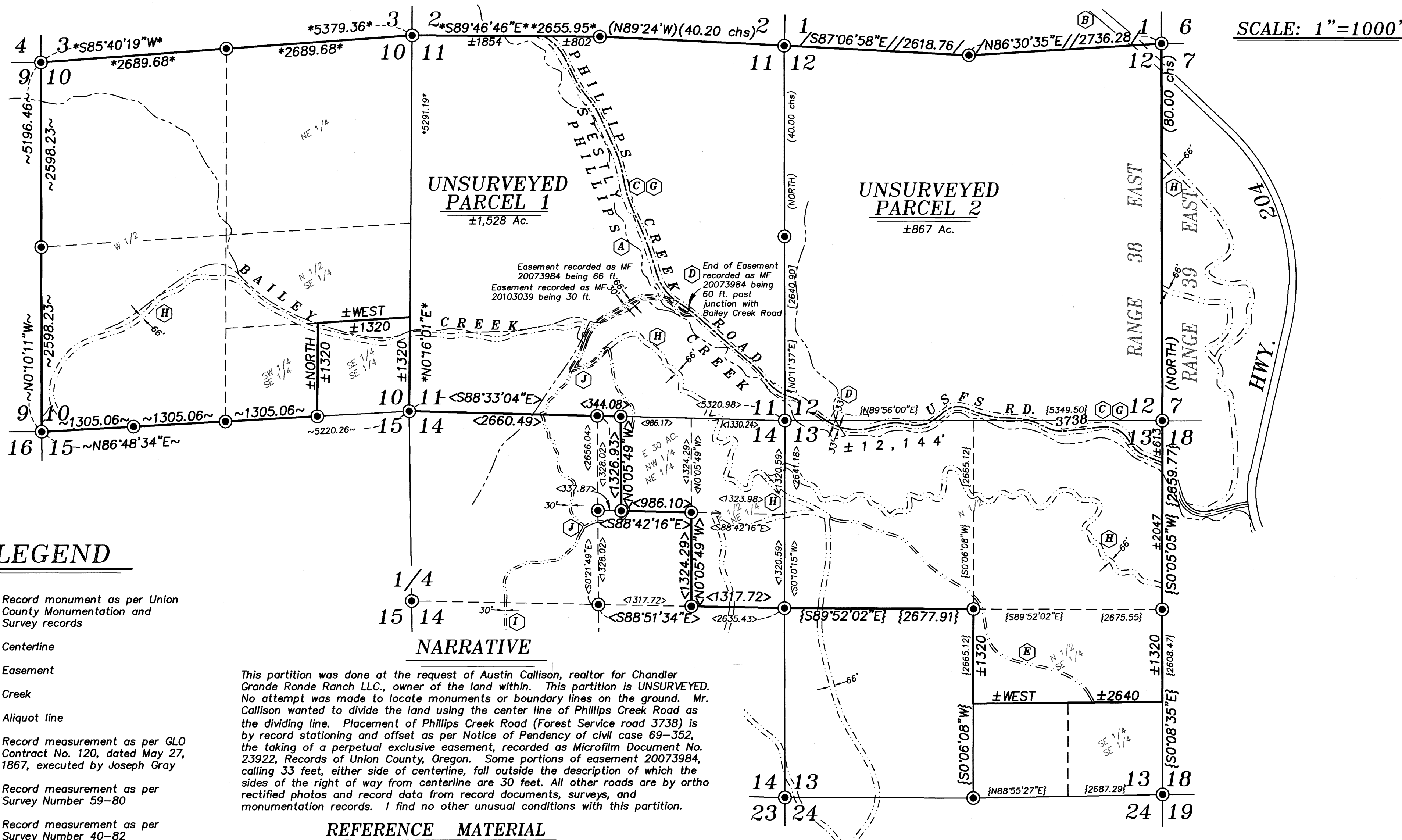


# PARTITION PLAT NUMBER 2026-0006

A Partition of lands situated in Sections 10, 11, 12, 13, and 14, of Township 1 North, Range 38 East, all of the Willamette Meridian, Union County, Oregon

Microfilm Number 20261444  
Plat Cabinet Number E683 & E684



SCALE: 1"=1000'



