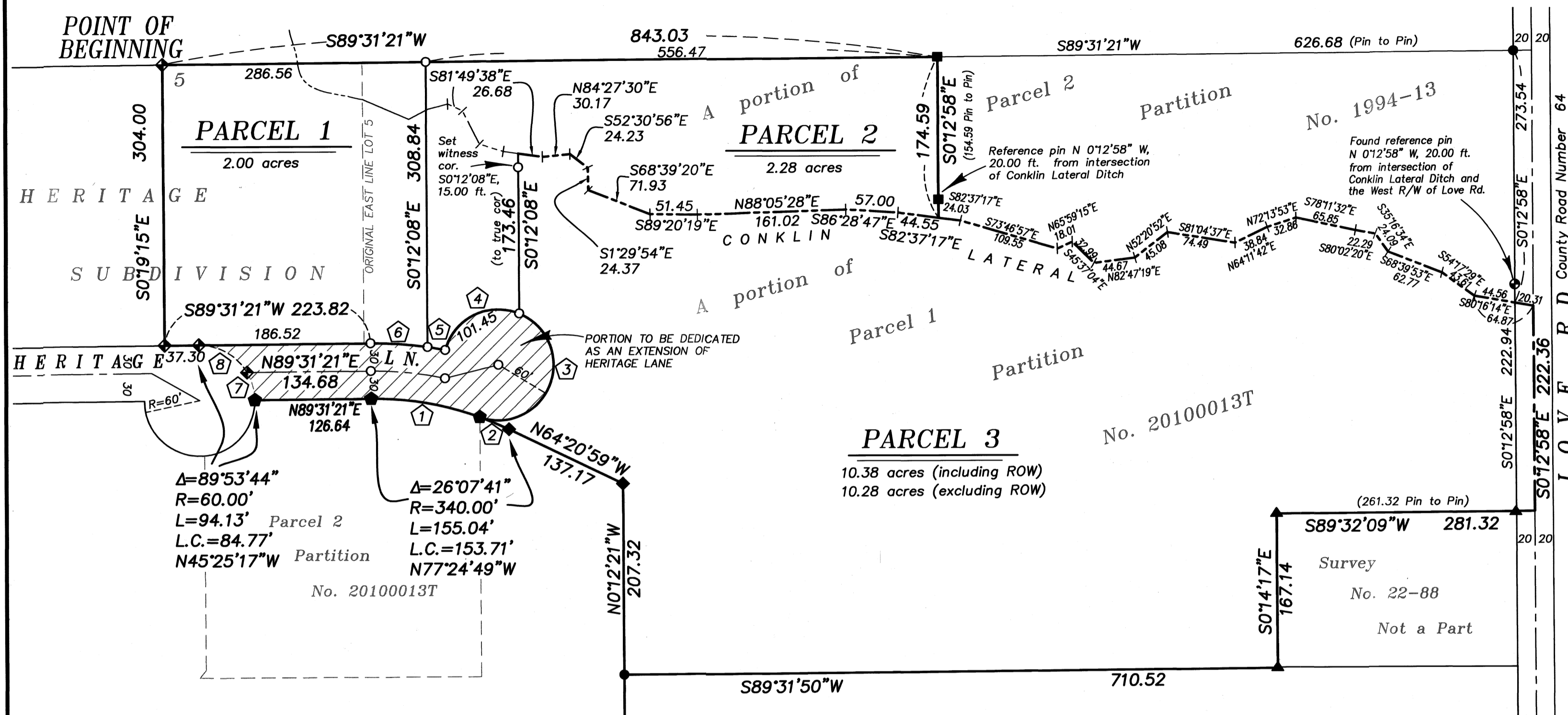


PARTITION PLAT NUMBER 2021-0004

A partition of adjusted Parcel 1 of Partition Plat Number 20100013T
 Situated in the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20210540
 Plat Cabinet Number E519-E520



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"=100'

LEGEND

- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 22-88
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 047-1993
- ⊙ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2004
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by the plat of Heritage Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat Number 20100013T
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 045-2017
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 037-2020
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Ditch
- ▨ Area to be dedicated

NARRATIVE

This partition was done at the request of Forrest Metsker on behalf of Metsker Family Trust. Mr. Metsker wanted to partition the land as shown. Extentiors of the property were placed by Survey 037-2020. Measured bearings and distances of extentiors shown hereon are identical to said Survey 037-2020 and Partition Plat 20100013T. 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

