

PARTITION PLAT NUMBER 20220008

MF# 20221962
PLAT# E577, E578 & E579

Situated in the Southwest quarter of Section 27, Section 33 and the West half and the Southeast quarter of Section 34, Township 5 South, Range 38 East, and Section 3, the North half and the Southeast quarter of Section 4, the East half of Section 10 and the West half of Section 11, Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

INDEX

- PAGE 1 - Plat map, Legend, Notes and Easements
- PAGE 2 - Surveyor's Certificate, Parcel legal descriptions
- PAGE 3 - Declaration, Reference Material, Approvals

SCALE: 1" = 1000'

LEGEND

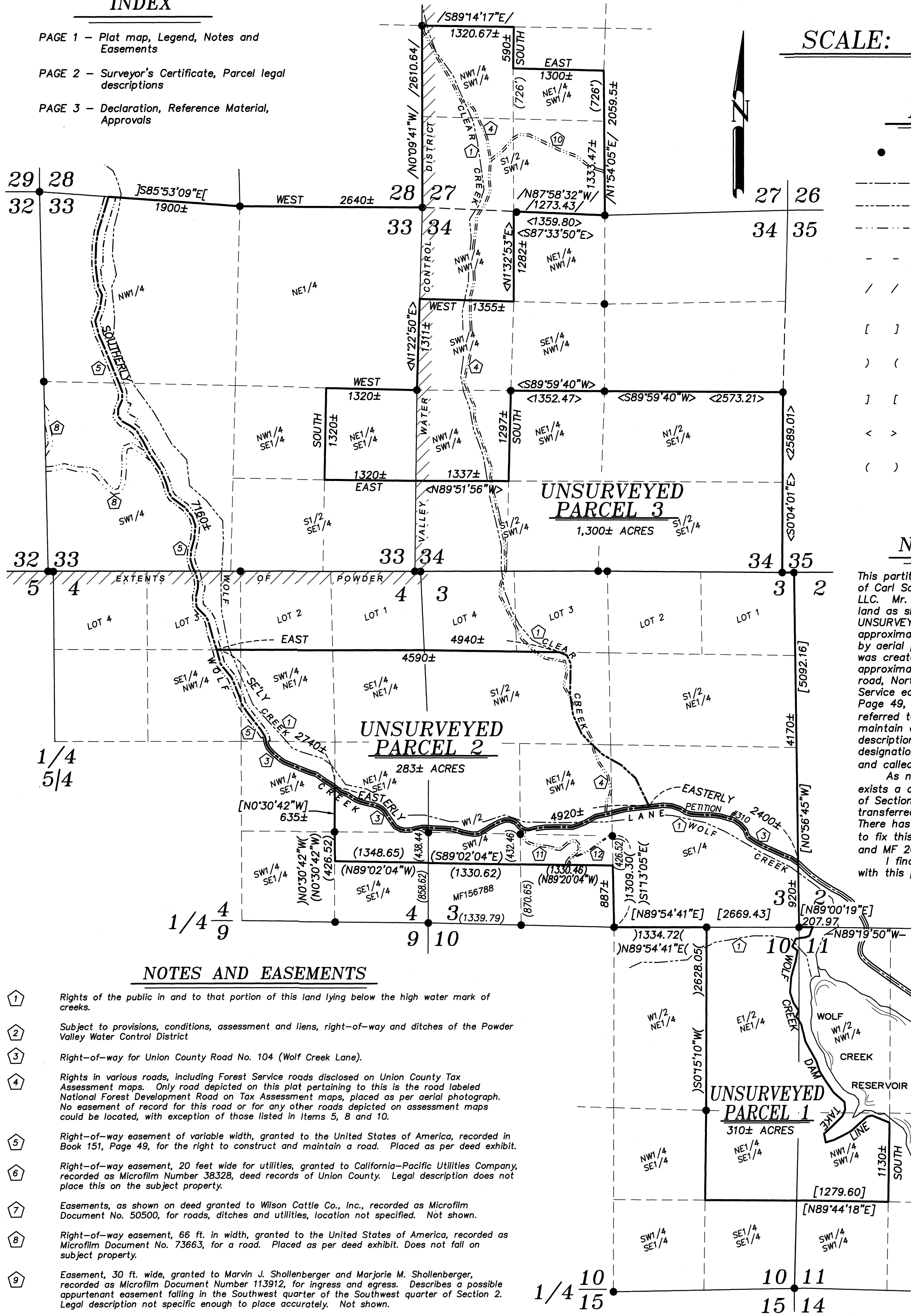
- Monument of record, not tied by this partition
- Centerline of Road
- - - Centerline of Creek
- - - Easement Line
- - - Record measurement as per Survey Number 61-72
- / / Record measurement as per Survey Number 48-84
- [] Record measurement as per Survey Number 065-1991
-) (Record measurement as per Survey Number 008-1994
-] [Record measurement as per Survey Number 010-2015
- < > Record measurement as per Survey Number 062-2015
- () Record measurement as per stated title report

