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PARTITION PLAT NO. P2019-008

WITHIN THE E 1/2 OF THE SW 1/4 AND THE S 1/2 OF THE SE 1/4 OF SECTION 1, NE 1/4, SE 1/4, SW 1/4 OF SECTION 12, NE 1/4, N 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 40 EAST W.M. AND GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 10 SOUTH, RANGE 41 EAST W.M. BAKER COUNTY, OREGON

Call 48 Hours before digging: 811 or call811.com Common Ground Alliance

SURVEYOR'S CERTIFICATE

I, CHRIS HOGLUND PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 1 OF THIS LAND PARTITION BEING SITUATED IN BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The following legal description is shown per Exhibit A as described in Revised Status of Record Title, Title No. 159106AM prepared by AmeriTitle having a commitment date of March 6, 2017 at 7:30 A.M.

All that portion of the East half of the Southwest quarter and of the South half of the Southeast quarter of Section 1, Township 10 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southerly of the Southerly right of way line of U.S. Highway I-84.

ALSO the West half of the Southeast quarter, the East half of the Southwest quarter, the Southwest quarter of the Southwest quarter, the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 12, Township 10 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

EXCEPTING THEREFROM the following four parcels:

Parcel No. 1: All that portion of the following described parcel lying in the Northeast quarter of the Northeast quarter of Section 12, Township 10 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon:

BEGINNING at a point on the Northeasterly right of way line of U.S. Highway 80N, opposite Engineer's Station 309+65.83 on the center line of the relocated Old Oregon Trail Highway, said point being South 169 feet and East 2478 feet of the South quarter corner of Section 1, said township south and range east; thence North 03°48'40" East 401.27 feet; thence North 48°09'40" East 404.01 feet; thence South 67°19'20" East 576.80 feet; thence South 53°39'10" West 868.22 feet to the Northeasterly right of way line of U.S. Highway 80N; thence North 67°19'20" West 174.02 feet along said Northeasterly right of way line to the POINT OF BEGINNING.

Parcel No. 2: A parcel in the West half of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 12, Township 10 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest quarter of Section 12, said township and range; thence South 23 feet to a point; thence East 600 feet along a line which is parallel with the South line of the Northeast quarter of said Section 12 to a point which is South 23 feet of the South line of the Northeast quarter of said Section 12; thence North 1250 feet, more or less, to the Southwesterly right of way line of County Road No. 753; thence Northwesterly along the Southwesterly right of way line of County Road No. 753 until said County Road intersects with the Southwesterly right of way line of the Union Pacific Railroad; thence Northwesterly along the Southwesterly right of way line of the Union Pacific Railroad to the East line of the Northwest quarter of said Section 12; thence South 1630 feet, more or less, along the East line of the Northwest quarter of said Section 12 to the POINT OF BEGINNING.

Parcel No. 3: Railroad right of way conveyed to Oregon Railway and Navigation Company, by instrument recorded October 25, 1882, in Book "G", Page 530, Baker County Deed Records.

Parcel No. 4: Highway right of way awarded to the State of Oregon, by and through its State Highway Commission, in Final Judgment entered June 18, 1959, in Suit No. L-2471, Baker County Circuit Court.

ALSO all that portion of the Southeast quarter of the Southeast quarter of Section 12, Township 10 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying West of the County Road right of way.

ALSO the North half of the Northwest quarter, and the Northwest quarter of the Northeast quarter of Section 13, Township 10 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO all that portion of the East half of the Northeast quarter of Section 13, Township 10 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying West of the County Road right of way.

ALSO all that portion of Government Lot 1 in Section 7, Township 10 South, Range 41 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the highway right of way awarded to the State of Oregon, by and through its State Highway Commission, in Final Judgment entered June 18, 1959, in Suit No. L-2471, Baker County Circuit Court.

ALSO all that portion of Government Lot 1 in Section 7, Township 10 South, Range 41 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the following described parcel:

BEGINNING at a point opposite and Southwesterly 122 feet from Station 314+00 on the centerline of the relocated Old Oregon Trail Highway, said point also being South 633 feet and East 2754 feet from the North quarter corner of Section 12, Township 10 South, Range 40 East of the Willamette Meridian; thence South 40°01'02" East 710 feet, more or less, to the South line of Government Lot 1 in said Section 7; thence Easterly 575 feet, more or less, along the South line of Government Lot 1 in said Section 7 to the Southwesterly right of way line of U.S. Highway 80N; thence North 63°15'40" West 1150 feet, more or less, along the Southwesterly right of way line of U.S. Highway 80N to the POINT OF BEGINNING.

