

PARTITION PLAT NUMBER 20150006T

Microfilm Number 20151376T
Plat Cabinet Number D292.293.294

Situate in the Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian
City of North Powder, Union County, Oregon

BASIS OF BEARING

The bearing between monuments at the intersection of -E- Street and 2nd Street and -B- Street and 2nd Street being North 52°01'38" East, as per Survey Number 039-2006

SCALE: 1"=200'

LEGEND

- Found 2 1/2" aluminum pipe with cap marked as per Union County Monumentation Records
- Found 5/8" iron pin, set by Survey Number 44-71
- Found 5/8" iron pin, set by Survey Number 11-85
- ◆ Found 5/8" iron pin, set by Survey Number 043-1993
- ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, as per Survey Number 11-85
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 44-71
- [] Record measurement as per Survey Number 11-85
- { } Record measurement as per ODOT strip map 03B-04-08
- Easement Line
- Centerline
- ⊙ Manhole
- ++++ Railroad

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 44-71
 Survey Number 11-85
 Survey Number 40-90
 Survey Number 64-91
 Survey Number 66-91
 Survey Number 043-1993
 Survey Number 039-2006
 ODOT Strip Map 03B-04-08

DEED REFERENCES
 Microfilm Document Number 29695
 Microfilm Document Number 35024
 Microfilm Document Number 44216
 Microfilm Document Number 70089
 Microfilm Document Number 76539
 Microfilm Document Number 78362
 Microfilm Document Number 105523
 Microfilm Document Number 114637
 Microfilm Document Number 116226
 Microfilm Document Number 116230
 Microfilm Document Number 116908
 Microfilm Document Number 116909
 Microfilm Document Number 20022685
 Microfilm Document Number 20040699
 Microfilm Document Number 20131791

Survey Report 15-25951, dated March 23, 2015
 prepared by Eastern Oregon Title, Inc.

DEED REFERENCES
 Book 72, Page 30
 Book 103, Page 556
 Book 138, Page 467

EASEMENTS CREATED BY THIS PLAT

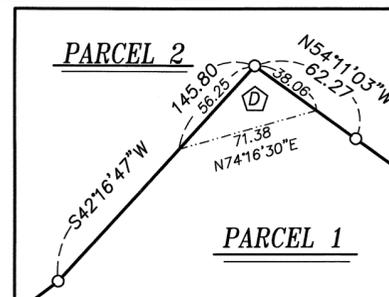
- A 50 ft. wide easement, for ingress and egress, over Parcel 1 for benefit of Parcel 2, created by this plat
- B 30 ft. wide easement, for ingress and egress, over Parcel 2 for benefit of Parcel 1, created by this plat
- C 20 ft. wide utility easement, over Parcel 1 for benefit of Parcel 2, created by this plat
- D Access easement, of variable width, over Parcel 1 for benefit of Parcel 2, created by this plat

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. 20150006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D292.293.294 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

DETAIL SCALE: 1"=60'