NARRATIVE

This partition was done at the request of Carl Schreiner, on behalf of Twinberry LLC. Mr. Schreiner wanted to divide the land as shown. This partition is UNSURVEYED. Boundaries shown are approximate. I place roads and creeks by aerial photograph. Wolf Creek Lane was created by Petition #310 to the approximate center of Section 4. The road, North of this point, is a Forest Service easement, created by Book 151, Page 49, where the road name is referred to as 'North Wolf'. To maintain consistency with the legal descriptions, I have maintained the designation shown on legal descriptions and called this 'Wolf Creek Lane'.

As noted in the title report, there exists a cloud within the SE1/4NW1/4 of Section 4, as this portion was not transferred properly in MF20076282. There has been a corrective deed filed to fix this scrivener error (MF 20221673 and MF 20221674).

I find no other unusual conditions with this partition.



NOTES AND EASEMENTS

- 1 Rights of the public in and to that portion of this land lying below the high water mark of creeks.
- 2 Subject to provisions, conditions, assessment and liens, right-of-way and ditches of the Powder Valley Water Control District
- 3 Right-of-way for Union County Road No. 104 (Wolf Creek Lane).
- 4 Rights in various roads, including Forest Service roads disclosed on Union County Tax Assessment maps. Only road depicted on this plat pertaining to this is the road labeled National Forest Development Road on Tax Assessment maps, placed as per aerial photograph. No easement of record for this road or for any other roads depicted on assessment maps could be located, with exception of those listed in Items 5, 8 and 10.
- 5 Right-of-way easement of variable width, granted to the United States of America, recorded in Book 151, Page 49, for the right to construct and maintain a road. Placed as per deed exhibit.
- 6 Right-of-way easement, 20 feet wide for utilities, granted to California-Pacific Utilities Company, recorded as Microfilm Number 38328, deed records of Union County. Legal description does not place this on the subject property.
- 7 Easements, as shown on deed granted to Wilson Cattle Co., Inc., recorded as Microfilm Document No. 50500, for roads, ditches and utilities, location not specified. Not shown.
- 8 Right-of-way easement, 66 ft. in width, granted to the United States of America, recorded as Microfilm Document No. 73663, for a road. Placed as per deed exhibit. Does not fall on subject property.
- 9 Easement, 30 ft. wide, granted to Marvin J. Shollenberger and Marjorie M. Shollenberger, recorded as Microfilm Document Number 113912, for ingress and egress. Describes a possible appurtenant easement falling in the Southwest quarter of the Southwest quarter of Section 2. Legal description not specific enough to place accurately. Not shown.
- 10 Easement, 30 ft. wide, granted to Edna M. and Lawrence P. Gray, Malcolm and Joyce Nice, and to Ruby C. and Coen Sloan, and to Paul W. and Frankie L. Nice, recorded as Microfilm Document No. 114266, for road and right-of-way purposes. Falls in S1/4 SW1/4 Sec. 27. Shown in approximate position, placed as per aerial photograph.
- 11 Easement, 50 ft. wide, granted to Mt. Ranch Corporation, their heirs and assigns, recorded as Microfilm Document No. 156789, for right to construct, repair, and maintain a road. Placed as per aerial photograph.
- 12 Right-of-way easement for utilities, 15 ft. in width, granted to California-Pacific Utilities Company, recorded as Microfilm Document No. 161231. Placed as per legal description.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023

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. 20220008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E577, E578, E579 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

