

# PARTITION PLAT NUMBER 2015 0011T

A partition of a portion of Parcel 3 of Partition Plat Number 20140018T, and a portion of Parcel 3 of Partition Plat Number 20140017T, and other lands, being situate in Sections 22, 23, 25, 26, 27, 35 and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2015 16 25 T

Plat Cabinet Number D303-D304

**SCALE: 1"=600'**

**REFERENCE MATERIAL**

- Union County Monumentation Records  
 Partition Plat Number 20140017T  
 Partition Plat Number 20140018T  
 Deed Volume M Page 465  
 Deed Volume M Page 465  
 Deed Volume 49 Page 152  
 Deed Volume 58 Page 461  
 Deed Volume 62 Page 491  
 Deed Microfilm Number 110856  
 Deed Microfilm Number 117235 1/2  
 Deed Microfilm Number 20151065  
 Partition Plat Report Nos. 14-25367 and 15-25946  
 Prepared by Eastern Oregon Title, Inc. dated  
 September 24, 2014 and April 27, 2015

### NARRATIVE

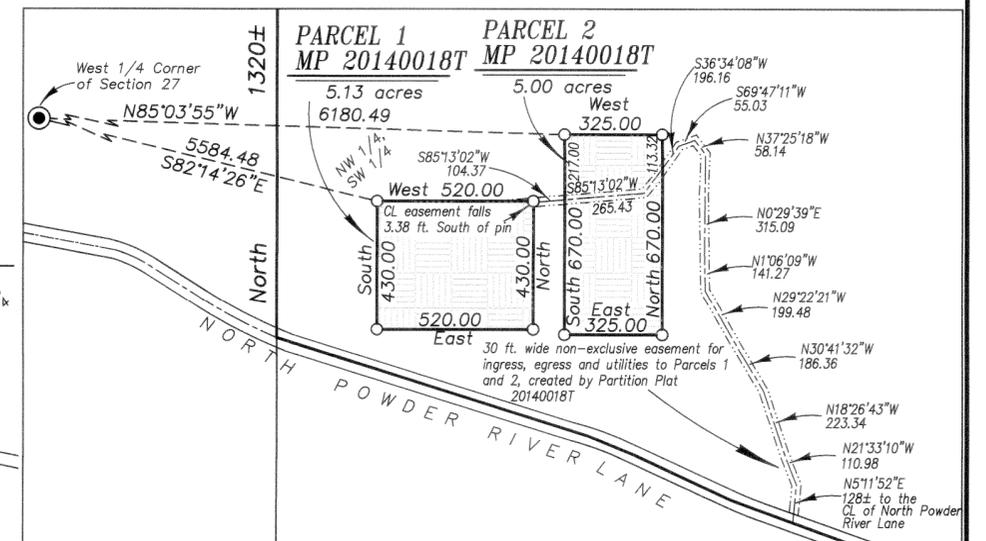
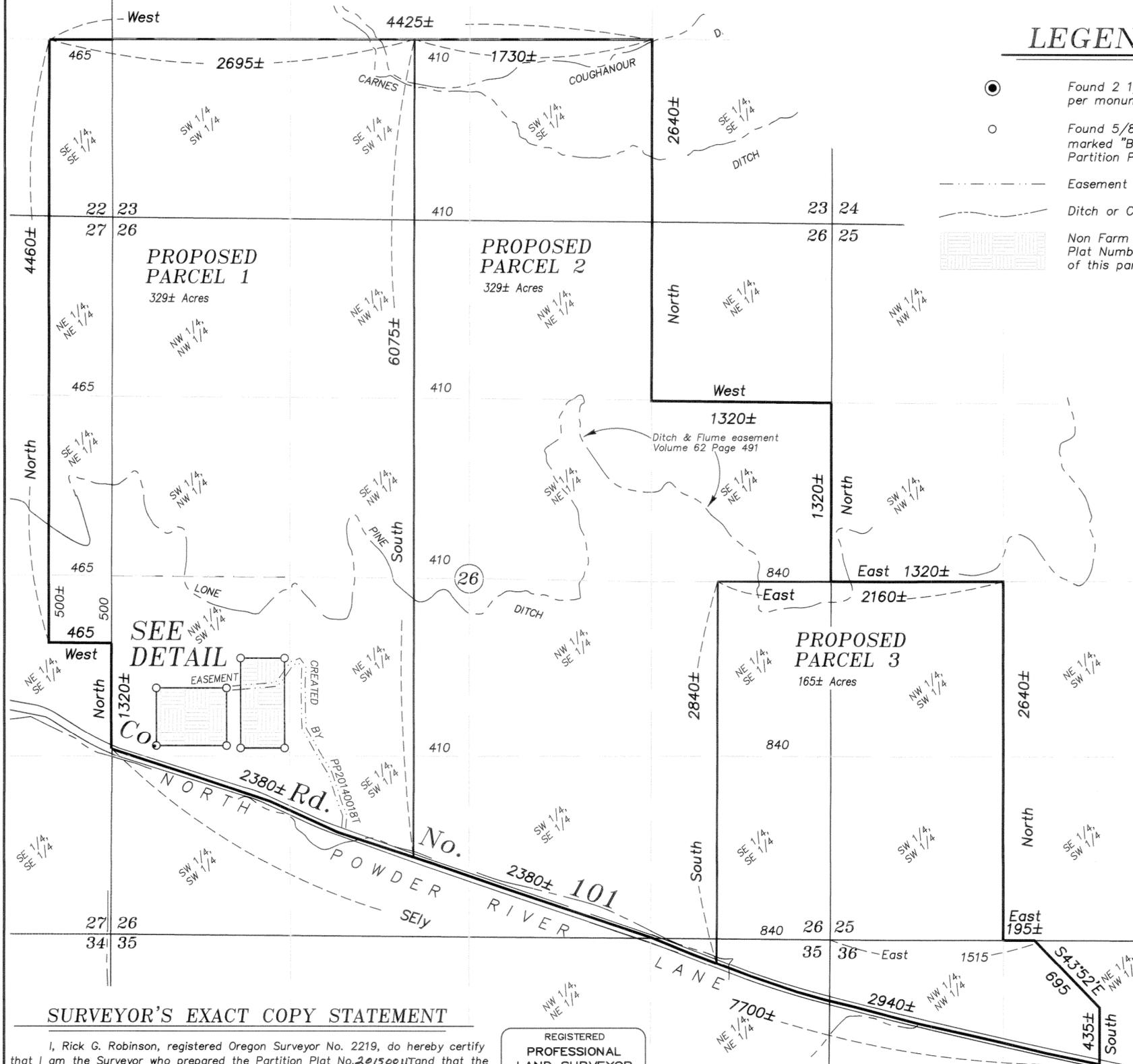
This UNSURVEYED partition was done at the request of Browne Consulting, on behalf of the owners of the land within this partition. The purpose of this partition is to create three parcels within the existing tract, which was created through Lot Line Adjustment and filed as deed microfilm number 20151065. The parcels were configured at the direction of Browne Consulting. I find no unusual conditions on this partition.

