

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 03-70
 Survey Number 24-70
 Survey Number 14-85
 Survey Number 05-90
 Survey Number 041-1996
 Survey Number 022-2000
 Survey Number 025-2018
 Partition Plat 20180014T

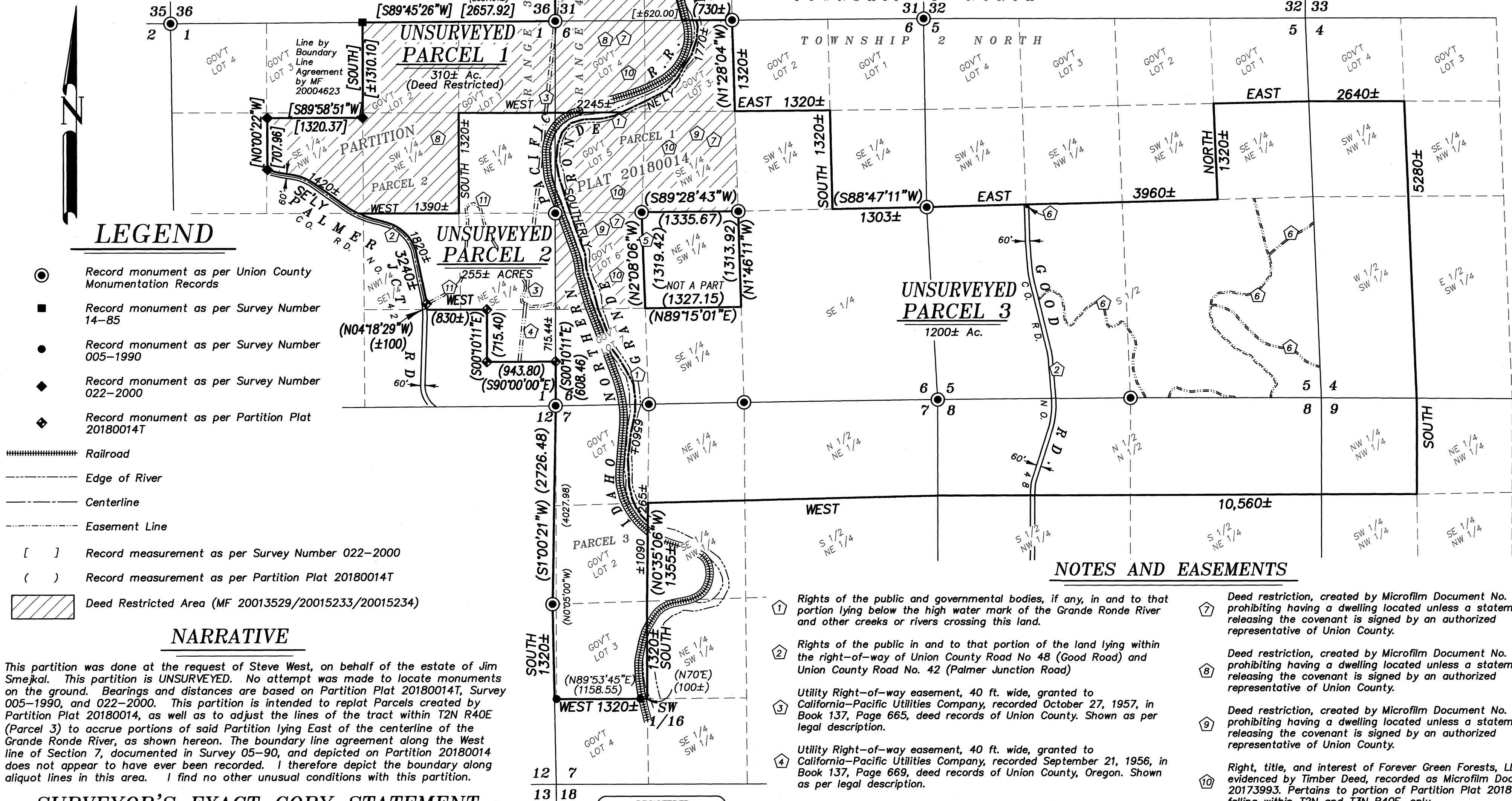
Lot Book Report 26-39878, dated May
 26, 2026, prepared by Eastern Oregon
 Title, Inc.

