 B10 51 0106 B10 51 0107 B10 51 0108

MAJOR PARTITION PLAT NO. P2010-014

Situated in Sections 31 and 32, Township 6 South, Range 39 East, and Sections 4, 5, 6, 8, 9, 16 and 17 of Township 7 South, Range 39 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed the exterior of Parcel 1 and platted UNSURVEYED Parcels 2 and 3 of this partition, being situated in Sections 31 and 32, Township 6 South, Range 39 East and Sections 4, 5, 6, 8, 9, 16 and 17, Township 7 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, the exterior being more particularly described as follows;

IN TOWNSHIP 6 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN:

Section 31: All that portion of Government Lot 1 of the Southwest quarter (the East half of the Southwest quarter), the South half of Government Lot 2 of the Southwest quarter (the Southwest quarter of the Southwest quarter), the South half of the Southeast quarter, and the Northwest quarter of the Southeast quarter lying within Baker County, Oregon,

EXCEPTING THEREFROM:

A parcel in the Northeast quarter of the Southwest quarter, and the South half of the Southwest quarter of Section 31, Township 6 South, Range 39 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the South one-half of the Southwest quarter of Section 31, said Township and Range; thence South 0°21' East, 438.34 feet; thence North 89°39' East, 5 feet; thence continuing North 89°39' East 359.99 feet; thence, North 41°21' East, 362.72 feet; thence, North 89°39' East 1000 feet; thence, North 0°21' West 408 feet; thence South 89°39' West to the West line of the Northeast quarter of the Southwest quarter of said Section 31; thence, South along the West line of the Northeast quarter of the Southwest quarter of said Section 31 to the Southwest corner thereof; thence, West along the North line of the Southwest quarter of the Southwest quarter of said Section 31 to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

All that portion of Section 31, Township 6 South, Range 39 East of the Willamette Meridian, in the County of Baker and State of Oregon, conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded January 16, 1948, in Book 145, Pages 452 and 453 and by instrument recorded August 4, 1959, in Book 169, Page 1009, Baker County Deed Records.

ALSO EXCEPTING THEREFROM

All that portion of the South half of Government Lot 2 of the Southwest quarter (the Southwest quarter of the Southwest quarter) of Section 31, Township 6 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, lying Southwesterly of the centerline of the Wilson Kelsey Ditch as said centerline existed on October 27, 2005.

Section 32: All that portion of the Southwest quarter of the Southwest quarter lying within Baker County, Oregon,

ALSO INCLUDING, all that portion of the Southeast quarter of the Southwest quarter within Baker County lying Southwesterly of the Smith-McPhee Tanner Ditch.

ALSO INCLUDING, all that portion of the southeast quarter lying Southerly of the Smith-McPhee Tanner Ditch and Westerly of the Oregon Railway and Navigation Company's right of way.

ALSO INCLUDING, a tract of land in the Southeast quarter, lying Easterly of the Oregon Railway and Navigation Company's right of way, more particularly described as follows:

Beginning at a point which is West 371 feet from the Southeast corner of Section 32, thence, North 5°32' West, 1110 feet; thence, South 63° West, 990 feet, more or less, to the Easterly right of way line of the Oregon Railway and Navigation Company; thence, Southerly along said Easterly right of way line to the South line of the Southeast quarter of said Section 32; thence, East along said South line to the Point of Beginning.

IN TOWNSHIP 7 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN:

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

EXCLUDING THEREFROM, that portion of said Section 4 lying North and East of the following described line,

Situated in Sections 4 and 5, Township 7 South, Range 39 East of the Willamette Meridian, more particularly described as follows with reference to Map of Survey Number 7-39-61, for Larry Wogman, as filed in the office of the Baker County Surveyor,

Beginning at a point in an existing East/West running fenceline from which the quarter section corner common to Sections 3 and 10 of said Township and Range bears South 66°17'17" East, a distance of 6530.60 feet,

Thence: South 87°00'22" West, along said fenceline, a distance of 111.96 feet,

Thence: South 88°43'03" West, along said fenceline, a distance of 1065.17 feet,

Thence: South 88°10'59" West, along said fenceline, a distance of 672.79 feet to a fence corner,

Thence: North 2°15'28" West, along a North/South running fenceline, a distance of 352.31 feet,

SURVEYOR'S CERTIFICATE (cont.)

Thence: North 3°16'49" West, along said fenceline, a distance of 433.02 feet,

Thence: North 4°04'32" West, a distance of 534.77 feet.

TOGETHER WITH, that portion of said Section 4 lying South and West of the following described line,

Situated in Sections 4 and 5, Township 7 South, Range 39 East of the Willamette Meridian, more particularly described as follows with reference to Map of Survey Number 7-39-61, for Larry Wogman, as filed in the office of the Baker County Surveyor,

Beginning at a point in an existing East/West running fenceline from which the quarter section corner common to Sections 3 and 10 of said Township and Range bears South 66°17'17" East, a distance of 6530.60 feet,

Thence: South 87°00'22" West, along said fenceline, a distance of 111.96 feet,

Thence: South 88°43'03" West, along said fenceline, a distance of 1065.17 feet,

Thence: South 88°10'59" West, along said fenceline, a distance of 672.79 feet to a fence corner,

Thence: North 2°15'28" West, along a North/South running fenceline, a distance of 352.31 feet,

Thence: North 3°16'49" West, along said fenceline, a distance of 433.02 feet,

Thence: North 4°04'32" West, a distance of 534.77 feet.