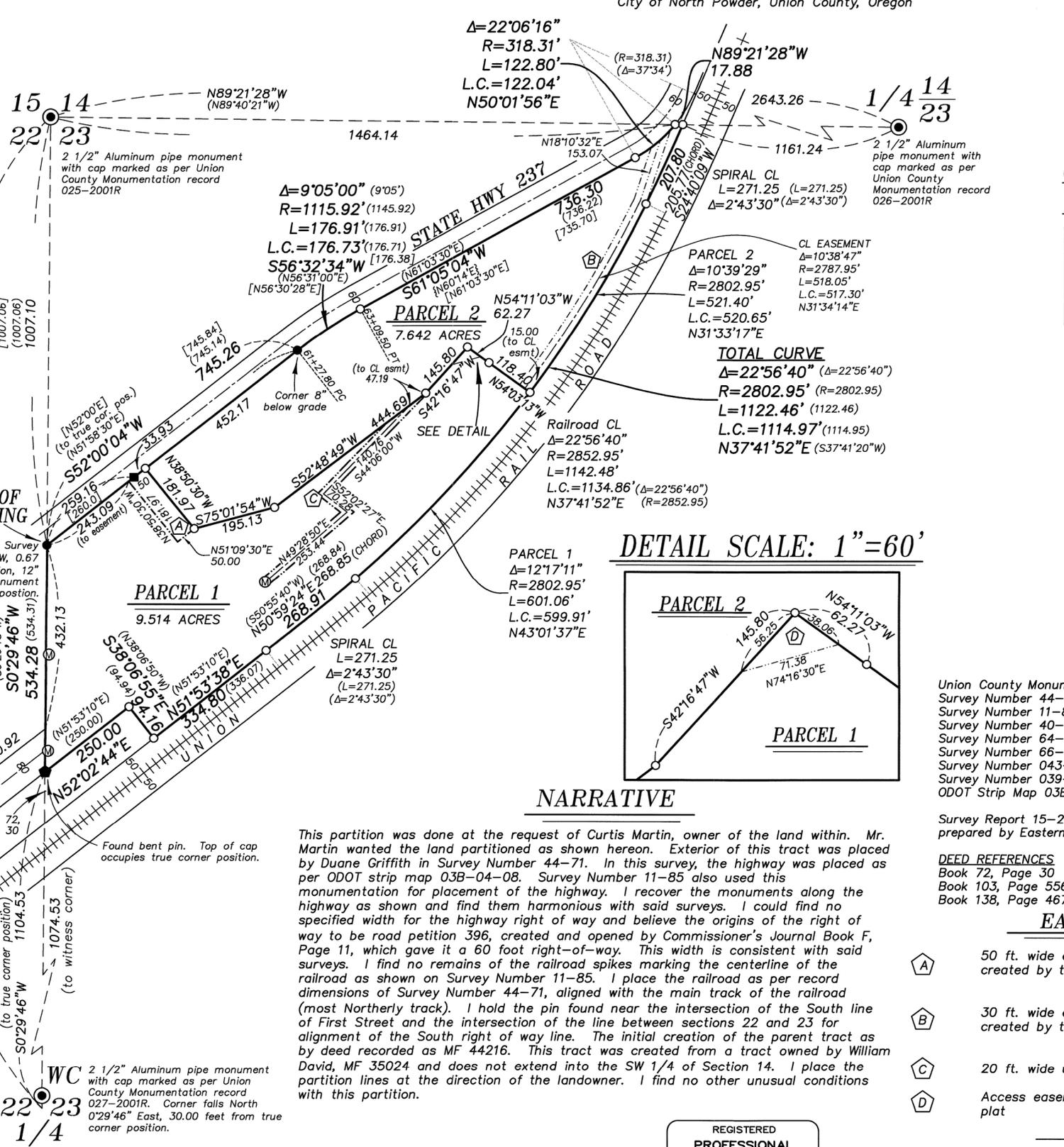


NARRATIVE

This partition was done at the request of Curtis Martin, owner of the land within. Mr. Martin wanted the land partitioned as shown hereon. Exterior of this tract was placed by Duane Griffith in Survey Number 44-71. In this survey, the highway was placed as per ODOT strip map 03B-04-08. Survey Number 11-85 also used this monumentation for placement of the highway. I recover the monuments along the highway as shown and find them harmonious with said surveys. I could find no specified width for the highway right of way and believe the origins of the right of way to be road petition 396, created and opened by Commissioner's Journal Book F, Page 11, which gave it a 60 foot right-of-way. This width is consistent with said surveys. I find no remains of the railroad spikes marking the centerline of the railroad as shown on Survey Number 11-85. I place the railroad as per record dimensions of Survey Number 44-71, aligned with the main track of the railroad (most Northerly track). I hold the pin found near the intersection of the South line of First Street and the intersection of the line between sections 22 and 23 for alignment of the South right of way line. The initial creation of the parent tract as by deed recorded as MF 44216. This tract was created from a tract owned by William David, MF 35024 and does not extend into the SW 1/4 of Section 14. I place the partition lines at the direction of the landowner. I find no other unusual conditions with this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2015