PARTITION PLAT NUMBER 2022-0008

MF # 20221962
PLAT CAB # E577, E578 + E579

Situated in the Southwest quarter of Section 27, Section 33 and the West half and the Southeast quarter of Section 34, Township 5 South, Range 38 East, and Section 3, the North half and the Southeast quarter of Section 4, the East half of Section 10 and the West half of Section 11, Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTIONS

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the land within this Unsurveyed partition, being situated in the Southwest quarter of Section 27, Section 33 and the West half and the Southeast quarter of Section 34, Township 5 South, Range 38 East, and Section 3, the North half and the Southeast quarter of Section 4, the East half of Section 10 and the West half of Section 11, Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

PARCEL 1

IN TOWNSHIP 5 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

Section 27: The South 726 feet of the Northeast quarter of the Southwest quarter, all of the Northwest quarter of the Southwest quarter, and the South half of the Southwest quarter.

Section 33: The Northeast quarter, the Northwest quarter of the Southeast quarter, the South half of the Southeast quarter, and that portion of the West half lying Easterly of the centerline of Wolf Creek Lane,

Section 34: The Northwest quarter of the Northwest quarter, the South half of the Southwest quarter, the Northeast quarter of the Southwest quarter, and the Southeast quarter.

IN TOWNSHIP 6 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

Section 3: The North half, the Northeast quarter of the Southwest quarter, the West half of the Southwest quarter and the Southeast quarter of Section 3,

EXCEPTING THEREFROM, the property described in Microfilm Document No. 156788, deed records of Union County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 3,

Thence: North 0°02'36" West, along the West line of Section 3, a distance of 858.62 feet,

Thence: South 89°02'04" East, a distance of 1330.62 feet, to the East line of the Southwest quarter of the Southwest quarter of Section 3,

Thence: South 0°38'00" East, along the East line of said Southwest quarter of the Southwest quarter, a distance of 870.65 feet, to the South line of Section 3,

Thence: North 88°49'37" West, along the South line of Section 3, a distance of 1,339.79 feet, to the Point of Beginning.

ALSO INCLUDING, a tract beginning at the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 3,

Thence: South 89°04'22" East, along the North line of said Southeast quarter of the Southwest quarter, a distance of 1,326.26 feet, to the Northeast corner of said Southeast quarter of the Southwest quarter,

Thence: South 1°13'05" East, along the East line of said Southeast quarter of the Southwest quarter, a distance of 426.52 feet,

Thence: North 89°20'04" West, a distance of 1,330.46 feet, to the West line of said Southeast quarter of the Southwest quarter,

Thence: North 0°38'00" West, a distance of 432.46 feet, to the Point of Beginning.

Section 4: Government Lots 1 and 2 (commonly called the North half of the Northeast quarter), and the Northeast quarter of the Southeast quarter.

ALSO INCLUDING, that portion of Government Lot 3, that part of the Southeast quarter of the Northwest quarter, that part of the Southwest quarter of the Northeast quarter, and that portion of the Northwest quarter of the Southeast quarter lying Easterly of the centerline of Wolf Creek Lane (County Road No. 104),

ALSO INCLUDING, a tract beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 4,

Thence: South 89°50'32" East, along the North line of said Southeast quarter of the Southeast quarter, a distance of 1,352.04 feet, to the Northeast corner of said Southeast quarter of the Southeast quarter,

Thence: South 0°02'36" East, along the East line of said Southeast quarter of the Southeast quarter, a distance of 438.44 feet,

Thence: North 89°02'04" West, a distance of 1,348.65 feet, to the West line of said Southeast quarter of the Southeast quarter,

Thence: North 0°30'42" West, a distance of 426.52 feet, to the Point of Beginning.

