

PARTITION PLAT NUMBER 2015003T

Situate in Sections 28 and 33, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20151248T
Plat Cabinet Number D286-D287

LEGAL DESCRIPTIONS

PARCEL 1

Situate in Section 28, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, said land being more particularly described as follows,

SECTION 28: The Northeast quarter.

TOGETHER WITH, a tract of land situate in the Southeast quarter of said Section 28, more particularly described as follows:

Beginning at a point on the East line of said Southeast quarter, said point which bears South, a distance of 206.15 feet from the centerline of the Booth Lane right of way,

Thence: Westerly, parallel with the Booth Lane right of way, a distance of 1300 feet, more or less, to a point 20 feet East of the East line of the West half of said Section 28,

Thence: Northerly, along a line parallel with and 20 feet Easterly of said East line, a distance of 206.15 feet, more or less, to the North line of said Southeast quarter of Section 28,

Thence: Easterly, along said North line, a distance of 1300 feet, more or less, to said East line of the Southeast quarter,

Thence: Southerly, along said East line, a distance of 206.15 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM, a tract of land situate in the Northeast quarter of said Section 28, more particularly described as follows:

Beginning at a point on the West line of said Northeast quarter, said point which bears North, a distance of 200.00 feet from the centerline of the Booth Lane right of way,

Thence: East, along a line parallel with the Booth Land right of way, a distance of 1340 feet, more or less, to a point 20 feet East of the East line of the West half of said Section 28,

Thence: South, along a line running parallel with and 20 feet East of the East line of the West half of the West half of said Section 28, a distance of 200 feet, more or less, to the South line of said Northeast quarter,

Thence: West, along said South line, a distance of 1340 feet, more or less, to said West line of said Northeast quarter,

Thence: North, along said West line, a distance of 200 feet, more or less, to the Point of Beginning.

Containing 160 acres, more or less.

PARCEL 2

Situate in Section 28 and 33, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, said land being more particularly described as follows,

SECTION 28: The East half of the Southeast quarter and the Southwest quarter of the Southeast quarter,

SECTION 33: All that portion of the West 1885.28 feet of the Northeast quarter lying Northerly of the State Ditch.

EXCEPTING THEREFROM, a tract of land situate in the Southeast quarter of said Section 28, more particularly described as follows:

Beginning at a point on the East line of said Southeast quarter, said point which bears South, a distance of 206.15 feet from the centerline of the Booth Lane right of way,

Thence: Westerly, parallel with the Booth Lane right of way, a distance of 1300 feet, more or less, to a point 20 feet East of the East line of the West half of the East half of said Section 28,

Thence: Northerly, along a line parallel with and 20 feet Easterly of said East line, a distance of 206.15 feet, more or less, to the North line of said Southeast quarter of Section 28,

Thence: Easterly, along said North line, a distance of 1300 feet, more or less, to said East line of the Southeast quarter,

Thence: Southerly, along said East line, a distance of 206.15 feet, more or less, to the Point of Beginning.

TOGETHER WITH, a tract of land situate in the Northeast quarter of said Section 28, more particularly described as follows:

Beginning at a point on the West line of said Northeast quarter, said point which bears North, a distance of 200.00 feet from the centerline of the Booth Lane right of way,

Thence: East, along a line parallel with the Booth Land right of way, a distance of 1340 feet, more or less, to a point 20 feet East of the East line of the West half of said Section 28,

Thence: South, along a line running parallel with and 20 feet East of the East line of the West half of the West half of said Section 28, a distance of 200 feet, more or less, to the South line of said Northeast quarter,

Thence: West, along said South line, a distance of 1340 feet, more or less, to said West line of said Northeast quarter,

Thence: North, along said West line, a distance of 200 feet, more or less, to the Point of Beginning.

