

PARTITION PLAT NUMBER 2022-0002

Situated in the South half of the Southeast quarter of Section 8 and the Northeast quarter of Section 17, Township 3 South, Range 39 East of the Willamette Meridian, Union County, Oregon

BASIS OF BEARING

Computed bearings based on a map projection with central meridian located at the Southwest corner of Section 7, Township 3 South, Range 39 East of the Willamette Meridian

SCALE: 1" = 400'

LEGEND

- 2 1/2" brass cap in water valve box, marked as per Union County Monumentation Record 49-86R and placed as per Union County GPS Network
- Record position of monument set by Survey Number 108-73
- [] Record measurement as per Survey Number 108-73
- () Record measurement as per Survey Number 28-65
- Approximate location of lot lines prior to partition
- - - Easement Line

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 28-65
Survey Number 108-73

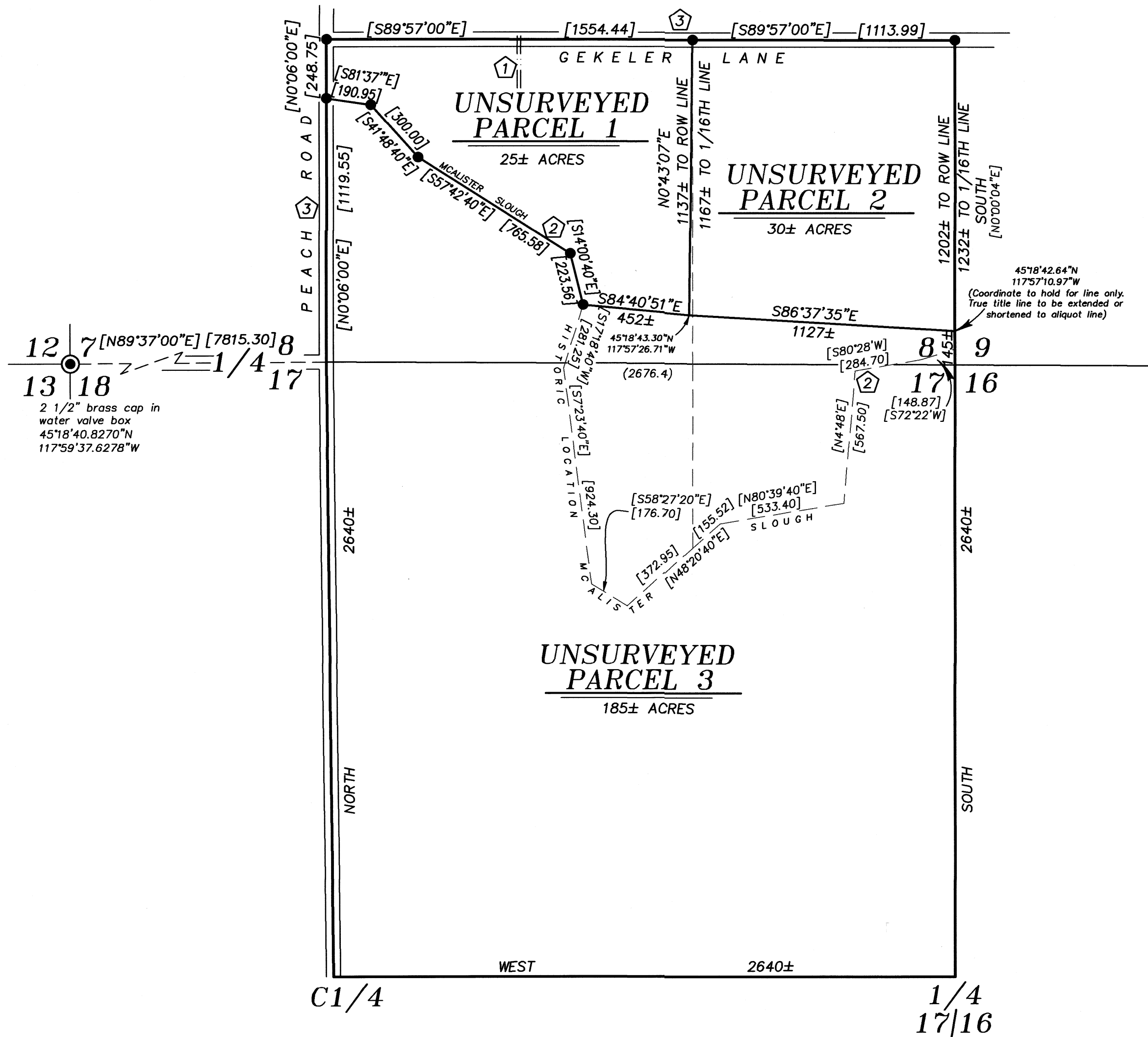
DEED REFERENCES

Microfilm Document Number 20180675
Microfilm Document Number 20090641
Microfilm Document Number 20113264
Lot Book Report 21-35466, dated January 20, 2022, prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Tim Topliff on behalf of Threemile Canyon Farms. Mr. Topliff wanted to adjust the lines between his parcels as well as with the neighboring parcel, and to validate these parcels as per ORS 92.176 using the partition process. This partition is UNSURVEYED. No attempt was made to locate property boundaries on the ground. The location of the record monuments shown is based on record measurements from Survey 108-73, placed from the coordinate of the Southwest corner of Section 7, T3S, R39E, as per Union County GPS network. The Southeast and Southwest corners of Parcel 2 are based on geodetic coordinates provided by the client. Bearings shown hereon that are not of record are therefore computed bearings based on the placement of monuments of Survey 108-73 as previously described. In opposition to the ordinary rules of controlling elements, the intent of the partition is to hold the geodetic coordinate over the bearing and distance shown hereon. The coordinate at the Southeast corner of Parcel 2 is intended to hold for line only, the South line to be truncated at the aliquot line. Horizontal Datum is NAD-83.

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. 2022-0002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E565 + E566 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

NOTES AND EASEMENTS

- ① Right-of-way easement, granted to Oregon Trail Electric Consumers Cooperative, recorded in Microfilm Document No. 20082446, deed records of Union County, Oregon. Shown hereon as per legal description.
- ② Rights of the public which may be claimed by the State of Oregon in and to that portion of the property lying below the high water mark of McAlister Slough.
