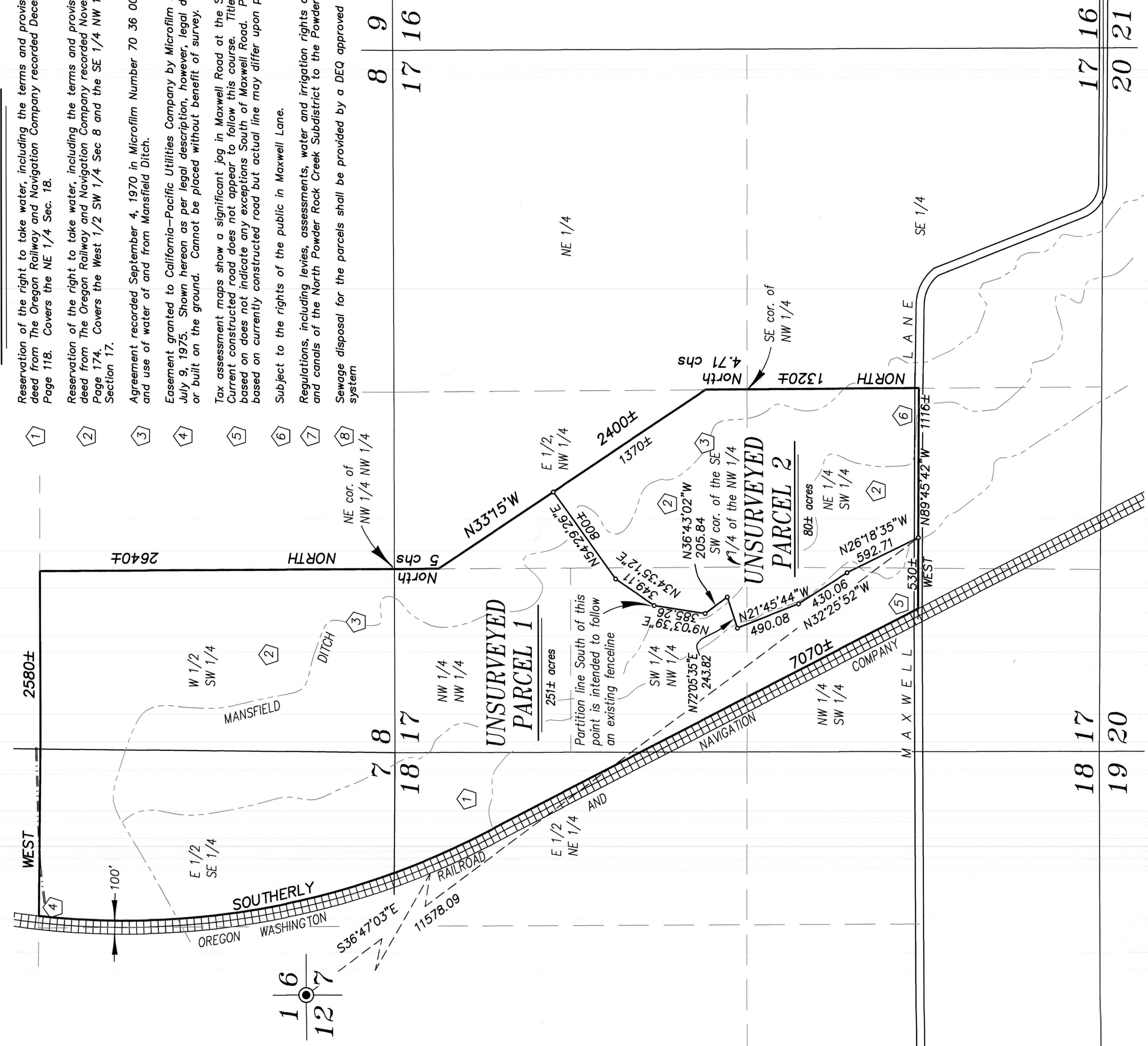


PARTITION PLAT NUMBER P2019-004

Situated in the Southeast quarter of Section 7, the Southwest quarter of Section 8, the West half of Section 17 and the Northeast quarter of Section 18, Township 7 South, Range 39 East of the Willamette Meridian, Baker County, Oregon

NOTES AND EASEMENTS

- 1 Reservation of the right to take water, including the terms and provisions contained therein, in deed from The Oregon Railway and Navigation Company recorded December 11, 1900 in Book 41, Page 118. Covers the NE 1/4 Sec. 18.
- 2 Reservation of the right to take water, including the terms and provisions contained therein, in deed from The Oregon Railway and Navigation Company recorded November 4, 1909 in Book 71, Page 174. Covers the West 1/2 SW 1/4 Sec 8 and the SE 1/4 NW 1/4 and the NE 1/4 SW 1/4 Section 17.
- 3 Agreement recorded September 4, 1970 in Microfilm Number 70 36 004 concerning enlargement and use of water of and from Mansfield Ditch.
- 4 Easement granted to California-Pacific Utilities Company by Microfilm Number 75 28 042, recorded July 9, 1975. Shown hereon as per legal description, however, legal description states "as staked or built on the ground. Cannot be placed without benefit of survey.
- 5 Tax assessment maps show a significant jog in Maxwell Road at the Southwest corner of property. Current constructed road does not appear to follow this course. Title report that this partition is based on does not indicate any exceptions South of Maxwell Road. Parcels shown hereon are based on currently constructed road but actual line may differ upon performing a full survey.
- 6 Subject to the rights of the public in Maxwell Lane.
- 7 Regulations, including levees, assessments, water and irrigation rights and easements for ditches and canals of the North Powder Rock Creek Subdistrict to the Powder Valley Water Control District
- 8 Sewage disposal for the parcels shall be provided by a DEQ approved sanitary sewage disposal system