DEED REFERENCES
 Book 137, Page 665
 Book 137, page 669
 Microfilm Document No. 57470
 Microfilm Document No. 57569
 Microfilm Document No. 124867
 Microfilm Document No. 20013529
 Microfilm Document No. 20015223
 Microfilm Document No. 20015224
 Microfilm Document No. 20173993
 Microfilm Document No. 20173994
 Microfilm Document No. 20193592
 MF 20262217

PARTITION PLAT NUMBER 2026-0012

Situated in the Southwest quarter of Section 31, Township 3 North, Range 40 East, Section 1 of Township 2 North, Range 39 East and the West half of Section 4, Section 5, 6, the North half and the Southwest quarter of Section 7, the North half of Section 8 and the Northwest quarter of Section 9, Township 2 North, Range 40 East of the Willamette Meridian, Union County, Oregon,

SCALE: 1"=1000'



NARRATIVE

This partition was done at the request of Steve West, on behalf of the estate of Jim Smejkal. This partition is UNSURVEYED. No attempt was made to locate monuments on the ground. Bearings and distances are based on Partition Plat 20180014T, Survey 005-1990, and 022-2000. This partition is intended to replat Parcels created by Partition Plat 20180014, as well as to adjust the lines of the tract within T2N R40E (Parcel 3) to accrue portions of said Partition lying East of the centerline of the Grande Ronde River, as shown hereon. The boundary line agreement along the West line of Section 7, documented in Survey 05-90, and depicted on Partition 20180014 does not appear to have ever been recorded. I therefore depict the boundary along aliquot lines in this area. 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. 2026-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 694 EE695 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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2027

NOTES AND EASEMENTS

- 1 Rights of the public and governmental bodies, if any, in and to that portion lying below the high water mark of the Grande Ronde River and other creeks or rivers crossing this land.
- 2 Rights of the public in and to that portion of the land lying within the right-of-way of Union County Road No. 48 (Good Road) and Union County Road No. 42 (Palmer Junction Road)
- 3 Utility Right-of-way easement, 40 ft. wide, granted to California-Pacific Utilities Company, recorded October 27, 1957, in Book 137, Page 665, deed records of Union County. Shown as per legal description.
- 4 Utility Right-of-way easement, 40 ft. wide, granted to California-Pacific Utilities Company, recorded September 21, 1956, in Book 137, Page 669, deed records of Union County, Oregon. Shown as per legal description.
- 5 Utility Right-of-way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded September 3, 1975, as Microfilm Document No. 57470, deed records of Union County.
- 6 Easement granted to H. A. Eaton, W.B. Johnson, and S.N. Connolly, in deed recorded September 8, 1975, as Microfilm Document No. 57569, deed records of Union County, Oregon, for ingress and egress over a triangular piece 40'x40' (located near the NE cor of the NW1/4SW1/4 Section 5) and right to use logging roads in the S1/2 Sec 5, T2N, R40E. Roads shown hereon as per aerial photograph.
- 7 Deed restriction, created by Microfilm Document No. 20013529, prohibiting having a dwelling located unless a statement releasing the covenant is signed by an authorized representative of Union County.
- 8 Deed restriction, created by Microfilm Document No. 20015233, prohibiting having a dwelling located unless a statement releasing the covenant is signed by an authorized representative of Union County.
- 9 Deed restriction, created by Microfilm Document No. 20015234, prohibiting having a dwelling located unless a statement releasing the covenant is signed by an authorized representative of Union County.
- 10 Right, title, and interest of Forever Green Forests, LLC, as evidenced by Timber Deed, recorded as Microfilm Document No. 20173993. Pertains to portion of Partition Plat 20180014T falling within T2N and T3N R40E, only.
- 11 Access and Utility easement, 30 ft. wide, created by Partition Plat 20180014
- 12 Memorandum of Contract, recorded as Microfilm Document No. 20193592 and rerecorded as Microfilm Document No. 20193164, deed records of Union County, between Sandra S. Good, who took title as Sandra Faye (Sleeper) Good, and Terrence and Sandra McCoy

Approved by Property Line Adjustment Application # 2026-0004

PARTITION PLAT NUMBER 2026-0012Microfilm Number 2026-2295
Plat Cabinet Number E694 & E695

Situating in the Southwest quarter of Section 31, Township 3 North, Range 40 East, Section 1 of Township 2 North, Range 39 East and the West half of Section 4, Section 5, 6, the North half of the Southwest quarter of Section 7, the North half of Section 8 and the Northwest quarter of Section 9, Township 2 North, Range 40 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 parcels in this Unsurveyed partition, situated in the Southwest quarter of Section 31, Township 3 North, Range 40 East, Section 1 of Township 2 North, Range 39 East and the West half of Section 4, Section 5, 6, the North half and the Southwest quarter of Section 7, the North half of Section 8 and the Northwest quarter of Section 9, Township 2 North, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

