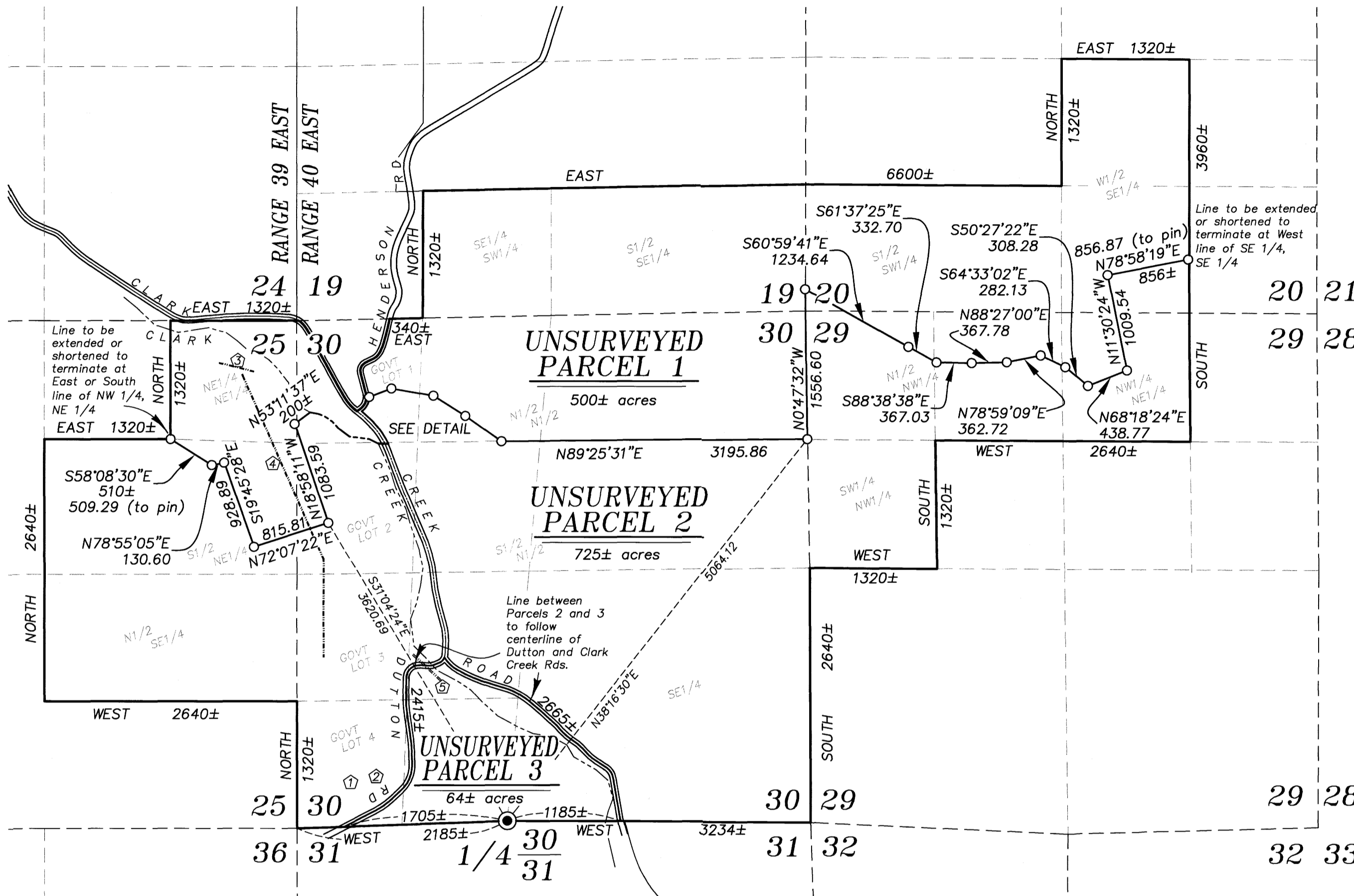


PARTITION PLAT NUMBER 2020-0006

Microfilm Number 20202861
Plat Cabinet Number E492-E493

Situate in the East half of Section 25, Township 1 North, Range 39 East and the South half of Section 19, the South half of Section 20, the North half of Section 29, and Section 30, Township 1 North, Range 40 East of the Willamette Meridian, Union County, Oregon



BASIS OF BEARING

Geodetic North at the Southwest corner of Section 6, Township 1 South, Range 40 East of the Willamette Meridian, as established by GPS observation

SCALE: 1"=1000'

LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap marked as per Union County Monumentation records
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- x — Fenceline
- - - - - Easement line
- - - - - Centerline
- ~ ~ ~ ~ ~ Creek