Section 5: All of Section 5, EXCEPTING THEREFROM all that portion conveyed to the Oregon Railway and Navigation Company, by instrument recorded November 8, 1883, in Book 'G', Page 565, Baker County Deed Records,

ALSO EXCEPTING THEREFROM, all that portion of the Southwest quarter of the Southwest quarter lying Westerly of the Westerly right of way line of the Oregon Railway and Navigation Company and Southwesterly of the Southwesterly right of way line of the Wilson Kelsey (High) Ditch.

ALSO EXCEPTING THEREFROM, that portion of said Section 5 lying North and East of the following described line,

Beginning at a point in an existing East/West running fenceline from which the quarter section corner common to Sections 3 and 10 of said Township and Range bears South 66°17'17" East, a distance of 6530.60 feet,

Thence: South 87°00'22" West, along said fenceline, a distance of 111.96 feet,

Thence: South 88°43'03" West, along said fenceline, a distance of 1065.17 feet,

Thence: South 88°10'59" West, along said fenceline, a distance of 672.79 feet to a fence corner,

Thence: North 2°15'28" West, along a North/South running fenceline, a distance of 352.31 feet,

Thence: North 3°16'49" West, along said fenceline, a distance of 433.02 feet,

Thence: North 4°04'32" West, a distance of 534.77 feet.

TOGETHER WITH, that portion of said Section 5 lying South and West of the following described line,

Beginning at a point in an existing East/West running fenceline from which the quarter section corner common to Sections 3 and 10 of said Township and Range bears South 66°17'17" East, a distance of 6530.60 feet,

Thence: South 87°00'22" West, along said fenceline, a distance of 111.96 feet,

Thence: South 88°43'03" West, along said fenceline, a distance of 1065.17 feet,

Thence: South 88°10'59" West, along said fenceline, a distance of 672.79 feet to a fence corner,

Thence: North 2°15'28" West, along a North/South running fenceline, a distance of 352.31 feet,

Thence: North 3°16'49" West, along said fenceline, a distance of 433.02 feet,

Thence: North 4°04'32" West, a distance of 534.77 feet.

SURVEYOR'S CERTIFICATE (cont.)

Section 6: Government Lot 1 of the Northeast quarter (the South half of the Northeast quarter), Government Lot 2 of the Northeast quarter (the North half of the Northeast quarter), the East half of Government Lot 1 of the Northwest quarter (the Southeast quarter of the Northwest quarter), the East half of Government Lot 2 of the Northwest quarter (the Northeast quarter of the Northwest quarter), the North half of Government Lot 1 of the Southwest quarter (the Northeast quarter of the Southwest quarter), and the North half of the Southeast quarter,

ALSO INCLUDING, that portion of the Southeast quarter of the Southeast quarter lying Northeasterly of the Northeasterly right of way line of the Wilson Kelsey (High) Ditch,

ALSO INCLUDING, all that portion of the Northeast quarter of Government Lot 4 (NW quarter of the NW quarter) lying Northeasterly of the centerline of the Wilson Kelsey Ditch as said centerline existed on October 27, 2005.

Section 8: The East half, the East half of the West half and the West half of the Northwest quarter,

Section 9: The West half, the West half of the East half, and all that portion of the East half of the Southeast quarter lying West of the Amanda C. Moore Ditch and the U.S. Highway 30 right of way.

EXCEPTING THEREFROM, that portion conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded April 13, 1940, in Book 128, Page 373, Baker County Deed Records.

Section 16: The Northwest quarter, the West half of the Southwest quarter and the Northwest quarter of the Northeast quarter,

ALSO INCLUDING, all that portion of the Southeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, the Northeast quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter lying North and West of the Amanda C. Moore Ditch.

Section 17: The Northeast quarter, the North half of the Southeast quarter, and the Southeast quarter of the Southeast quarter,

ALSO INCLUDING, a tract of land in the East half of the Northwest quarter, more particularly described as follows,

Beginning at a point 4.71 chains North of the Southeast corner of the East one-half of the Northwest quarter of Section 17, said Township and Range, thence, North 33°15' West, to a point which is 5 chains South of the Northwest corner of the East one-half of the Northwest quarter of said Section 17; thence, North 5 chains to the Northwest corner of the East one-half of the Northwest quarter of said Section 17; thence, East 20 chains; thence, South 35.29 chains, more or less to the Point of Beginning.

Containing 3,250 acres, more or less.

Subject to the rights of the public in Highway 30 and Maxwell Lane.

I further certify that I made this plat by order of and under the direction of owners thereof, and that corners of Parcel 1 are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2011

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
La Grande OR 97850