- ③ Rights of the public in right-of-way for County Road No. 116 (Gekeler Lane) and County Road No. 28 (Peach Rd)



Renewal Date: June 30, 2023

PARTITION PLAT NUMBER 2022-0002

Situated in the South half of the Southeast quarter of Section 8 and the Northeast quarter of Section 17, Township 3 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 partition, more particularly described as follows:

The South half of the Southeast quarter of Section 8 and the Northeast quarter of Section 17, Township 3 South, Range 39 East of the Willamette Meridian, Union County, Oregon.

Containing 240 acres, more or less.

Subject to the rights of the public in Peach Road and Gekeler Lane.


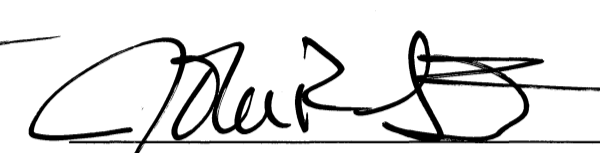
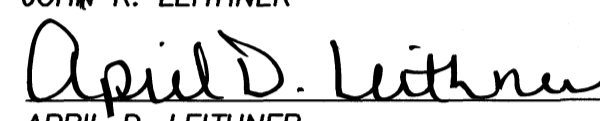
I further certify that I made this plat by order of and under the direction of the owners thereof, in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all People by these presents that JOHN R. LEITHNER and APRIL D. LEITHNER and THREEMILE CANYON FARMS LLC., an Oregon Limited Liability Company, are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, all in accordance with O.R.S. Chapter 92. In witness whereof, THREEMILE CANYON FARMS LLC, pursuant to its operating agreement, has caused there present to be signed by TIMOTHY ALLEN TOPLIFF.


TIMOTHY ALLEN TOPLIFF
THREEMILE CANYON FARMS LLC.

JOHN R. LEITHNER

APRIL D. LEITHNER

APPROVALS

Union County Surveyor

Approved this 1st day of FEBRUARY, 2022.

By Wallowa County Surveyor Richard Shaver
Richard Shaver
Wallowa County Surveyor

Union County Planning Commission

Approved this 2nd day of February, 2022.

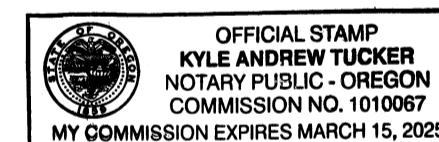

Scott Hartell
Union County Planning Director

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of February, 2022, before me a Notary Public in and for said State and County, personally appeared JOHN R. LEITHNER and APRIL D. LEITHNER, who is 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

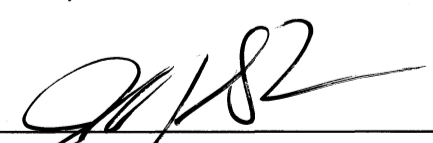
Union County Assessor / Tax Collector

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 2021-2022 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: 2-2-2022
Cody Vavra, Union County Assessor/Tax Collector


SURVEYOR'S EXACT COPY STATEMENT

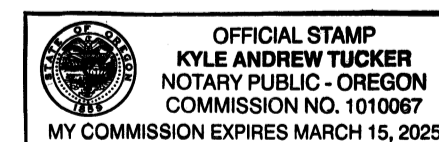
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2022-0002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E565 & E566 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of February, 2022, before me a Notary Public in and for said State and County, personally appeared TIMOTHY ALLEN TOPLIFF, 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

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 2nd day of FEBRUARY, 2022, at 11:47 o'clock A.M., and recorded in Plat Cabinet No. E565 & E566 Union County records. Microfilm Number 20220392

Robin A. Church
Union County Clerk by DeWigo Schubert, DEPUTY CLERK