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- PAGE 1 - PARCEL CONFIGURATION AND EASEMENTS CREATED BY THIS PLAT
- PAGE 2 - EXISTING EASEMENTS OF RECORD
- PAGE 3 - SURVEYORS CERTIFICATE, DECLARATION AND APPROVALS

PARTITION PLAT NUMBER 2015 0006 T

Situate in the Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian
City of North Powder, Union County, Oregon

Microfilm Number 2015 1376 T

Plat Cabinet Number D 292, 293, 294

LEGEND

- Found 5/8" iron pin, set by Survey Number 44-71
- Found 5/8" iron pin, set by Survey Number 11-85
- ◆ Found 5/8" iron pin, set by Survey Number 043-1993
- ◆ Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, as per Survey Number 11-85
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- Centerline
- Ⓜ Manhole
- OP- Overhead Power

BASIS OF BEARING

The bearing between monuments at the intersection of -E- Street and 2nd Street and -B- Street and 2nd Street being North 52°01'38" East, as per Survey Number 039-2006

SCALE: 1"=100'

NOTES AND EASEMENTS

- ① Utility Easement, granted to Pacific Telephone and Telegraph Company, by Book 103, Page 556. Granted over all of NW 1/4 of Section 23, T6S, R39E. Blanket easement, exact location ambiguous.
- ② Pole Line Easement, granted to Pacific Telephone and Telegraph Company by Book 138, page 467, over that ground described in Book 324, Page 124. Blanket easement, exact location ambiguous.
- ③ Pipeline Easement, granted to City of North Powder, by Microfilm Document No. 29695. Courses shown as per legal description. There appears to be a scrivener error in the final course. Placed final course with bearing of S51°52'00"W (record S51°52'90"W)
- ④ 10 ft. wide easement and right of way, reserved by Vivian C. Davis in Microfilm Document No. 70089 for an irrigation ditch lying in the Southerly portion of property.
- ⑤ 6 ft. wide utility easement, granted to Pacific Northwest Bell Telephone Company, by Microfilm Document Number 78362, blanket easement over tract described in MF 76539.
- ⑥ 15 ft. wide utility easement, granted to CP National Corporation by Microfilm Document Number 105523. Calls to existing power poles. No poles in this area currently exist. Shown hereon as per legal description.
- ⑦ Easement for a water line for drainage purposes, granted to Cristad Enterprises by Microfilm Document Number 114637. Easement no longer necessary as servient and dominant estate are both a portion of Parcel 1.
- ⑧ Easement for a water and sewer line, granted to the City of North Powder by Microfilm Document Number 116226
- ⑨ Easement for a water and sanitary sewer line, granted to the City of North Powder by Microfilm Document Number 116230
- ⑩ 25 ft. wide utility easement, granted to California-Pacific Utilities Company, by Microfilm Document Number 116908. Description is 'as located on the ground'. No power poles in this area. Location shown is as per legal description.
- ⑪ 25 ft. wide utility easement, granted to California-Pacific Utilities Company, by Microfilm Document Number 116909. Description is 'as located on the ground'. No power poles in this area. Location shown is as per legal description.
- ⑫ 30 ft. wide utility easement granted to Oregon Trail Electric Consumers Cooperative by Microfilm Document Number 20040699