### EASEMENT NOTES

- The following easements and encumbrances are listed in the stated Partition Plat Report, but cannot be accurately depicted due to a portion of this being an UNSURVEYED Partition and a lack of exact location in the stated deed:
- 1). Ditch agreement recorded in Volume M Page 465 of the Deed Records of Union County, Oregon, for the right to transfer water from Anthony Creek by means of a ditch. No specific width or location cited. Cannot show on the face of this plat due to lack of information in the document.
  - 2). 1). Ditch easement recorded in Volume 49 Page 152 of the Deed Records of Union County, Oregon, for the right to transfer 4 inches of water from the North Powder River by means of a ditch. No specific width or location cited. The portion of the easement across the partition (if any) cannot be located without benefit of survey and is not shown on the face of this plat. (Also recorded in Volume C Page 554 of the deed records of Union County)
  - 3). Right of way easement granted to Lone Pine Ditch Company, recorded May 27, 1914 in Deed Volume 58 Page 461 of the Deed Records of Union County, Oregon, for the right of way of varying width for an irrigation ditch, flume and bridge over and across the West half of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 26. The approximate location of the ditch is shown on the face of this plat.
  - 4). Right of way easement granted to Lone Pine Ditch Company, recorded September 19, 1914 in Deed Volume 62 Page 491 of the Deed Records of Union County, Oregon, for the right of way 8 feet in width for an irrigation ditch over and across the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 26. The approximate location of the ditch is shown on the face of this plat.
  - 5). Right to construct a head gate on the Carnes Ditch, location indeterminate. The approximate location of the ditch is shown on the face of this plat.
  - 6). Right of way easement granted to the Powder Valley Water Control District, recorded December 19, 1983 as Deed Microfilm Number 110856 of the Deed Records of Union County, Oregon, for the right of way 50 feet in width for construction, maintenance and operation of an underground pipeline referred to as the Coughanour-Plicher Creek Pipeline. The portion of the easement across the partition (if any) cannot be located without benefit of survey and is not shown on the face of this plat.
  - 7). Road and ditch easements cited in Deed recorded November 12, 1985 as Deed Microfilm Number 117235 1/2 of the Deed Records of Union County. Deed calls "subject to road and ditch easements and an easement granted in 1965 to William Davis and heirs for access to the Davis property" and is limited to the Northeast quarter of the Southwest quarter, the North half of the Southeast quarter and the Southwest quarter of the Southeast quarter of Section 26. The portion of the easement across the partition (if any) cannot be located and is not shown on the face of this plat.