Containing 160 acres, more or less

SCALE: 1"=600'

LEGEND

- Centerline
Easement Line

REFERENCE MATERIAL

- Microfilm Document Number 49255
Microfilm Document Number 85625
Microfilm Document Number 131362
Microfilm Document Number 132824
Microfilm Document Number 20084373
Microfilm Document Number 20133154
Microfilm Document Number 20142211T
Partition Plat Report 14-25353, dated September 2, 2014, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- 10 foot wide right of way easement granted to California-Pacific Utilities Company by Microfilm Document Number 49255. Easement states as constructed on the ground. Expresses intent that the utilities run in the Booth Lane right of way, however, due to ambiguity in the right of way, and possible encroachment on private land from which this easement was acquired.
15 foot wide easement for electrical utilities, granted to C.P. National Corporation by Microfilm Document Number 85625. Shown as per legal description, however, location is stated 'as staked and/or constructed on the ground'
30 foot wide easement for electrical utilities, granted to Oregon Trail Electric Consumers Cooperative by Microfilm Document Number 131362. Shown as per legal description, however, location is stated 'all as constructed on the ground'
30 foot wide easement for electrical utilities, granted to Oregon Trail Electric Consumers Cooperative by Microfilm Document Number 132824. Shown as per legal description, however, location is stated 'all as constructed on the ground'

NARRATIVE

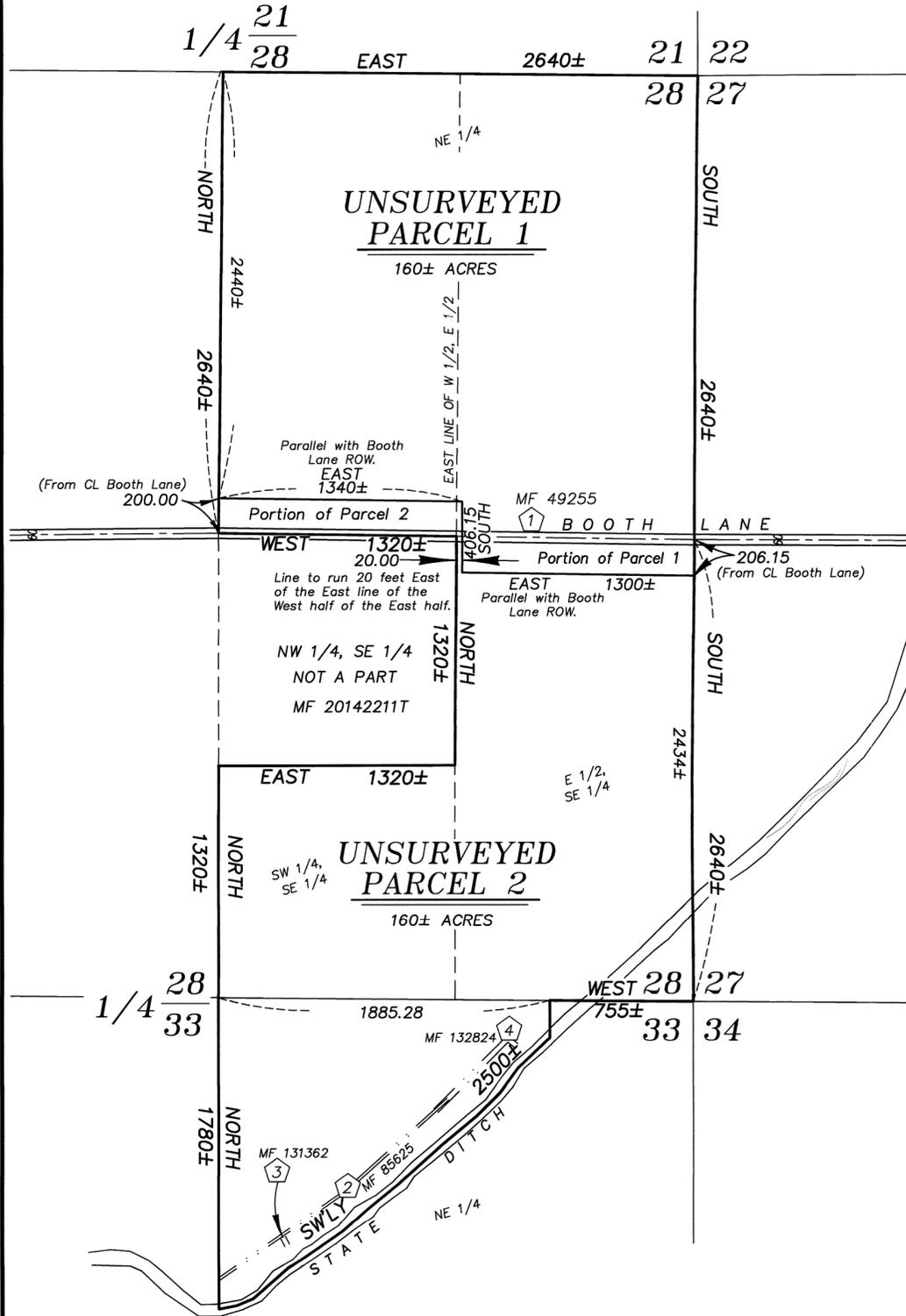
This partition was done at the request of Emmitt Cornford, agent for the owners of the land within. Mr. Cornford wanted to partition the land as shown. This partition is UNSURVEYED. No attempt was made to locate property boundaries on the ground. Approximate distances shown hereon are based on a nominal one mile square section and/or are scaled to physical features placed by aerial photography. I find no unusual conditions with this partition.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY S. HSU
83571
Renewal Date: June 30, 2015

