

# PARTITION PLAT NUMBER P2015-006

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, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, 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, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon, said tract being more particularly described as follows, with reference to said partition plats,

**Section 22**  
The West 57 rods of the Southwest quarter of the Northeast quarter  
The West half of the Southeast quarter  
The Southeast quarter of the Southeast quarter EXCEPTING THEREFROM the East 465 feet  
The East 100 feet of the East half of the East half of the Southwest quarter  
The East 100 feet of the Southeast quarter of the Northwest quarter

**Section 26**  
That portion of the West half of the Southwest quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101) EXCEPTING THEREFROM the East 265 feet

**Section 27**  
The Northeast quarter EXCEPTING THEREFROM the East 465 feet  
The East 100 feet of the East half of the Northwest quarter  
The East 100 feet of the Northeast quarter of the Southwest quarter lying North of the centerline of North Powder River Lane (Union County Road Number 101)  
The Southeast quarter

EXCEPTING THEREFROM the following described tract:  
Commencing at the a point 500 feet South of the quarter corner common to Section 26 and 27, Township 6 South, Range 38 East of the Willamette Meridian; thence West parallel with the East-West half Section line of said Section 27 to the center of Daly Creek in the Northeast quarter of the Southeast quarter of said Section 27; thence Southeasterly along the center line of said Daly Creek to a point in said Northeast quarter of the Southeast quarter of said Section 27 where said Daly Creek meets the North Powder River Lane; thence Southeasterly along the North boundary of said North Powder River Lane to a point where said North boundary intersects the Section line between Sections 26 and 27; thence North along said Section line to the Point of Beginning.

ALSO EXCEPTING THEREFROM:  
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, situated in Section 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 plat,

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.

ALSO EXCEPTING THEREFROM:  
Parcels 1 and 2 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, situated in Section 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon,

**Section 35**  
That portion of the Northwest quarter of the Northwest quarter lying North of the centerline of the North Powder River, EXCEPTING THEREFROM the East 265 feet

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

Said tract containing 484 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.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*R.G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2016

## 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 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 West 57 rods of the Southwest quarter of the Northeast quarter  
The West half of the Southeast quarter  
The Southeast quarter of the Southeast quarter EXCEPTING THEREFROM the East 465 feet  
The East 100 feet of the East half of the East half of the Southwest quarter  
The East 100 feet of the Southeast quarter of the Northwest quarter

**Section 27**  
The Northeast quarter EXCEPTING THEREFROM the East 465 feet  
The East 100 feet of the East half of the Northwest quarter  
The East 100 feet of the Northeast quarter of the Southwest quarter lying North of the centerline of North Powder River Lane (Union County Road Number 101)  
That portion of the Southeast quarter lying North of the centerline of North Powder River Lane (Union County Road Number 101)

EXCEPTING THEREFROM the following described tract:  
Commencing at the a point 500 feet South of the quarter corner common to Section 26 and 27, Township 6 South, Range 38 East of the Willamette Meridian; thence West parallel with the East-West half Section line of said Section 27 to the center of Daly Creek in the Northeast quarter of the Southeast quarter of said Section 27; thence Southeasterly along the center line of said Daly Creek to a point in said Northeast quarter of the Southeast quarter of said Section 27 where said Daly Creek meets the North Powder River Lane; thence Southeasterly along the North boundary of said North Powder River Lane to a point where said North boundary intersects the Section line between Sections 26 and 27; thence North along said Section line to the Point of Beginning.

ALSO EXCEPTING THEREFROM:  
A portion of Parcel 3 of said Partition Plat Number 20140017T, said tract being more particularly described as follows, with reference to said partition plat,

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.

ALSO EXCEPTING THEREFROM:  
Parcels 1 and 2 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, situated in Section 27 of Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon,

TOGETHER WITH that portion of the Northwest quarter of the Southeast quarter of said Section 27 described as follows:

Beginning at the intersection of the West line of said Northwest quarter of the Southeast quarter and the centerline of North Powder River Lane (Union County Road Number 101):

Thence; South, along said West line, a distance of 340 feet,  
Thence; East, a distance of 800 feet, more or less, to the Southerly prolongation of the West line of Parcel 1 of said Partition Plat Number 20140017T,  
Thence; North, along said prolongation, a distance of 175 feet, more or less, to the centerline of North Powder River Lane (Union County Road Number 101),  
Thence; Northwesterly, along said centerline, a distance of 815 feet, more or less, to the Point of Beginning.

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

Said tract containing 322 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, the total parcel being situate in Sections 22, 26, 27 and 35 of Township 6 South, Range 38 East of the Willamette Meridian, Union and Baker Counties, Oregon, said tract being more particularly described as follows, with reference to said partition plats,

**Section 26**  
That portion of the West half of the Southwest quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101) EXCEPTING THEREFROM the East 265 feet

**Section 27**  
That portion of the Southeast quarter lying South of the centerline of North Powder River Lane (Union County Road Number 101)

EXCEPTING THEREFROM that portion of the Northwest quarter of the Southeast quarter of said Section 27 described as follows:  
Beginning at the intersection of the West line of said Northwest quarter of the Southeast quarter and the centerline of North Powder River Lane (Union County Road Number 101):  
Thence; South, along said West line, a distance of 340 feet,  
Thence; East, a distance of 800 feet, more or less, to the Southerly prolongation of the West line of Parcel 1 of said Partition Plat Number 20140017T,  
Thence; North, along said prolongation, a distance of 175 feet, more or less, to the centerline of North Powder River Lane (Union County Road Number 101),  
Thence; Northwesterly, along said centerline, a distance of 815 feet, more or less, to the Point of Beginning.

TOGETHER WITH the area between the Centerline of North Powder River Lane (Union County Road Number 101) and the South line of Parcels 1 and 2 of Partition Plat Number 20140017T

**Section 35**  
That portion of the Northwest quarter of the Northwest quarter lying North of the centerline of the North Powder River, EXCEPTING THEREFROM the East 265 feet

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

Said tract containing 162 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.

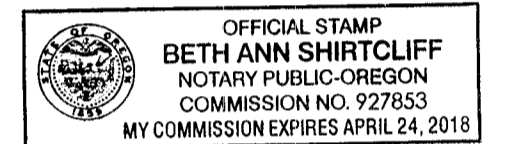
*John S. Wilson*  
JOHN S. WILSON, Managing Member  
WILSON FAMILY RANCHES, LLC

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

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

### 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 Alic Durflinger Date: 6.3.15

### BAKER COUNTY PLANNING DEPARTMENT

Approved this 3<sup>rd</sup> day of June, 2015.

*Holly Dent*  
Baker County Planning Director

### BAKER COUNTY SURVEYOR

Approved this 1<sup>st</sup> day of June, 2015.

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

## FILING STATEMENT

### BAKER COUNTY CLERK

State of Oregon SS  
County of Baker

I do hereby certify that the attached partition plat was received for record on the 3 day of June, 2015, at 10:30 o'clock A. M, and recorded in Baker County records.

by Cindy Carpenter, Co. Clerk  
by Karen Phillips, Deputy  
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