REFERENCE MATERIAL

- Union County Monumentation records
 Plat of Heritage Subdivision
 Survey Number 22-88
 Survey Number 047-1993
 Survey Number 026-1995
 Survey Number 007-2000
 Survey Number 020-2004
 Survey Number 028-2006
 Survey Number 037-2016
 Survey Number 037-2020
 Minor Partition Plat Number 1994-13
 Minor Partition Plat Number 2000-10
 Minor Partition Plat Number 20100013T
- DEED REFERENCES**
 Microfilm Number 121662
 Microfilm Number 147849
 Microfilm Number 160914
 Microfilm Number 20044838
 Microfilm Number 20044839
 Microfilm Number 20171557
- Lot Book Report 20-33519,
 dated December 4, 2020,
 prepared by Eastern Oregon
 Title Inc.

NOTES AND EASEMENTS

Subject to right of way for Conklin Lateral Ditch.
 Subject to the rights of the public in Love Road (Union County Road No. 64).
 Easements in stated title report that do not pertain to the partition are noted on Page 2.

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. 2021-0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E519-E520 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

CURVE DATA			
① S. ROW NEWLY DEDICATED RD Δ=20°19'14" R=340.00' L=120.58' L.C.=119.95' N80°19'03"W	② CURVE IN SW LINE OF PARCEL 3 Δ=5°48'27" R=340.00' L=34.46' L.C.=34.45' N67°15'12"W	③ PARCEL 3 CUL-DE-SAC Δ=177°25'03" R=60.00' L=185.79' L.C.=119.97' N21°08'02"E	④ PARCEL 2 CUL-DE-SAC Δ=96°53'04" R=60.00' L=101.46' L.C.=89.79' S63°59'00"W
⑤ PARCEL 2 N ROW LINE Δ=2°47'18" R=400.00' L=19.47' L.C.=19.47' N80°09'14"W	⑥ PARCEL 1 N ROW LINE Δ=8°55'46" R=400.00' L=62.34' L.C.=62.28' N86°00'47"W	⑦ CL TO SOUTH ROW DEDICATION Δ=30°00'03" R=60.00' L=31.41' L.C.=31.06' S15°28'40"E	⑧ CL TO NORTH ROW DEDICATION Δ=59°53'41" R=60.00' L=62.72' L.C.=59.90' N60°25'20"W

PARTITION PLAT NUMBER 20210004

Microfilm Number 20210540
Plat Cabinet Number E519-E520

A partition of adjusted Parcel 1 of Partition Plat Number 20100013T
Situating in the Southeast quarter of the Southwest quarter and the Southwest
quarter of the Southeast quarter of Section 15, Township 3 South, 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 surveyed and platted the parcels in this partition, situated in the
Southeast quarter of the Southwest quarter and the Southwest quarter of the
Southeast quarter of Section 15, Township 3 South, Range 40 East of the
Willamette Meridian, Union County, Oregon, more particularly described as
follows;

Beginning at the Northwest corner of Lot 5 of Heritage Subdivision,
Thence: North 89°31'21" East, along the North line of said Lot 5 and North line
of said Parcel 2 of Partition Plat 1994-13, a distance of 843.03 feet,
Thence: South 0°12'58" East, a distance of 174.59 feet, to the centerline of the
Conklin Lateral Ditch, also being the North line of said Parcel 1 of Partition
Plat 20100013T,

Thence: Along the centerline of said Conklin Lateral Ditch the following courses:

South 82°37'17" East, a distance of 24.03 feet,
South 73°46'57" East, a distance of 109.55 feet,
North 65°59'15" East, a distance of 18.01 feet,
South 45°37'04" East, a distance of 32.99 feet,
North 82°47'19" East, a distance of 44.67 feet,
North 52°20'52" East, a distance of 45.08 feet,
South 81°04'37" East, a distance of 74.49 feet,
North 64°11'42" East, a distance of 38.84 feet,
North 72°13'53" East, a distance of 32.88 feet,
South 78°11'32" East, a distance of 65.85 feet,
South 80°02'20" East, a distance of 22.29 feet,
South 35°16'34" East, a distance of 24.09 feet,
South 68°39'53" East, a distance of 62.77 feet,
South 54°17'29" East, a distance of 43.61 feet,
South 80°16'14" East, a distance of 64.87 feet, to the centerline of Love
Road, said point being an angle point in the exterior of said Parcel 1 of
Partition Plat 20100013T,

