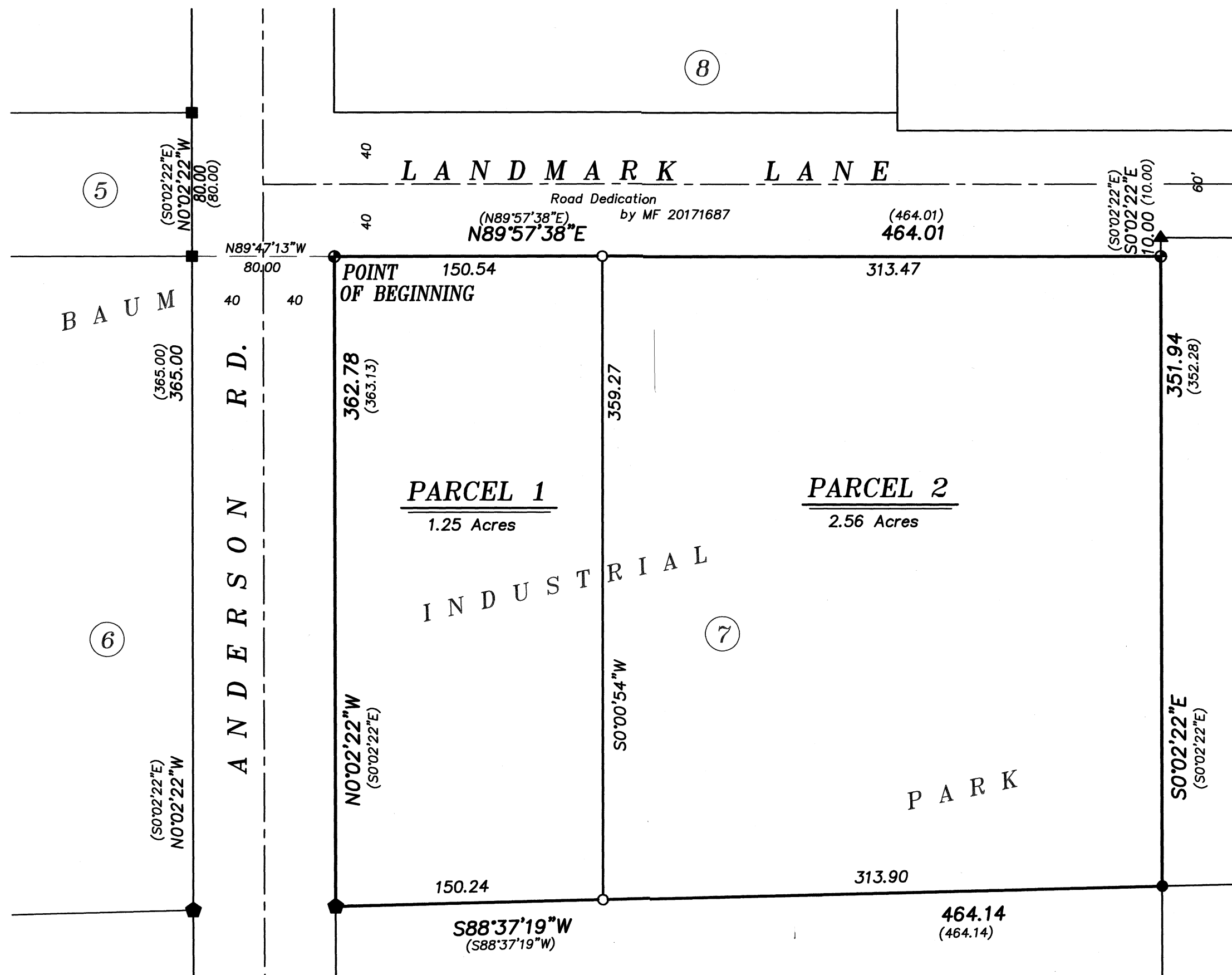


PARTITION PLAT NUMBER 2022-0011

A partition of Lot 7 of Baum Industrial Park
 Situated in the East half of Section 35, Township 2 South, Range 38 East of the Willamette Meridian,
 Union County, Oregon



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

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 010-2000
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by plat of Baum Industrial Park
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 2002-006
- ⊙ Found 5/8" iron pin with aluminum cap marked APA 60000, set by Survey Number 048-2017
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat Number 20180006T
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- () Record measurement as per plat of Baum Industrial Park

