

PARTITION PLAT NUMBER 2015-005

A partition of land situated in Sections 26, 35 and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon

SURVEYOR'S CERTIFICATE

PARCEL DESCRIPTIONS

DECLARATION

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted this UNSURVEYED partition, situated in Sections 26, 35, and 36 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon, said tract being more particularly described as follows,

Section 26

That portion of the South half of the Southeast quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101);

That portion of the Southeast quarter of the Southwest quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101)

That portion of the East 265 feet of the Southwest quarter of the Southwest quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101)

Section 35

That portion of the East half of the Northeast quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101)

That portion of the West half of the Northeast quarter lying North of the centerline of the North Powder River and South of the centerline of North Powder River Lane (Union County Road Number 101)

That portion of the East half of the Northwest quarter lying North of the centerline of the North Powder River

That portion of the East 265 feet of the West half of Northwest quarter lying North of the centerline of the North Powder River

All that portion of the East half of the Southeast quarter lying North of the Anthony Lakes-Haines Secondary Highway

Section 36

That portion of the following described tract lying South of centerline of North Powder River Lane (Union County Road Number 101):

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, thence South 81°50' East 2590 feet, thence South 1320 feet, thence West 4480 feet, thence North 2640 feet to the Place of Beginning

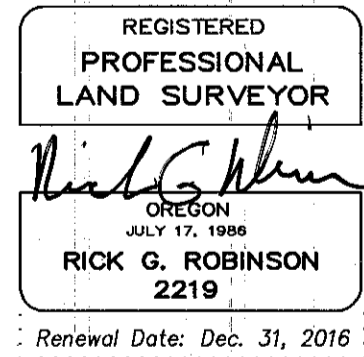
TOGETHER WITH All that portion of the West half of the Southwest quarter lying North of the Anthony Lakes-Haines Secondary Highway

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane), the Anthony Lakes-Haines Secondary Highway and other easements of record or as they exist.

Said tract containing 483 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
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



PARCEL 1

Section 26

That portion of the South half of the Southeast quarter, and that portion of the Southeast quarter of the Southwest quarter, and that portion of the East 265 feet of the Southwest quarter of the Southwest quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane);

Section 35

That portion of the West 330 feet of the East half of the Northeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane) and North of a line which bears East from the intersection of the centerline of the North Powder River with the West line of the East half of the Northeast quarter,

That portion of the West half of the Northeast quarter lying North of the centerline of the North Powder River and South of the centerline of North Powder River Lane (Union County Road Number 101)

That portion of the East half of the Northwest quarter and the East 265 feet of the West half of Northwest quarter lying North of the centerline of the North Powder River.

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 161 acres, more or less.

PARCEL 2

Section 35

That portion of the East half of the Northeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane) EXCEPTING THEREFROM: That portion of the West 330 feet of the East half of the Northeast quarter lying South of the centerline of Union County Road Number 101 (North Powder River Lane) and North of a line which bears East from the intersection of the centerline of the North Powder River with the West line of the East half of the Northeast quarter,

All that portion of the East half of the Southeast quarter lying North of the Anthony Lakes-Haines Secondary Highway

Section 36

That portion of the West half of the Northwest quarter and the West half of the Southwest quarter lying South of centerline of Union County Road Number 101 (North Powder River Road) and North of the Anthony Lakes-Haines Secondary Highway, EXCEPTING THEREFROM the East 525 feet.

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane), the Anthony Lakes-Haines Secondary Highway and other easements of record or as they exist.

Said tract containing 161 acres, more or less.

PARCEL 3

Section 36

That portion of the following described tract lying South 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, thence South 81°50' East 2590 feet, thence South 1320 feet, thence West 3685 feet, more or less, to a point 525 feet West of the East line of the West half of the Northwest quarter, thence North parallel with said East line, a distance of 1970 feet, more or less, to the centerline of Union County Road Number 101 (North Powder River Road), thence Northwesterly, 1000 feet more or less, to the Point of Beginning

TOGETHER WITH All that portion of the East 525 feet of the West half of the Southwest quarter lying North of the Anthony Lakes-Haines Secondary Highway

Subject to the rights of the public in Union County Road Number 101 (North Powder River Lane), the Anthony Lakes-Haines Secondary Highway and other easements of record or as they exist.

Said tract containing 161 acres, more or less.

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, and 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

ACKNOWLEDGMENTS

State of Oregon
County of Union SS

Know all people by these presents, on this 20th day of May, 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.

Notary Public
Notary Public for
the State of Oregon



APPROVALS

BAKER COUNTY 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 Alice Dufrenoy Date: 5-29-15

BAKER COUNTY PLANNING DEPARTMENT

Approved this 29th day of May, 2015.

Holly Perry
Holly Perry
Baker County Planning Director

BAKER COUNTY SURVEYOR

Approved this 21st day of May, 2015.

by Thomas J. Hanley
Thomas J. Hanley, Baker County Surveyor

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon
County of Baker

I do hereby certify that the attached partition plat was received for record on the 29th day of May, 2015, at 2 o'clock P.M., and recorded in Baker County records.

by Cindy Carpenter, County Clerk
Cindy Carpenter, County Clerk