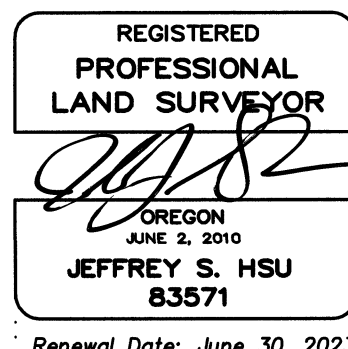
Section 10: The East half of the Northeast quarter and the Northeast quarter of the Southeast quarter EXCEPTING THEREFROM that portion thereof which lies Easterly of the Wolf Creek Dam Take Line, as said line is defined in deed, recorded as Microfilm Document No. 75774

Section 11: The West half of the Northwest quarter and the Northwest quarter of the Southwest quarter EXCEPTING THEREFROM that portion thereof which lies Easterly of the Wolf Creek Dam Take Line, as said line is defined in deed, recorded as Microfilm Document No. 75774

Containing 1,893 acres

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



IN TOWNSHIP 6 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

Section 3: That portion of the Southeast quarter, the Northeast quarter of the Southwest quarter and the West half of the Southwest quarter lying South of the centerline of Wolf Creek Lane (County Road No. 104),

EXCEPTING THEREFROM, the property described in Microfilm Document No. 156788, deed records of Union County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 3,

Thence: North 0°02'36" West, along the West line of Section 3, a distance of 858.62 feet,

Thence: South 89°02'04" East, a distance of 1330.62 feet, to the East line of the Southwest quarter of the Southwest quarter of Section 3,

Thence: South 0°38'00" East, along the East line of said Southwest quarter of the Southwest quarter, a distance of 870.65 feet, to the South line of Section 3,

Thence: North 88°49'37" West, along the South line of Section 3, a distance of 1,339.79 feet, to the Point of Beginning.

ALSO INCLUDING, a tract beginning at the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 3,

Thence: South 89°04'22" East, along the North line of said Southeast quarter of the Southwest quarter, a distance of 1,326.26 feet, to the Northeast corner of said Southeast quarter of the Southwest quarter,

Thence: South 1°13'05" East, along the East line of said Southeast quarter of the Southwest quarter, a distance of 426.52 feet,

Thence: North 89°20'04" West, a distance of 1,330.46 feet, to the West line of said Southeast quarter of the Southwest quarter,

Thence: North 0°38'00" West, a distance of 432.46 feet, to the Point of Beginning.

Section 4: That part of the Northeast quarter of the Southeast quarter lying South of the centerline of Wolf Creek Lane (County Road No. 104)

ALSO INCLUDING, a tract beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 4,

Thence: South 89°50'32" East, along the North line of said Southeast quarter of the Southeast quarter, a distance of 1,352.04 feet, to the Northeast corner of said Southeast quarter of the Southeast quarter,

Thence: South 0°02'36" East, along the East line of said Southeast quarter of the Southeast quarter, a distance of 438.44 feet,

Thence: North 89°02'04" West, a distance of 1,348.65 feet, to the West line of said Southeast quarter of the Southeast quarter,

Thence: North 0°30'42" West, a distance of 426.52 feet, to the Point of Beginning.

Section 10: The East half of the Northeast quarter and the Northeast quarter of the Southeast quarter EXCEPTING THEREFROM that portion thereof which lies Easterly of the Wolf Creek Dam Take Line, as said line is defined in deed, recorded as Microfilm Document No. 75774

Section 11: The West half of the Northwest quarter and the Northwest quarter of the Southwest quarter EXCEPTING THEREFROM that portion thereof which lies Easterly of the Wolf Creek Dam Take Line, as said line is defined in deed, recorded as Microfilm Document No. 75774

Containing 310 acres, more or less

PARCEL 2

IN TOWNSHIP 6 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

Section 3: That portion of the South half of the Northwest quarter lying Westerly of the centerline of Clear Creek, that portion of the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter lying Westerly of the centerline of Clear Creek and Northerly of Wolf Creek Lane (County Road No. 104), and that portion of the West half of the Southwest quarter lying Northerly of Wolf Creek Lane (County Road No. 104),

Section 4: The Southeast quarter of the Northeast quarter, that part of the Southeast quarter of the Northwest quarter, that part of the Southwest quarter of the Northeast quarter, and that portion of the North half of the Southeast quarter lying Northerly of the centerline of Wolf Creek Lane,

Containing 283 acres, more or less.

PARCEL 3

IN TOWNSHIP 5 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

Section 27: The South 726 feet of the Northeast quarter of the Southwest quarter, all of the Northwest quarter of the Southwest quarter, and the South half of the Southwest quarter.