### LEGEND

- Found 2 1/2" aluminum monument as per monumentation record 015-2010R
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 20140018T
- Easement Line
- - - - - Ditch or Creek
- [Hatched Box] Non Farm parcels created by Partition Plat Number 20140018T--NOT A PART of this partition.



### SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2015 0011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D303-D304 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Rick G. Robinson*  
 Rick G. Robinson, OPLS 2219

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Rick G. Robinson*  
 OREGON  
 JULY 17, 1988  
**RICK G. ROBINSON**  
 2219

Renewal Date: Dec. 31, 2016

### NOTE

No survey was done in the preparation of this plat. The dimensions shown are as if the sections are a perfect 5280 feet square. The acreage is also based on this assumption.

# PARTITION PLAT NUMBER 20150011T

Microfilm Number 20151625T

Plat Cabinet Number D303 - D304

A partition of a portion of Parcel 3 of Partition Plat Number 20140018T, and a portion of Parcel 3 of Partition Plat Number 20140017T, and other lands, being situate in Sections 22, 23, 25, 26, 27, 35 and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted this UNSURVEYED partition, being a portion of Parcel 3 of Partition Plat Number 20140018T, filed as Microfilm Number 20142932T and stored in Plat Cabinet D in slide numbers 275 and 276 and a portion of Parcel 3 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, together with other lands, the total parcel being situate in Sections 22, 23, 25, 26, 27, 35 and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to said partition plats,

**Section 22**  
The East 465 feet of the Southeast quarter of the Southeast quarter

**Section 23**  
The Southwest quarter of the Southeast quarter;  
The South half of the Southwest quarter

**Section 25**  
The West half of the Southwest quarter;

**Section 26**  
The West half of the Northeast quarter;  
The Southeast quarter of the Northeast quarter;  
The Northeast quarter of the Southeast quarter;  
That portion of the West half of the Southeast quarter and the Southeast quarter of the Southeast quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane);  
That portion of the Southwest quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane), EXCEPTING THEREFROM Parcels 1 and 2 of said Partition Plat Number 20140018T;  
The Northwest quarter;

**Section 27**  
The East 465 feet of the Northeast quarter;  
That portion of the Northeast quarter of the Southeast quarter described as follows;  
Beginning at the Northeast corner of the Southeast quarter of said Section 27,  
Thence; South, along the East line of said Section 27, a distance of 500 feet,  
Thence; West, parallel with the North line of the Southeast quarter of said Section 27, a distance of 465 feet,  
Thence; North, parallel with the East line of said Section 27, a distance of 500 feet, more or less, to the North line of the Southeast quarter of said Section 27,  
Thence; East, along said North line, a distance of 465 feet, to the Point of Beginning of this description.

**Section 35**  
That portion of the North Half of the Northeast quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane);

**Section 36**  
That portion of the North half of the Northwest quarter lying Westerly of following described line and also lying North of centerline of Union County Road Number 101 (North Powder River Road);  
Beginning at the Northwest corner of said Section 36, and running thence East 1515 feet, thence South 43°52' East 695 feet, thence South 435 feet,

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane) and other easements of record or as they exist.

Said tract containing 823 acres, more or less.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that the parcels within this partition are UNSURVEYED, in accordance with O.R.S. 92.050 and 92.060.