THIS PARTITION CONTAINS 582.42 ACRES

I FURTHER CERTIFY THAT I MADE THIS PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT PARCEL 1 IS MONUMENTED AS SHOWN ON THE ANNEXED MAP, IN ACCORDANCE WITH O.R.S. 92.055.

Signature of Chris Heglund, OPLS 87134, Westwood Professional Services, 12701 White Water Drive, Suite 300, Minnetonka, Minnesota 55343

SURVEYOR'S EXACT COPY STATEMENT

I, CHRIS HOGLUND REGISTERED OREGON SURVEYOR NO. 87134, DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THE PARTITION PLAT NO. P2019-008 AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION PLAT AS THE SAME IS ON FILE IN THE PLAT RECORDS OF BAKER COUNTY.

CHRIS HOGLUND, OPLS 87134

NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF HAT BRAND LAND AND LIVESTOCK, LLC. THE PURPOSE OF THIS PARTITION WAS TO CREATE 2 PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS. I ACCEPT THE MONUMENTS AS FOUND AS SHOWN HEREON.

THE FIELD WORK WAS COMPLETED ON JULY 30, 2017 AND MARCH 29, 2019.

REFERENCES

A VARIABLE RIGHT OF WAY IS SHOWN FOR OLD U.S. 30 AND IS CENTERED ON THE CENTERLINE AS TRAVELED. THE RIGHT OF WAY IS SHOWN PER DRAWING NO. 3B-22-23.

THE RIGHT OF WAY WIDTH FOR U.S. HIGHWAY I-84 IS VARIABLE AND SHOWN ON THE SURVEY. THE RIGHT OF WAY IS SHOWN PER DRAWING NO. 8B-9-4.

MONUMENT RECORD 10-40-16

RECORD MAP SURVEY 10-40-17

DEED B04 22 0205

AMERITITLE TITLE COMMITMENT NO. 159106AM

BASIS OF BEARINGS

THE HORIZONTAL DATUM IS NAD83 OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (INTERNATIONAL SURVEY FEET). ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE NAD83 OREGON STATE PLANE COORDINATE SYSTEM.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, BRENT GYLLENBERG MANAGER OF HAT BRAND LAND AND LIVESTOCK, LLC, DO HEREBY DECLARE THAT HAT BRAND LAND AND LIVESTOCK, LLC, IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT HAT BRAND LAND AND LIVESTOCK, LLC HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT

Signature of Brent Gyllenberg, Manager Hat Brand Land and Livestock, LLC

ACKNOWLEDGMENTS

STATE OF OREGON

COUNTY OF BAKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 7, 2019

Signature of Johanna Young

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 05/27/2023



APPROVALS

BAKER COUNTY SURVEYOR

APPROVED THIS 13th DAY OF Sept., 2019.

Signature of Thomas J. Hanley, Baker County Surveyor

BAKER COUNTY PLANNING DEPARTMENT

APPROVED THIS 14th DAY OF November, 2019.

Signature of Holly Davis, Baker County Planning Director

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 PLACE UPON THE 2019-2020 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

Signature of Nico Dufrenoy, Baker County Tax Collector

DATE: 11-15-19

FLING STATEMENT

BAKER COUNTY CLERK

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 15th DAY OF November 2019 AT 3:20 PM O'CLOCK AND RECORDED IN BAKER COUNTY RECORDS.

Signature of Stefanie Thibon, Baker County Clerk

DEPUTY COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 13, 2012 Christopher Dean Heglund 87134

EXPIRATION DATE: 6/30/20

Date: 9/10/19 Sheet: 3 OF 3

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Baker City Solar

Baker County, Oregon

FILED November 18, 2019 BAKER COUNTY SURVEYOR SURVEY NO. 10-40-39 10-41-16

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Fax (952) 937-5822 Minnetonka, MN 55343 Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

Crew: Checked: Drawn: Record Drawing by/date:

Prepared for:

Enerparc, Inc.

Lake Merritt Plaza 1999 Harrison Street, Suite 830 Oakland, CA 94612