Section 33: The Northeast quarter, the Northwest quarter of the Southeast quarter, the South half of the Southeast quarter, and that portion of the West half lying Easterly of the centerline of Wolf Creek Lane,

Section 34: The Northwest quarter of the Northwest quarter, the South half of the Southwest quarter, the Northeast quarter of the Southwest quarter, and the Southeast quarter.

IN TOWNSHIP 6 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

Section 3: Lots 3 and 4 (commonly called the North half of the Northwest quarter, the Northeast quarter, that portion of the Southeast quarter of the Northwest quarter and that portion of the Northeast quarter of the Southwest quarter lying East of the centerline of Clear Creek, and that portion of the southeast quarter lying North of the centerline of Wolf Creek Lane and East of the centerline of Clear Creek,

Section 4: Lots 1 and 2 (commonly called the North half of the Northeast quarter), and that portion of Lot 3 lying East of the centerline of Wolf Creek Lane.

Containing 1300 acres, more or less.

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. 2022-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E577, E578 + E579 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

PARTITION PLAT NUMBER 2022-0008

Situated in the Southwest quarter of Section 27, Section 33 and the West half and the Southeast quarter of Section 34, Township 5 South, Range 38 East, and Section 3, the North half and the Southeast quarter of Section 4, the East half of Section 10 and the West half of Section 11, Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

DECLARATION

Know all people by these presents that TWINBERRY, LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner 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 as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, TWINBERRY, LLC. pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by CARL S. SCHREINER and MIA S. SCHREINER



CARL S. SCHREINER
TWINBERRY, LLC


MIA S. SCHREINER
TWINBERRY, LLC

APPROVALS

Union County Surveyor

Approved this 2ND day of JUNE, 2022.

By Deputy Wallowa County Surveyor 
Kristina Powell
Deputy Wallowa County Surveyor

Union County Planning Commission

Approved this 14th day of JUNE, 2022.

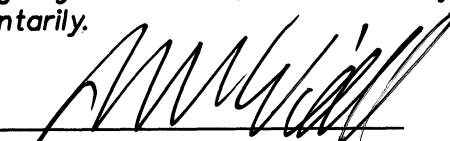

for Scott Hartell
Union County Planning Director

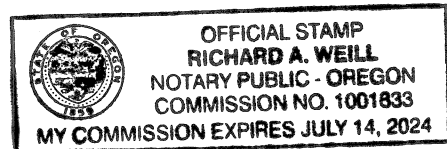
ACKNOWLEDGMENT

State of Oregon

County of MULTNOMAH SS

Know all people by these presents, on this 9 day of JUNE, 2022, before me a Notary Public in and for said County and State, personally appeared CARL S. SCHREINER and MIA S. SCHREINER, who are known to me to be the identical persons named in the foregoing instrument, and who 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: 6-14-2022
Cody Vavra, Union County Assessor/Tax Collector

REFERENCE MATERIAL

- Union County Monumentation Records
 - Survey Number 61-72
 - Survey Number 31-78
 - Survey Number 48-84
 - Survey Number 065-1991
 - Survey Number 008-1994
 - Survey Number 010-2015
 - Survey Number 062-2015

DEED REFERENCES

- Book 151, Page 49
- Microfilm Document Number 38328
- Microfilm Document Number 50500
- Microfilm Document Number 73663
- Microfilm Document Number 113912
- Microfilm Document Number 114266
- Microfilm Document Number 156789
- Microfilm Document Number 161231
- Microfilm Document Number 20076282
- Microfilm Document Number 20210817
- Microfilm Document Number 20221673
- Microfilm Document Number 20221674

Lot Book Report 22-35977, dated April 21, 2022, prepared by Eastern Oregon Title, Inc.

Preliminary Title Report 21-35393, dated December 2, 2021, prepared by Eastern Oregon Title, Inc.

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 14th day of JUNE, 2022, at 4:00 o'clock P.M., and recorded in Plat Cabinet No. E577, E578 + E579 Union County records. Microfilm Number 20221962

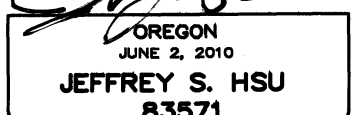
Robin A. Church
Union County Clerk by  DEPUTY CLERK

SURVEYOR'S EXACT COPY STATEMENT

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Jeffrey S. Hsu, OPLS 83571



Renewal Date: June 30, 2023