NOTES AND EASEMENTS

- ① 10 ft. wide utility easement, granted to California-Pacific Utilities Company by Book 145, page 58, deed records of Union County, Oregon. Approximate location shown. States 'as staked and located on the ground' and cannot be shown accurately without benefit of survey.
- ② 10 ft. wide utility easement, granted to California-Pacific Utilities Company by Microfilm 31828, deed records of Union County, Oregon. Approximate location shown. States 'as staked and located on the ground' and cannot be shown accurately without benefit of survey.
- ③ 10 ft. wide utility easement, granted to California-Pacific Utilities Company by Microfilm 46999, deed records of Union County, Oregon. Shown as per legal description. States 'as staked and located on the ground' and cannot be shown accurately without benefit of survey.
- ④ 10 ft. wide utility easement, granted to California-Pacific Utilities Company by Microfilm 47967, deed records of Union County, Oregon. Shown as per legal description. States 'as staked and located on the ground' and cannot be shown accurately without benefit of survey.
- ⑤ 15 ft. wide utility easement, granted to California-Pacific Utilities Company by Microfilm 71194, deed records of Union County, Oregon. Shown as per legal description. States 'as staked and located on the ground' and cannot be shown accurately without benefit of survey.
- ⑥ License, granted to Lenau Tucker, but not extending to his heirs, for easement for ingress and egress across this land. No specific location given.

REFERENCE MATERIAL

Union County Monumentation Records
Partition report 20-32957, dated Aug. 14, 2020, prepared by Eastern Oregon Title Inc.

DEED REFERENCES

Book 145, Page 58	Microfilm Number 154553
Microfilm Number 31828	Microfilm Number 20040643
Microfilm Number 46999	Microfilm Number 20160825
Microfilm Number 47967	Microfilm Number 20161325
Microfilm Number 71194	

NARRATIVE

This partition was done at the request of Joni Simmons on behalf of the George Bryant Trust. Mrs. Simmons wanted to divide the property as shown. This partition is UNSURVEYED. I monument the dividing line between portions of Parcels 1 and 2 most of which follows an existing fence. The dividing line between Parcels 2 and 3 are the centerlines of the county roads. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

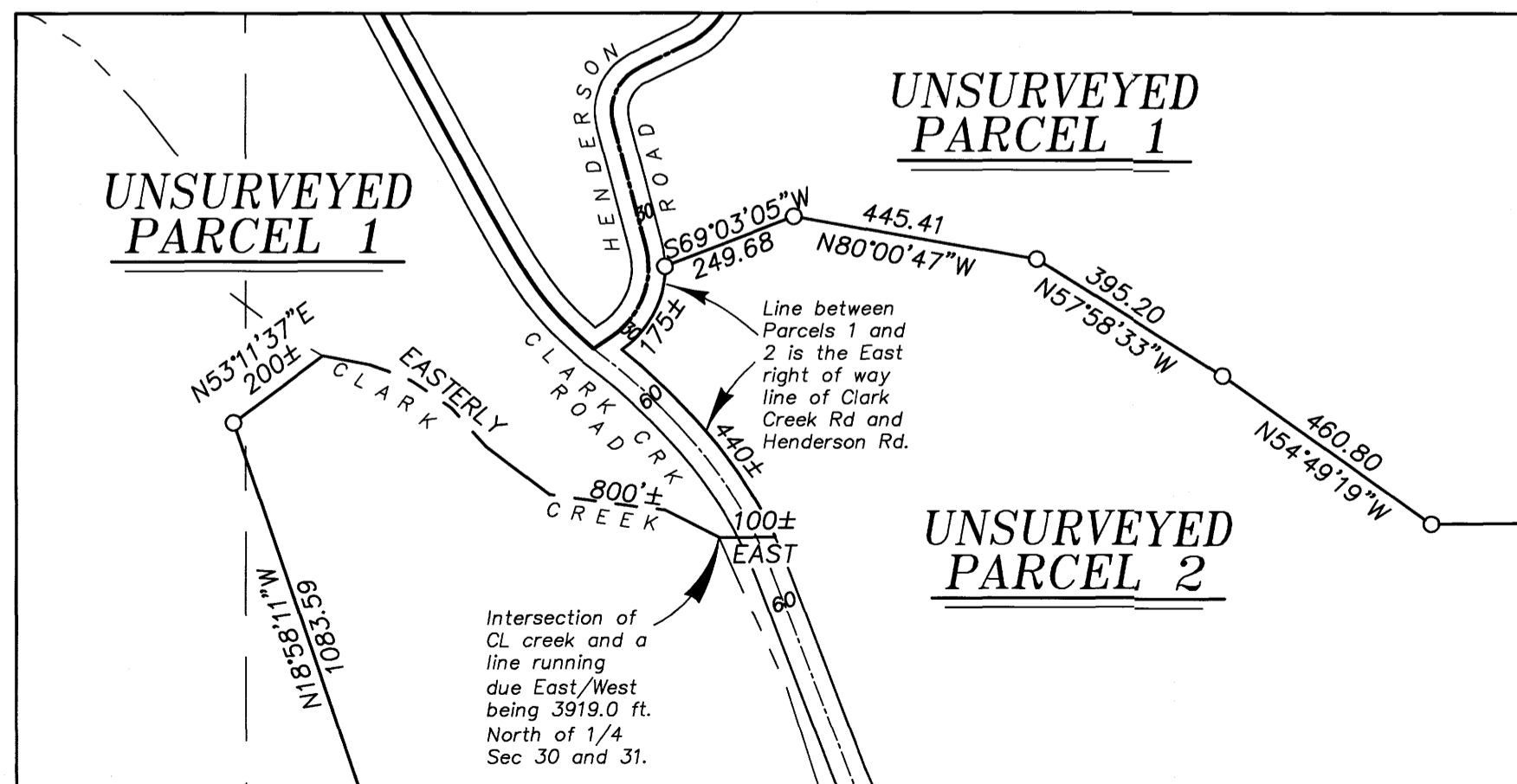
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