REFERENCE MATERIAL

Plat of Baum Industrial Park
 Survey Number 010-2000
 Survey Number 048-2017
 Partition Plat 2002-006
 Partition Plat 20180006T

DEED REFERENCES

Microfilm Document Number 130936
 Microfilm Document Number 20171687
 Microfilm Document Number 20211751

Partition Plat Report 22-36578, dated October 14, 2022, prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Rod Clark, owner of the land within. Mr. Clark wanted to divide the property as shown. I recover monuments as shown. Finding them relatively harmonious with the Plat of Baum Industrial Park, I accept them in place. I place the dividing line at the direction of Mr. Clark. I find no unusual conditions with this partition.

NOTES AND EASEMENTS

① Reservation of the coal, oil, gas and other minerals underlying said land, contained in the deed from Union Pacific Land Resources Corporation, recorded August 30, 1989 in Special Warranty Deed 130936, deed records of Union County. Covers entire property. Not shown.

② Rights of the public in and to all that portion included in that certain Deed of Dedication executed by Union County, Oregon, as document No. 20171687, deed records of Union County, Oregon, for roadway, right-of-way and utility purposes. Covers lands shown hereon as Landmark Lane.

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. 2022-0011 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E584+E585 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 2022-0011

Microfilm Number 20223708
Plat Cabinet Number E584 & E585

A partition of Lot 7 of Baum Industrial Park
Situated in the East half of Section 35, 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 Lot 7 of Baum Industrial Park, situated in the East half of Section 35, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior being more particularly described as follows,

Beginning at the Northwest corner of said Lot 7 of Baum Industrial Park,

Thence: North 89°57'38" East, along the South right-of-way line of Landmark Lane, also being the North line of said Lot 7, a distance of 464.01 feet, to the Northeast corner thereof,


Thence: South 0°02'22" East, along the East line of said Lot 7, a distance of 351.94 feet, to the Southeast corner thereof,

Thence: South 88°37'19" West, along the South line of said Lot 7, a distance of 464.14 feet, to the Southwest corner thereof, also being on the East right-of-way line of Anderson Road,

Thence: North 0°02'22" West, along the West line of said Lot 7 and said East right-of-way line, a distance of 362.78 feet, to the Point of Beginning.

Containing 3.81 acres

I further certify that I made this plat by order and under the direction of the owner thereof, and that the parcels 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, Oregon 97850



DECLARATION

Know all people by these presents that RODNEY CLARK and JUDY CLARK are the owners of the land represented on the annexed map, and more particularly described in the annexed Surveyor's Certificate, and have caused the same to be partitioned as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.


RODNEY CLARK


JUDY CLARK

APPROVALS

UNION COUNTY SURVEYOR

Approved this 27th day of October, 2022.
by Kristina Powell
Kristina Powell
Deputy Wallowa County Surveyor

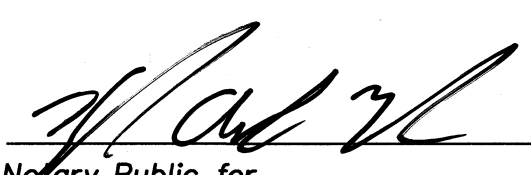
UNION COUNTY PLANNING COMMISSION

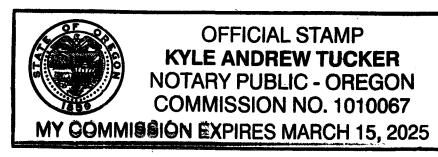
Approved this 1st day of December, 2022.
Scott Hartell
Scott Hartell
Union County Planning Director

ACKNOWLEDGMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 1st day of December, 2022, before me a Notary Public in and for said State and County, personally appeared RODNEY CLARK and JUDY CLARK, who being duly sworn, did say that said instrument was executed 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 2022-2023 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: 12/1/22
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. 2022-0011 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E584 & E585 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

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 1st day of DECEMBER, 2022, at 2:32 o'clock P.M. and filed in Plat Cabinet No. E584, E585, Union County records. Microfilm No. 20223708.

Robin A. Church
Union County Clerk by Chango Jorgensen, Deputy Clerk