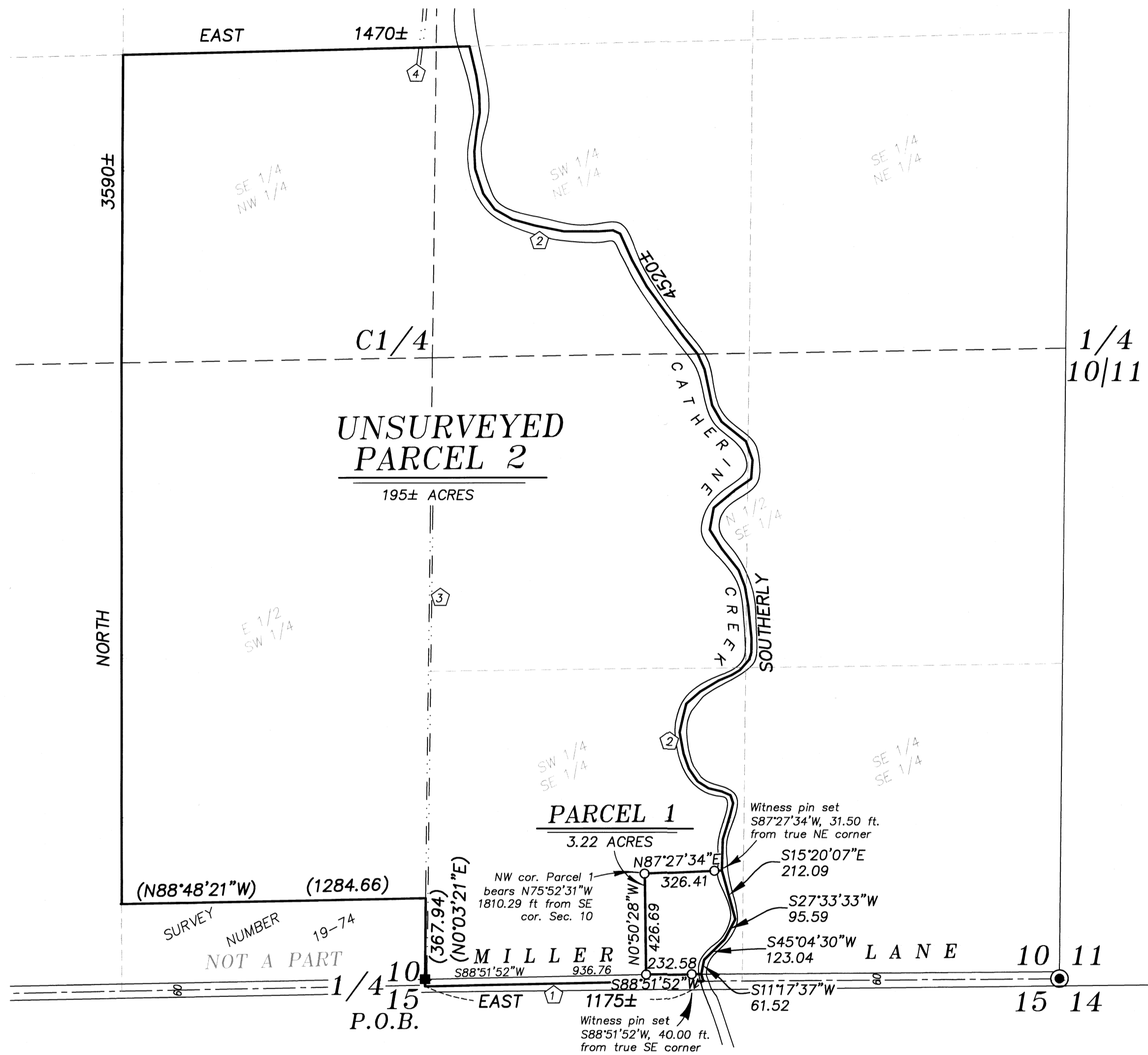


**PARTITION PLAT NUMBER** 2021-0010

Situated in the Section 10, Township 4 South, Range 39 East of the Willamette Meridian



**BASIS OF BEARING**

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

**SCALE: 1"=400'**

**LEGEND**

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, positioned as per Union County GPS network
- Found 5/8" iron pin set by Survey Number 23-72
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- — — Centerline
- - - - - Easement Line
- ( ) Record measurement as per Survey Number 19-74