IN TOWNSHIP 3 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

Section 31: Government Lots 3 and 4, the Northeast quarter of the Southwest quarter, and that portion of the Southeast quarter of the Southwest quarter lying West of the railroad right-of-way

IN TOWNSHIP 2 NORTH RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

Section 1: Government Lots 1 and 2, the Southwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter, ALSO that part of the Northwest quarter of the Southeast quarter lying North and East of Palmer Junction Road (County Road No. 42), and that portion of the Southeast quarter of the Northwest quarter lying North and East of Palmer Junction Road (County Road No. 42), subject to the terms and provision of the Boundary Line Agreement filed as Microfilm Document No. 20004623, deed records of Union County, Oregon

ALSO INCLUDING, a tract of land beginning at the South 1/16th corner on the Range line between Section 1, Township 2 North, Range 39 East and Section 6, Township 2 North, Range 40 East of the Willamette Meridian; thence, Southerly, along said range line a distance of 715.44 feet, more or less, to the Northeast corner of land conveyed to Keith Powelson by deed recorded in Book 159, Page 689, deed records of Union County, Oregon; thence, Westerly, along the North line of Powelson land, a distance of 943.80 feet; thence, Northerly, 715.44 feet to the North line of the Southeast quarter of the Southeast quarter of said Section 1; thence, Easterly, along said subdivision line, to the Point of Beginning.

EXCEPTING THEREFROM the strip of land for railroad right of way and right of way for snow fences in connection therewith.

IN TOWNSHIP 2 NORTH RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

Section 4: The West half of the Southwest quarter and the Southwest quarter of the Northwest quarter,

Section 5: The Southeast quarter of the Northeast quarter and the entire South half,

Section 6: Government Lots 3, 4, 5, 6 and 7, the Southeast quarter, the Southwest quarter of the Northeast quarter, the Southeast quarter of the Southwest quarter, and the Southeast quarter of the Northwest quarter

EXCEPTING THEREFROM the strip of land for railroad right of way and right of way for snow fences in connection therewith.

Section 7: Government Lots 1, 2 and 3, the Northeast quarter of the Northwest quarter and the North half of the Northeast quarter,

Section 8: The North half of the North half,

Section 9: The Northwest quarter of the Northwest quarter.

Containing 1,765 acres, more or less

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027.

DECLARATION

Know all People by these presents that the Estate of JAMES A. SMEJKAL, deceased, ~~and SANDRA FAYE GOOD are the owners of the land~~ and TERRENCE MCCOY and SANDRA MCCOY, ~~are contract purchasers of the land~~ within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed map, all in accordance with O.R.S. Chapter 92. In witness whereof, the Estate of JAMES A. SMEJKAL has caused these presents to be signed by ROBERT A. SMEJKAL.

Robert A. Smajkel
ROBERT A. SMEJKAL
ESTATE OF JAMES A. SMEJKAL

Sandra Faye Good who took title as
SANDRA FAYE (SLEEPER) GOOD

Terrence M. McCoy
TERRENCE MCCOY

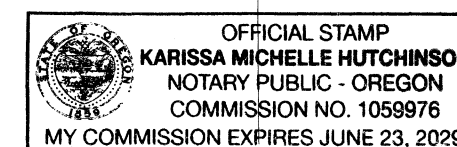
Sandra McCoy
SANDRA MCCOY

ACKNOWLEDGMENTS

State of Oregon SS
County of Lane

Know all people by these presents, on this 4th day of June, 2026 before me a Notary Public in and for said State and County, personally appeared ROBERT A. SMEJKAL, 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.

K. Hutchins
Notary Public for
the State of Oregon

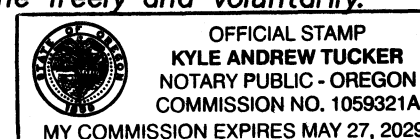


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 12th day of June, 2026 before me a Notary Public in and for said State and County, personally appeared TERRENCE MCCOY and SANDRA MCCOY, 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.

Kyle Andrew Tucker
Notary Public for
the State of Oregon



Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this ____ day of _____, 2026 before me a Notary Public in and for said State and County, personally appeared SANDRA FAYE GOOD, 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 Oregon

Notarial seal

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. 2026-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E694 & E695 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

APPROVALSUnion County Surveyor

Approved this 28th day of May, 2026.

By Grant County Surveyor Michael C. Springer

Union County Planning

Approved this 26 day of August, 2026.

Inga Williams
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 [Signature] Date: 8/26/26
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 26th day of August, 2026, at 2:11 o'clock P M, and recorded in Union County Records.

Lisa Feik
Union County Clerk
by Jimmie Williams, Deputy Clerk