

PARTITION PLAT NUMBER 2026-0009

Situated in the Northeast quarter of Section 15, Township 2 North Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2026 1883
Plat Cabinet Number E689-E690

SCALE: 1"=200'

LEGEND

- Record position of 5/8" iron pin, set by Survey Number 05-85 with 2 1/2" aluminum cap, added by Union County monumentation record 012-2019R
- Record position of 5/8" iron pin with 2 1/2" aluminum cap, set by Survey Number 031-2019
- Record position of 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 031-2019
- Record measurement as per Partition Plat 2021-0016
- Record measurement as per Survey Number 031-2019
- Record measurement as per Union County Survey 5-85
- Centerline
- Easement

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 05-85
Survey Number 031-2019
Partition Plat 2021-0016

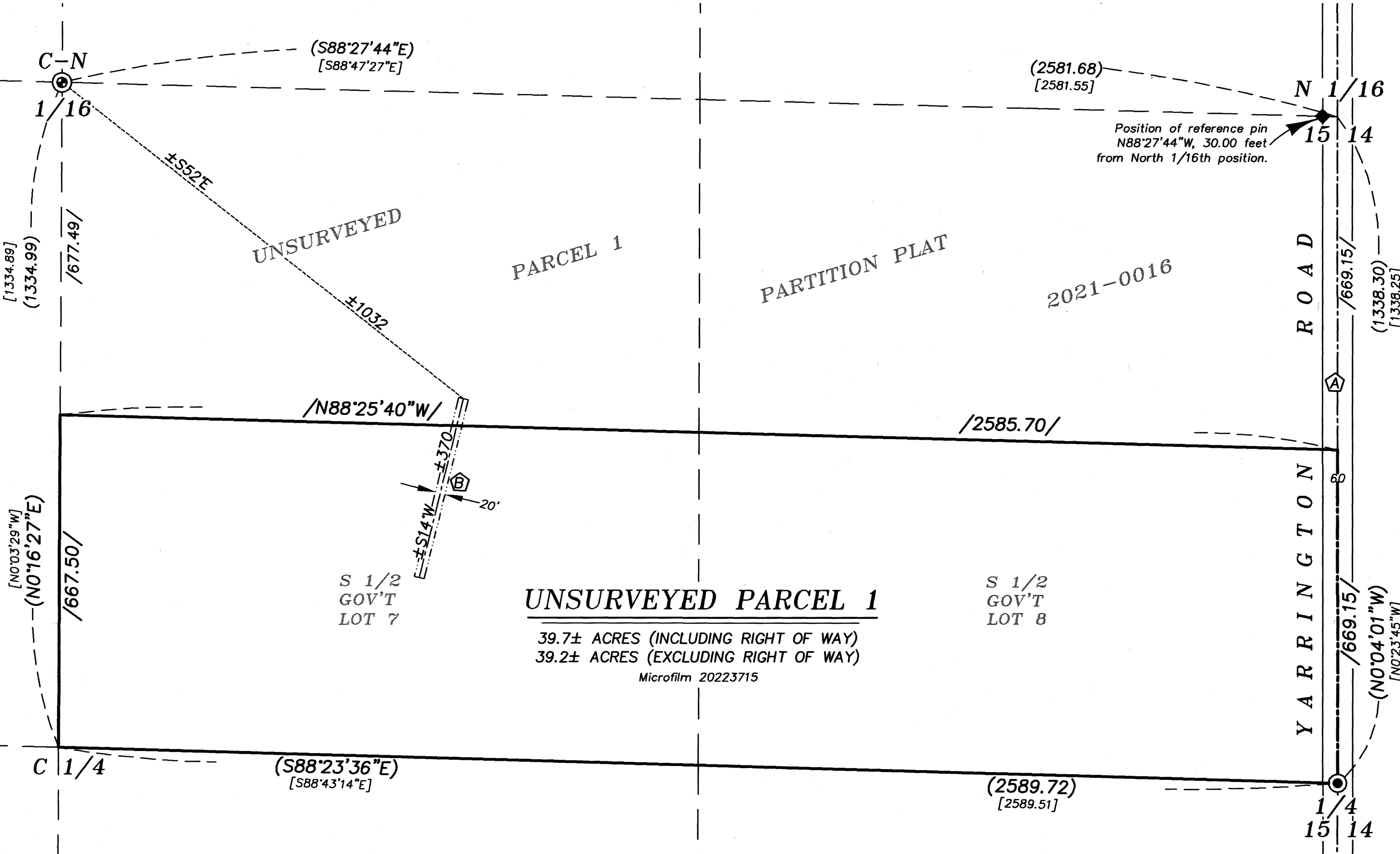
DEED REFERENCES
Microfilm Document Number 55405
Microfilm Document Number 20183334
Microfilm Number 20223715

Partition Report 26-40119, dated June 10, 2026, prepared by Eastern Oregon Title Inc.