**NOTES AND EASEMENTS**

- 1 Rights of the public in Miller Lane
- 2 Rights of the public in and to that portion of this Land lying below the high water mark of creeks and ditches as they cross this property
- 3 Right-of-way easement, granted to California-Pacific Utilities Company, recorded November 29, 1973 as Microfilm Document No. 47381 for right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains, and all necessary poles, towers and appurtenances over, under and upon a strip of land 10 feet in width. Shown hereon as per legal description.
- 4 Reciprocal easement agreement between Catherine Creek Ranches, LLC and Boothman Ranches, Inc, recorded Sept. 2, 2010 and Microfilm Document No. 20103059. Easement granted to Boothman Ranches makes reference to a mainline with no legal description. Location cannot be shown without benefit of survey. Appurtenant easement shown.
- 5 Covenants, Conditions and Restrictions, executed by Tara L. Bell and Fred S. Bell, recorded August 15, 2017 as Microfilm Document No. 20172689

**REFERENCE MATERIAL**

- Union County Monumentation Records  
Survey Number 23-72  
Survey Number 19-74
- DEED REFERENCES**  
Book 96, Page 584  
Book 96, Page 585  
Book 112, Page 328  
Book 121, Page 539  
Microfilm Number 47381  
Microfilm Number 140262  
Microfilm Number 140585  
Microfilm Number 20004306  
Microfilm Number 20004781  
Microfilm Number 20103059  
Microfilm Number 20172689  
Microfilm Number 20170440

**NARRATIVE**

This partition was done at the request of Fred Bell, owner of the land within. Mr. Bell wanted to divide the property as shown. I place the dividing line at the direction of Mr. Bell. The South line of Parcel 1 is intended to be on the North right of way line of Miller Lane. The East line of Parcel 1 is the centerline of Catherine Creek. It is unclear whether the pin set by Survey 29-72 on the North line of Miller Lane was on the aliquot line as it does not appear that a break of the section was done prior to its placement. I find no unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2021

**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. 2021-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E531-E532 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 2021-0010

Situated in the Section 10, Township 4 South, Range 39 East of the Willamette Meridian

Microfilm No. 20211591

Plat Cabinet No. E531-E532

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcel 1 and platted the parcels of this partition, being situated in the Section 10, Township 4 South, Range 39 East of the Willamette Meridian more particularly described as follows;

SITUATED IN SECTION 10, TOWNSHIP 4 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN:

The Southeast quarter of the Northwest quarter, all that portion of the Southwest quarter of the Northeast quarter lying West and South of the center of the channel of Catherine Creek, the East half of the Southwest quarter, and all that portion of the North half of the Southeast quarter and the Southwest quarter of the Southeast quarter lying West of the center of the channel of Catherine Creek.

EXCEPTING THEREFROM, a parcel of land in the Southeast quarter of the Southwest quarter, more particularly described as follows, with reference to map of survey made for David Baum, dated February, 1974, as filed in the office of the Union County Surveyor:

Commencing at a point on the centerline of the existing county road, said point being South 88°48'21" East, 1373.67 feet from the Southwest corner of said Section 10, said point also being South 88°48'21" East, 637.67 feet from P.O.T. Sta 628+74.67 on the Union Pacific Railroad main line; thence, North 1°36'33" East, 30.0 feet to the True Point of Beginning.

Thence: South 88°48'21" East, 1,293.82 feet,  
Thence: North 0°03'21" East, 337.94 feet,  
Thence: North 88°48'21" West, 1284.66 feet,  
Thence: South 1°36'33" West, 337.88 feet to the True Point of Beginning.

Containing 198 acres, more or less

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that parcel 1 is 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  
LaGrande, OR 97850



DECLARATION

Know all people by these presents that FRED S. BELL and TARA L. BELL 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 the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

Fred S. Bell  
FRED S. BELL

Tara L. Bell  
TARA L. BELL

APPROVALS

Union County Surveyor

Approved this 23 day of April, 2021.

by Grant County Surveyor Michael C. Springer

Union County Planning

Approved this 27<sup>th</sup> day of April, 2021.

for Stacy Warren  
Scott Hartel  
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 2020-2021 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.

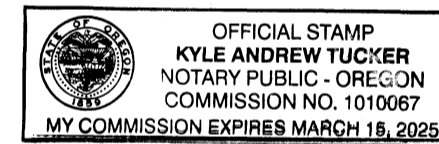
Cody Vavra Date: 4/27/21  
Cody Vavra, Union County Assessor/Tax Collector

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 27<sup>th</sup> day of April, 2021, before me a Notary Public in and for said State and County, personally appeared FRED S. BELL and TARA L. BELL 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

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 the 27<sup>th</sup> day of April, 2021, at 11:58 o'clock A.M., and recorded in Plat Cabinet No. E531-E532 Union County records. Microfilm Number 20211591

Robin A. Church  
Union County Clerk by Aileen Tucker, 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. 2021-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E531-E532 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu  
Jeffrey S. Hsu, OPLS 83571