SURVEYOR'S EXACT COPY STATEMENT

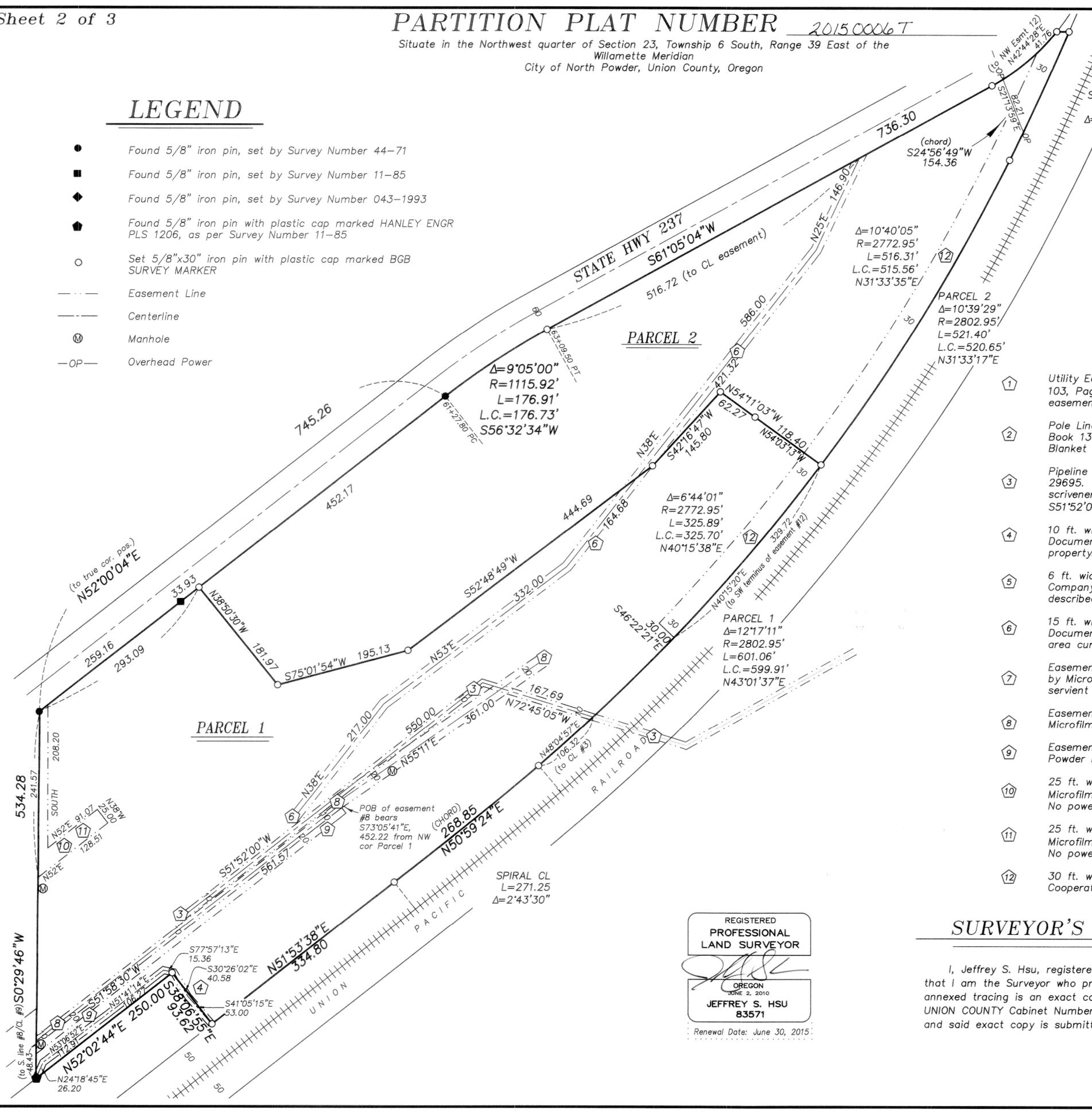
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2015 0006 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 292, 293, 294 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2015

Jeffrey S. Hsu, OPLS 83571



PARTITION PLAT NUMBER 20150006T

Situate in the Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian City of North Powder, Union County, Oregon

Microfilm Number 20151376T

Plat Cabinet Number D 292, 293, 294

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this partition, situate in the Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian City of North Powder, Union County, Oregon, said land being more particularly described as follows,

Beginning at the intersection of the West line of said Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian and the Southeasterly line of State Highway No. 237, (said point which bears South 0°29'46" West, a distance of 1007.10 feet from the Northwest corner of said Section),

Thence: South 0°29'46" West, along said West line of said Northwest quarter, a distance of 534.28 feet to the Northwesterly corner of that tract conveyed to Standard Oil Company, by deed recorded in Book 72, Page 30, deed records of Union County, (said point being on the Southeasterly line of First Street),

Thence: North 52°02'44" East, along the Northwesterly line of said Standard Oil Company tract, a distance of 250.00 feet,