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

## SURVEYOR'S EXACT COPY STATEMENT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20150011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D303 - D304 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Rick G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2016

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

## PARCEL DESCRIPTIONS

### PARCEL 1

A portion of Parcel 3 of Partition Plat Number 20140018T, filed as Microfilm Number 20142932T and stored in Plat Cabinet D in slide numbers 275 and 276 and a portion of Parcel 3 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, together with other lands, the total parcel being situate in Sections 22, 23, 26 and 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to said partition plats,

**Section 22**  
The East 465 feet of the Southeast quarter of the Southeast quarter;

**Section 23**  
The South half of the Southwest quarter EXCEPTING THEREFROM the East 410 feet;

**Section 26**  
That portion of the Southwest quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane), EXCEPTING THEREFROM the East 410 feet, and ALSO EXCEPTING THEREFROM Parcels 1 and 2 of said Partition Plat Number 20140018T;  
The Northwest quarter, EXCEPTING THEREFROM the East 410 feet;

**Section 27**  
The East 465 feet of the Northeast quarter;  
That portion of the Northeast quarter of the Southeast quarter described as follows;  
Beginning at the Northeast corner of the Southeast quarter of said Section 27,  
Thence; South, along the East line of said Section 27, a distance of 500 feet,  
Thence; West, parallel with the North line of the Southeast quarter of said Section 27, a distance of 465 feet,  
Thence; North, parallel with the East line of said Section 27, a distance of 500 feet, more or less, to the North line of the Southeast quarter of said Section 27,  
Thence; East, along said North line, a distance of 465 feet, to the Point of Beginning of this description.

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane) and other easements of record or as they exist.

Said tract containing 329 acres, more or less.

### PARCEL 2

A portion of Parcel 3 of Partition Plat Number 20140018T, filed as Microfilm Number 20142932T and stored in Plat Cabinet D in slide numbers 275 and 276 and a portion of Parcel 3 of Partition Plat Number 20140017T, filed as Microfilm Number 20142931T and stored in Plat Cabinet D in slide numbers 273 and 274 of the plat records of Union County, together with other lands, being situate in Sections 23, 26 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to said partition plat,

**Section 23**  
The Southwest quarter of the Southeast quarter;  
The East 410 feet of the Southeast quarter of the Southwest quarter

**Section 26**  
The West half of the Northeast quarter;  
The Southeast quarter of the Northeast quarter;  
The Northeast quarter of the Southeast quarter, EXCEPTING THEREFROM the East 840 feet;  
The Southeast quarter of the Southeast quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane), EXCEPTING THEREFROM the East 840 feet;  
That portion of the West half of the Southeast quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane);  
That portion of the East 410 feet of the Southwest quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane);  
The East 410 feet of the Northwest quarter;

**Section 35**  
That portion of the North Half of the Northeast quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane), EXCEPTING THEREFROM the East 840 feet;

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane) and other easements of record or as they exist.

Said tract containing 329 acres, more or less.

### PARCEL 3

A tract of land being situate in Sections 25, 26, 35 and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows,

**Section 25**  
The West half of the Southwest quarter;

**Section 26**  
The East 840 feet of the Southeast quarter;

**Section 35**  
That portion of the East 840 feet of the Northeast quarter of the Northeast quarter lying North of the centerline of Union County Road Number 101 (North Powder River Lane);

**Section 36**  
That portion of the North half of the Northwest quarter lying Westerly of following described line and also lying North of centerline of Union County Road Number 101 (North Powder River Road);  
Beginning at the Northwest corner of said Section 36, and running thence East 1515 feet, thence South 43°52' East 695 feet, thence South 435 feet,

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane) and other easements of record or as they exist.

Said tract containing 165 acres, more or less.

## DECLARATION

Know all People by these presents that WILSON FAMILY RANCHES, LLC., 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 Uniform 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, has caused the same to be platted as shown on the annexed map, in accordance with the provisions of ORS Chapter 92. In witness whereof, WILSON FAMILY RANCHES, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by JOHN S WILSON, Managing Member,

*John S. Wilson*  
JOHN S. WILSON, Managing Member  
WILSON FAMILY RANCHES, LLC.

## ACKNOWLEDGMENT

State of Oregon  
County of Union SS

Know all people by these presents, on this 1<sup>st</sup> day of June, 2015, before me a Notary Public in and for said State and County, personally appeared JOHN S. WILSON, Managing Member of WILSON FAMILY RANCHES, LLC., and 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.

*Beth Ann Shirtcliff*  
Notary Public for  
the State of Oregon



Notarial seal

## 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.

*Linda L. Hill* Date: 6/4/15  
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 4<sup>th</sup> day of June, 2015.

*Scott Hartell* For  
Hanley Jenkins II  
Union County Planning Director

Union County Surveyor

Approved this 15<sup>th</sup> day of May, 2015.

By Willowa County Surveyor *Gregory T. Blackman*  
Gregory T. Blackman  
Deputy Willowa 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 June, 2015, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. D303-D304 Union County records. Microfilm Number 20151625T

Robin A. Church  
Union County Clerk

by *Helen Tucker*