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. 2015003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D286-D287 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 20150003T

Situate in Sections 28 and 33, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20151248T  
Plat Cabinet Number D286 - D287

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted this UNSURVEYED partition, situate in Sections 28 and 33, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, said land being more particularly described as follows,

SECTION 28: The Northeast quarter, the East half of the Southeast quarter and the Southwest quarter of the Southeast quarter,

SECTION 33: All that portion of the West 1885.28 feet of the Northeast quarter lying Northerly of the State Ditch.

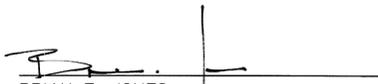
Containing 320 acres, more or less.

Subject to the rights of the public in Union County Road Number 126 (Booth Lane).

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 and 92.060.

DECLARATION

Know all people by these presents that BRIAN E. JONES and SHIRLEY CORNFORD, Co-Trustees of the MARGARET EDNA JONES CREDIT SHELTER TRUST and Personal Representatives of the JOHN THOMAS JONES, JR. Estate, are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused it to be platted as shown on the annexed map as shown on the annexed map, in accordance with O.R.S. Chapter 92.

  
BRIAN E. JONES  
Co-trustee of the Margaret Edna Jones Credit Shelter Trust  
Personal Representative of the JOHN THOMAS JONES JR. Estate

  
SHIRLEY CORNFORD  
Co-trustee of the Margaret Edna Jones Credit Shelter Trust  
Personal Representative of the JOHN THOMAS JONES JR. Estate

APPROVALS

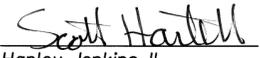
Union County Assessor / Tax Collector

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 2014-2015 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: 5/4/15  
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 4 day of May, 2015.

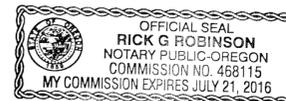
  
Hanley Jenkins II  
Union County Planning Director

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 28<sup>th</sup> day of APRIL, 2015, before me a Notary Public in and for said State and County, personally appeared BRIAN E. JONES, 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.

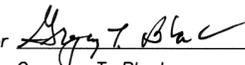
  
Notary Public for  
the State of Oregon



Notarial Seal

Union County Surveyor

Approved this 28<sup>th</sup> day of April, 2015.

By Wallowa County Surveyor   
Gregory T. Blackman  
Deputy Wallowa County Surveyor

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 4<sup>th</sup> day of May, 2015, at 3:18 o'clock P.M., and recorded in Plat Cabinet No. D286 - D287 Union County records. Microfilm Number 20151248T

Robin A. Church  
Union County Clerk by  Chief Deputy Clerk

SURVEYOR'S EXACT COPY STATEMENT

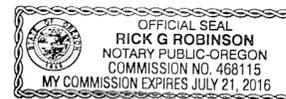
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20150003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D286 - D287 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Jeffrey S. Hsu, OPLS 83571

State of Oregon SS  
County of Union

Know all people by these presents, on this 28<sup>th</sup> day of APRIL, 2015, before me a Notary Public in and for said State and County, personally appeared SHIRLEY CORNFORD, 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