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. 2020-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E492-E493 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 SCALE: 1"=300'

PARTITION PLAT NUMBER 2020-0006

Microfilm Number 20202861
Plat Cabinet Number E492-E493

Situate in the East half of Section 25, Township 1 North, Range 39 East and the South half of Section 19, the South half of Section 20, the North half of Section 29, and Section 30, Township 1 North, Range 40 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 parcels in this partition, situate in the East half of Section 25, Township 1 North, Range 39 East and the South half of Section 19, the South half of Section 20, the North half of Section 29, and Section 30, Township 1 North, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

IN TOWNSHIP 1 NORTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

Section 25: The Northeast quarter of the Northeast quarter, the South half of the Northeast quarter, and the North half of the Southeast quarter.

IN TOWNSHIP 1 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

Section 19: The Southeast quarter of the Southwest quarter and the South half of the Southeast quarter,

Section 20: The South half of the Southwest quarter and the West half of the Southeast quarter,


Section 29: The Northwest quarter of the Northeast quarter, the North half of the Northwest quarter and the Southwest quarter of the Northwest quarter,

Section 30: All, excepting therefrom that portion of Government Lot 1 lying Northwest of Henderson Road and Northeast of Clark Creek Road.

Containing 1,289 acres, more or less.

Subject to the rights of the public in Clark Creek Road (County Rd. No. 56), Dutton Road (Co. Rd. No. 55) and Henderson Rd. (County Rd. No. 57)


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


Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
La Grande 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. 2020-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E492-E493 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 JONI L. SIMMONS, Trustee of the George L. Bryant Survivor's Trust, created under agreement dated January 22, 1992, and Trustee of the Mildred R. Bryant Family Trust, created under agreement dated January 22, 1992, and BRIAN J. HERRON and LORI A. HERRON, are the owners 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 platted, all in accordance with the provisions of O.R.S. Chapter 92.


JONI L. SIMMONS
Trustee of the George L. Bryant Survivor's Trust
Trustee of the Mildred R. Bryant Family Trust



BRIAN J. HERRON

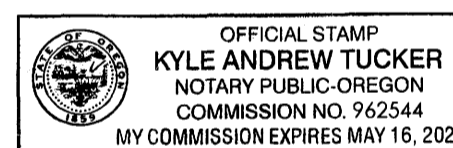

LORI A. HERRON

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of August, 2020 before me a Notary Public in and for said State and County, personally appeared JONI L. SIMMONS, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.


Notary Public for
the State of Oregon




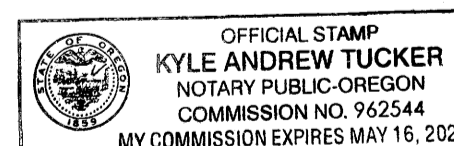
Notarial seal

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of August, 2020 before me a Notary Public in and for said State and County, personally appeared BRIAN J. HERRON and LORI A. HERRON, 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

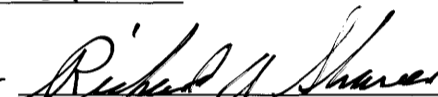
Union County Planning Department

Approved this 24 day of August, 2020.


Scott Hartell
Union County Planner

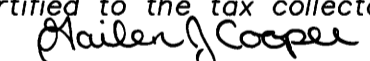
Union County Surveyor

Approved this 20 day of AUGUST, 2020.

By Wallowa County Surveyor 
Richard A. Shaver

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 2020-2021 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: 8/27/2020
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 the 27th day of August, 2020, at 2:38 o'clock P.M., and recorded in Plat Cabinet No. E492-E493 Union County records. Microfilm Number 20202861

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