Thence: South 38°06'55" East, along the Northeasterly line of said Standard Oil Company tract, a distance of 94.16 feet, to the Northwesterly line of the O.W.R.&N Company railroad right-of-way,

Thence: North 51°53'38" East, along said Northwesterly right-of-way line, a distance of 334.80 feet, to the PS of a spiral curve left, said spiral being 50-foot offset from CL spiral with length of 271.25 and Δ of 2°43'30",

Thence: Along said spiral 268.91 feet (the long chord which bears North 50°59'24" East, a distance of 268.85 feet), to the beginning of a 2802.95-foot radius curve to the left,

Thence: Along said curve, a distance of 1122.46 feet, through a central angle of 22°56'40" (the long chord which bears North 37°41'52" East, a distance of 1114.97 feet), to the PCS of a spiral curve left, said spiral being 50-foot offset from CL spiral with length of 271.25 and Δ of 2°43'30",

Thence: Along said spiral a distance of 207.80 feet (the long chord which bears North 24°40'09" East, a distance of 205.77 feet) to the North line of the Northwest quarter of said Section 23,

Thence: North 89°21'28" West, along said North line, a distance of 17.88 feet, to the Southeasterly right of way of State Highway 237, said point being on a 318.31 foot radius curve right,

Thence: Along said Southeasterly right of way line, also along said curve, a distance of 122.80 feet, through a central angle of 22°06'16" (the long chord which bears South 50°01'56" West, a distance of 122.04 feet),

Thence: South 61°05'04" West, continuing along said Southeasterly right of way line, a distance of 736.30 feet, to the PC of a 1115.92-foot radius curve left,

Thence: Along said curve, a distance of 176.91 feet, through a central angle of 9°05'00" (the long chord which bears South 56°32'34" West, a distance of 176.73 feet,

Thence: South 52°00'04" West, along said Southeasterly right of way line, a distance of 745.26 feet, to the Point of Beginning of this description.

Containing 17.16 acres.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all Parcel corners 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
La Grande, OR 97850



Renewal Date: June 30, 2015

DECLARATION

Know all people by these presents that POWDER VALLEY PRODUCTS, LLP, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Limited Partnership Act (ORS chapter 70), 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 plat, and does hereby create a non-exclusive 50 foot wide easement for ingress and egress for benefit of Parcel 2 over Parcel 1, a non-exclusive 30 foot wide easement for ingress and egress over Parcel 2 for benefit of Parcel 1, a 20 foot wide utility easement over Parcel 1 for benefit of Parcel 2 and an access easement, of variable width, over Parcel 1 for benefit of Parcel 2, as shown on the annexed map, in accordance with O.R.S. Chapter 92. In witness whereof, POWDER VALLEY PRODUCTS, LLP., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by CURTIS W. MARTIN and CHERYL A. MARTIN.

Curtis W. Martin
CURTIS W. MARTIN
Partner, Powder Valley Products, LLP

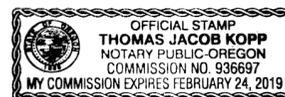
Cheryl A. Martin
CHERYL A. MARTIN
Partner, Powder Valley Products, LLP

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 12th day of MAY, 2015, before me a Notary Public in and for said State and County, personally appeared CURTIS W. MARTIN, 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

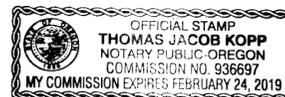


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 12th day of MAY, 2015, before me a Notary Public in and for said State and County, personally appeared CHERYL A. MARTIN, 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. 20150006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 292, 293, 294 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

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 Linda L. Hill, Union County Assessor/Tax Collector Date: 5/13/15

City of North Powder

Approved this 14 day of MAY, 2015.

Bonita Hebert, Mayor, City of North Powder
Mike Morse, Council President

Union County Surveyor

Approved this 12th day of MAY, 2015.

By 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 14th day of MAY, 2015, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. D 292, 293, 294 Union County records. Microfilm Number 20151376T

Robin A. Church, Union County Clerk by Lisa Feik, Chief Deputy Clerk