SURVEYOR'S EXACT COPY STATEMENT

I, Kyle A. Tucker, registered Oregon Surveyor No. 106926, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E689-E690 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Kyle A. Tucker, OPLS 106926



NOTES AND EASEMENTS

- Right of way for Union County Road No. 49, Yarrington Road, across the East side of this property.
- Right-of-Way Easement, granted to Oregon Trail Electric Cooperative, Inc. dated March 9, 2023 recorded May 1, 2023, as Microfilm Document No. 20230825, records of Union County, Oregon for the right to construct, operate and maintain an electric transmission and/or distribution line across this land, 20 feet in width. Placed as per legal description with scrivener error in Point of Beginning. See Narrative.

NOTE: The purpose of this partition is to legalize the parcel shown hereon as per ORS 92.176. No survey was conducted in the preparation of this plat. Bearings and distances shown are computed from record measurement as per Survey Number 031-2019

NARRATIVE

This partition was done at the request of Tyler Kennon, landowner of the property within. The purpose of this partition is to legalize the parcel through the partition process as per ORS 92.176. This partition is UNSURVEYED. Exterior dimensions and computed acreages are based on the measurements shown on Survey Number 031-2019. I find the legal description for the power line easement, Microfilm Document 20230825, begins at the center of Section which would put the power line off the property and I therefore show the point of beginning as the Center North Sixteenth to match conditions on the ground. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
KYLE A. TUCKER
106926
RENEWAL DATE: JUNE 30, 2028

PARTITION PLAT NUMBER 2026-0009

Situating in the Northeast quarter of Section 15, Township 2 North Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20261883Plat Cabinet Number E689-E690SURVEYOR'S CERTIFICATE

I, Kyle A. Tucker, Registered Professional Land Surveyor, hereby certify that I have platted the parcel in this UNSURVEYED partition, being situated in the Northeast quarter of Section 15, Township 2 North, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

The South half of Government Lots 7 and 8 (commonly called the South half of the South half of the Northeast quarter of Section 15, Township 2 North, Range 40 East of the Willamette Meridian,

Containing 39.7 acres, more or less (including right of way), 39.2 acres, more or less, (excluding right of way)

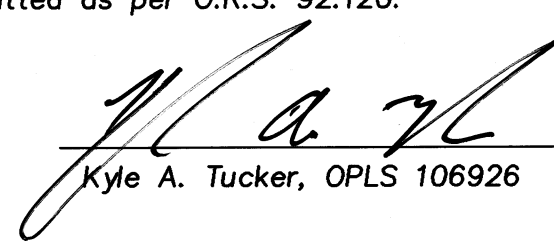
Subject to the rights of the public in County Road No. 49 (Yarrington Road)

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.


Kyle A. Tucker, OPLS 106926
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850

SURVEYOR'S EXACT COPY STATEMENT

I, Kyle A. Tucker, registered Oregon Surveyor No. 106926, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E689-E690 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Kyle A. Tucker, OPLS 106926

DECLARATION

Know all people by these presents that TYLER B. KENNON and KYLIE L. KENNON, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on annexed map, all in accordance with the provisions of O.R.S. Chapter 92.


TYLER B. KENNON

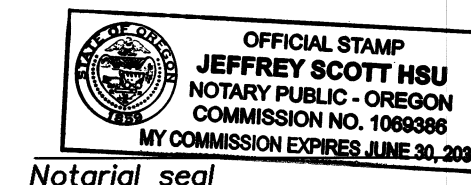

KYLIE L. KENNON

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 23 day of July, 2026 before me a Notary Public in and for said State and County, personally appeared TYLER B. KENNON and KYLIE L. KENNON, who are 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

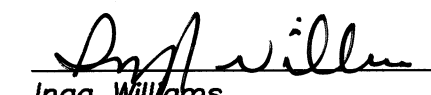
APPROVALSUNION COUNTY SURVEYOR

Approved this 3RD day of JULY, 2026.

By Deputy Wallowa County Surveyor 
Kristina Powell

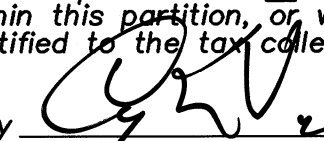
Union County Planning Department

Approved this 23rd day of July, 2026.


Inga Williams
Union County Planner

Union County Assessor / Tax Collector

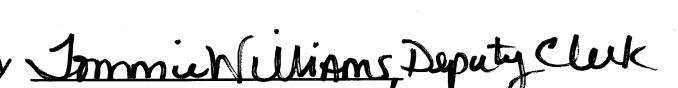
I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2026-2027 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by  Date: 7/23/26
Cody Vavra, Union County Assessor/Tax Collector

FILING STATEMENTUnion County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 23rd day of July, 2026, at 3:43 o'clock P.M., and recorded in Plat Cabinet No. E689 + E690 Union County records. Microfilm Number 20261883

Lisa Feik
Union County Clerk by  Deputy Clerk