Thence: South 0°12'58" East, along said centerline, a distance of 222.36 feet,
to an angle point in the exterior of said Parcel 1,
Thence: South 89°32'09" West, along the exterior of said Parcel 1, a distance
of 281.32 feet,
Thence: South 0°14'17" East, along the exterior of said Parcel 1, a distance of
167.14 feet,
Thence: South 89°31'50" West, along the exterior of said Parcel 1, a distance
of 710.52 feet,
Thence: North 0°12'21" West, a distance of 207.32 feet,
Thence: North 64°20'59" West, a distance of 137.17 feet, to the PC of a
340.00-ft. radius curve to the left,
Thence: Along said curve, a distance of 155.04 feet, through a central angle of
26°07'41" (the long chord which bears North 77°24'49" West, a distance of
153.71 feet),
Thence: South 89°31'21" West, a distance of 126.64 feet, to a point on a
60.00-ft. radius curve to the left, said curve being the exterior of the
cul-de-sac at the East end of Heritage Lane,
Thence: Along said curve, a distance of 94.13 feet, through a central angle of
89°53'44" (the long chord which bears North 45°25'17" West, a distance of
84.77 feet),

Thence: South 89°31'21" West, a distance of 37.30 feet, to the Southwest
corner of said Lot 5,

Thence: North 0°19'15" West, along the West line of said Lot 5, a distance of
304.00 feet to the Point of Beginning.

Containing 15.13 acres, excluding Love Rd. right of way. (15.23 acres, including
Love Rd. right of way) - acreage includes 0.57 acres in newly dedicated
Heritage Lane

SURVEYOR'S CERTIFICATE

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

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850



DECLARATION

Know all people by these presents that FORREST G. METSKER, power of attorney
for DONNA M. METSKER, Successor Trustee of the Metsker Family Trust under a
trust agreement dated August 30, 1995, is the owner of the land within this
partition, said land being more particularly described in the accompanying
Surveyor's Certificate, and does hereby donate, dedicate and convey to public
use forever that portion of Heritage Lane, as shown on annexed map, and has
caused the same to be platted, all in accordance with the provisions of O.R.S.
Chapter 92.

FORREST G. METSKER, Power of Attorney for
Donna M. Metsker, Successor Trustee of the Metsker Family Trust

NOTES AND EASEMENTS

The following six easements, mentioned in stated lot book report, fall on
portions of Parcel 1 of Partition Plat 20100013T that were recently adjusted
and do not pertain to the land contained within this partition:

- Easement for use of water of two springs and to maintain a pipeline
from said springs by deed recorded in Book 76, Page 351.
Easement for springs and water line, granted to School District No. 15
by deed recorded in Book 80, Page 231.
Non-exclusive easement for right to use of an existing well, granted by
deed recorded in MF 121662.
10 ft. utility easement granted to Oregon Trail Electric Consumers
Cooperative by Microfilm Document Number 160914.
35 foot wide easement disclosed in Agreement for Lot Line Adjustment
filed as Microfilm Number 20065600.
60 foot wide easement created by Minor Partition Plat 20100013T.

SURVEYOR'S EXACT COPY STATEMENT

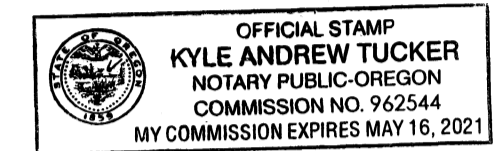
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify
that I am the Surveyor who prepared the Partition Plat No. 20210004 and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number E519-E520 of the Plat Records of UNION 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 people by these presents, on this 6th day of February, 2021
before me a Notary Public in and for said State and County, personally
appeared FORREST G. METSKER, 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



APPROVALS

Union County Surveyor

Approved this 1st day of FEBRUARY, 2021.

By Wallowa County Surveyor Kit Paulk, For
Richard A. Shaver

Union County Planning Department

Approved this 11th day of February, 2021.

Scott Hartell
Union County Planner

Union County Commissioners

Approved this 17 day of FEBRUARY, 2021.

Donna Beverage
Matt Scarfo

Paul Anderes
Paul Anderes

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.

Cody Vavra, Union County Assessor/Tax Collector
Date: 2/9/21

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 17th day of February, 2021, at 9:25
o'clock A.M., and recorded in Plat Cabinet No. E519-E520
Union County records. Microfilm Number 20210540

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