BASIS OF BEARING

Geodetic North at the SW corner of Section 6, Township 7 South, Range 39 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=600'

LEGEND

- Found 2" aluminum cap, set by Survey Number 7-39-50
- Railroad
- Ditch
- Approximate aliquot Line
- Easement Line
- Angle Point in property line
No monument set

REFERENCE MATERIAL

Baker County Monumentation Records
Survey Number 07-39-50
Survey Number 07-39-72

DEED REFERENCES
Book 41, Page 118
Book 71, Page 174
Microfilm Number 70 36 004
Microfilm Number 75 28 042

Preliminary Title Report 279259AM, prepared by Amerititle, dated February 6, 2019

NARRATIVE

This partition was done at the request of Joel Wendt, owner of the land within. Mr. Wendt wanted to divide the property as shown. This partition is UNSURVEYED. No attempt was made to resolve exterior boundaries. No monuments were set in the course of this partition. The intent is to divide the property on an existing fence line up until the final two courses at the North end of the dividing line. For acreage purposes, I calculate the 80± acres based on area contained within the fences, though since there was no survey performed, there was no conclusive boundary resolution on the East side of this tract. Tax map show a bend in Maxwell Lane at the Southwest corner. The constructed road does not reflect this, though fences indicate that one may have previously existed. I base this plat off a preliminary title report which does not indicate that there is any exception to title South of Maxwell Lane. Acreage of the total parcel is taken from tax assessment maps. I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this Partition Plat No. ~~P2019-004~~ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

FILED June 3, 2019
BAKER COUNTY SURVEYOR
SURVEY NO. 7-39-93

Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER P2019-004

Situated in the Southeast quarter of Section 7, the Southwest quarter of Section 8, the West half of Section 17 and the Northeast quarter of Section 18, Township 7 South, Range 39 East of the Willamette Meridian, Baker County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, situated in the Southeast quarter of Section 7, the Southwest quarter of Section 8, the West half of Section 17 and the Northeast quarter of Section 18, Township 7 South, Range 39 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows:

TOWNSHIP 7 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

Section 7: The East half of the Southeast quarter lying Easterly of the Easterly right of way line of the Oregon-Washington Railroad and Navigation Company

Section 8: The West half of the Southwest quarter

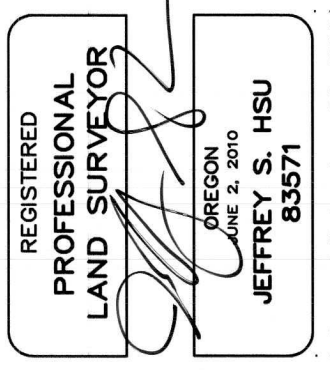
Section 17: The Northwest quarter of the Northwest quarter, the Northeast quarter of the Southwest quarter, that portion of the Southwest quarter of the Northwest quarter and of the Northwest quarter of the Southwest quarter lying Easterly of the Easterly right of way line of the Oregon-Washington Railroad and Navigation Company, ALSO INCLUDING a parcel in the East half of the Northwest quarter more particularly described as follows:

Beginning at the Southeast corner of the Northwest quarter of Section 17 of said Township and Range; thence, North 4.71 chains; thence, North 33°15' West to a point which is South 5 chains from the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 17; thence, South to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence, East to the Point of Beginning.

Section 18: That portion of the East half of the Northeast quarter lying Easterly of the Easterly right of way line of the Oregon-Washington Railroad and Navigation Company.

Containing 331 acres, more or less.

I further certify that I made this plat by order of and under the direction of the owners thereof, 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

Renewal Date: June 30, 2019

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this Partition Plat No. P2019-004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that WENDT FAMILY, LLC, an Oregon Limited Liability Corporation, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed plat, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, WENDT FAMILY, LLC, pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by JOEL WENDT.

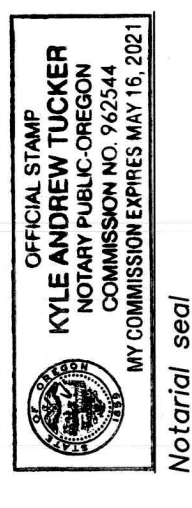
JOEL WENDT
WENDT FAMILY, LLC

ACKNOWLEDGMENT

State of Oregon SS
County of Baker

Know all these people by these presents, on this 31st day of May, 2019, before me a Notary Public in and for said County and State, personally appeared JOEL WENDT, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial seal

APPROVALS

BAKER COUNTY PLANNING

Approved this 31st day of May, 2019.

Baker County Planning Director

BAKER COUNTY SURVEYOR

Approved this 30th day of May, 2019.

Thomas J. Hanley
Baker County Surveyor

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 2018-2019 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 Mia Yuffing Baker County Tax Collector Date: 5-31-19

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 31st day of MAY, 2019, at 11:15 o'clock A.M. and recorded in Baker County Records.

Stephanie Kirby
Baker County Clerk by Karen Phillips, Deputy

FILED June 3, 2019
BAKER COUNTY SURVEYOR
SURVEY NO. 7-39-93