## LEGEND

- Record monument as per Union County Monumentation and Survey records
- Centerline
- - - Easement
- - - Creek
- - - Aliquot line
- ( ) Record measurement as per GLO Contract No. 120, dated May 27, 1867, executed by Joseph Gray
- { } Record measurement as per Survey Number 59-80
- < > Record measurement as per Survey Number 40-82
- ~ ~ Record measurement as per Survey Number 008-2019
- \* \* Record measurement as per Survey Number 011-2020
- / / Record measurement as per Survey Number 015-2020

## NARRATIVE

This partition was done at the request of Austin Callison, realtor for Chandler Grande Ronde Ranch LLC., owner of the land within. This partition is UNSURVEYED. No attempt was made to locate monuments or boundary lines on the ground. Mr. Callison wanted to divide the land using the center line of Phillips Creek Road as the dividing line. Placement of Phillips Creek Road (Forest Service road 3738) is by record stationing and offset as per Notice of Pendency of civil case 69-352, the taking of a perpetual exclusive easement, recorded as Microfilm Document No. 23922, Records of Union County, Oregon. Some portions of easement 20073984, calling 33 feet, either side of centerline, fall outside the description of which the sides of the right of way from centerline are 30 feet. All other roads are by ortho rectified photos and record data from record documents, surveys, and monumentation records. I find no other unusual conditions with this partition.

## REFERENCE MATERIAL

Field notes from GLO Contract No. 120, dated May 27, 1867, executed by Joseph Gray

Survey Number 59-80  
 Survey Number 84-80  
 Survey Number 40-82  
 Survey Number 034-1994  
 Survey Number 035-1994  
 Survey Number 025-1998  
 Survey Number 020-2016  
 Survey Number 008-2019  
 Survey Number 011-2020  
 Survey Number 015-2020

DEED REFERENCES

Book 131, Page 266  
 Book 151, Page 343  
 Book 160, Page 304-306

Microfilm Document No. 23922  
 Microfilm Document No. 119345  
 Microfilm Document No. 20060387  
 Microfilm Document No. 20073984  
 Microfilm Document No. 20090044  
 Microfilm Document No. 20090017  
 Microfilm Document No. 20090018  
 Microfilm Document No. 20090019

Preliminary Title Report 26-39877, dated May 5, 2026, prepared by Eastern Oregon Title, Inc.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2027.

## 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. 2026-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E683 & E684 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 2026-0006

A Partition of lands situated in Sections 10, 11, 12, 13, and 14, of Township 1 North, Range 38 East, all of the Willamette Meridian, Union County, Oregon

Microfilm Number 20261444  
Plat Cabinet Number F683 E684

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the UNSURVEYED parcels in this partition, situated in Township 1 North, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Section 10: The entire West half, the entire Northeast quarter, the North half of the Southeast quarter, and the Southwest quarter of the Southeast quarter;

Section 11: All;


Section 12: All;

Section 13: The North half and the North half of the Southeast quarter;

Section 14: The East half of the Northeast quarter, and the East 30 acres of the Northwest quarter of the Northeast Quarter.

Containing ± 2,395 acres

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

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



DECLARATION

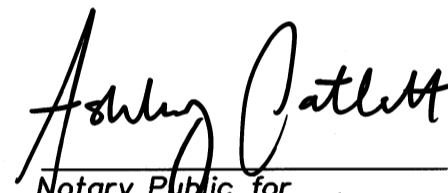
Know all People by these presents that CHANDLER GRANDE RONDE RANCH LLC, an Oregon Limited Liability Corporation, is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, all in accordance with O.R.S. Chapter 92. In witness whereof, CHANDLER GRANDE RONDE RANCH LLC, has caused these presents to be signed by TERRI L. CHANDLER.

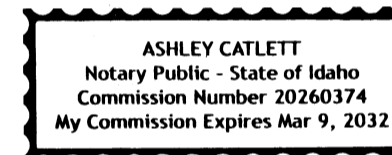
  
TERRI L. CHANDLER  
CHANDLER GRANDE RONDE RANCH, LLC

ACKNOWLEDGMENTS

State of Idaho SS  
County of Ada

Know all people by these presents, on this 3<sup>rd</sup> day of June, 2026 before me a Notary Public in and for said State and County, personally appeared TERRI L. CHANDLER, 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 Idaho



Notarial seal

NOTES AND EASEMENTS


- (A) Rights of the public and of governmental bodies in and to that portion of this land lying below the high-water mark of Phillips Creek, and any other creeks crossing this land.
- (B) Rights of the public in and to that portion of the land lying within the right of way of Highway No. 204.
- (C) Notice of Pendency of an Action, dated June 18, 1969, wherein the Plaintiff is the United States of America, the Defendant is Ethel M. Chandler, a widow, as Civil No. 69-352 recorded as Microfilm Document No. 23922, Records of Union County, Oregon. The object of the action is the taking of a perpetual exclusive easement and rights over, upon, and across this land, now U.S. Forest Service Road 3738, and is subject to regulations and restrictions of the U.S. Forest Service.
- (D) Easement, including the terms and conditions thereof, granted by the United States of America, acting by and through the Forest Service Department of Agriculture, to Gallatin Northeast Oregon Land & Timber LLC, recorded July 24, 2007, as Microfilm Document No. 20073984, Deed Records of Union County, Oregon, for a nonexclusive easement across this Land, 33 ft. each side of the centerline to a point 60 ft. past it's junction with Bailey Creek Road (Refers to Civil No. 69-352, Microfilm No. 23922). Some portions fall outside the description as per Microfilm Document 23922, where the sides of the right of way from centerline are 30 feet.
- (E) Terms and conditions of an apparent appurtenant easement of an unspecified width, reserved by Myron Chandler and Ethel Chandler, dated April 15, 1953, recorded September 10, 1953, in Book 131, Page 266, Records of Union County, Oregon, for ingress and egress, transportation of cattle, and removal of timber, across this Land.
- (F) Agreement, including the terms and provisions thereof, between Myron F. Chandler and Ethel M. Chandler and Boise Cascade Corporation, dated July 23, 1965, recorded July 29, 1965, as Book 151, Page 343, Mortgage Records of Union County, Oregon, to modify a timber sale contract dated July 28th, 1958, between Alicel Lumber Company and Seller.
- (G) Agreement, including the terms and provisions thereof, between Alicel Lumber Company and Boise Cascade Corporation, for consent to the United States of America to cut timber for construction of a road, dated April 15, 1969, recorded May 5, 1969, as Book 160, Pages 304-306, Records of Union County, Oregon.
- (H) Easement exchange and terms and conditions of an apparent appurtenant easement, including the terms and provisions thereof, between Boise Cascade Corporation and Chandler Ranch, dated January 8, 1986, recorded July 8, 1986, as Microfilm Document No. 119345, Deed Records of Union County, Oregon, for a permanent, nonexclusive easement across this Land, 66 feet in width, to accommodate a 14 foot road.
- (I) Terms and conditions of an apparent appurtenant easement, granted to William R. Chandler as to a one-half interest, Terri L. Chandler as to a one-sixth interest, Marsha G. Chandler as to a one-sixth interest, and Clay E. Chandler as to a one-sixth interest, dated September 12, 2005, recorded January 25, 2006, as Microfilm Document No. 20060387, Records of Union County, Oregon, for ingress and egress from this Land, 30 feet in width, to accommodate a 14 foot road.
- (J) Easement exchange and terms and conditions of an apparent appurtenant easement, including the terms and provisions thereof, between Steve Craig and Dallas D. Craig, Successor Trustees of the Thomas C. Craig and Dorothy M. Craig Revocable Living Trust U/A/D December 5, 1992, Dallas Craig individually and Chandler Grande Ronde Ranch, LLC, recorded September 1, 2010, as Microfilm Document No. 20103039, Records of Union County, Oregon, for ingress and egress to and from this Land, 30 feet in width, to accommodate a 14 foot road.

APPROVALS

Union County Surveyor

Approved this 21 day of May, 2026.

By Grant County Surveyor

  
Michael C. Springer

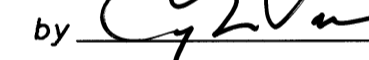
Union County Planning

Approved this 8<sup>th</sup> day of June, 2026.

  
Inga Williams  
Union County Planner

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 2025-2026 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  Date: 6/8/26  
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. \_\_\_\_\_ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number \_\_\_\_\_ 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 8<sup>th</sup> day of June, 2026, at 3:15 o'clock P. M. and recorded in Union County Records.

Union County Clerk by  Jammie Williams, Deputy Clerk