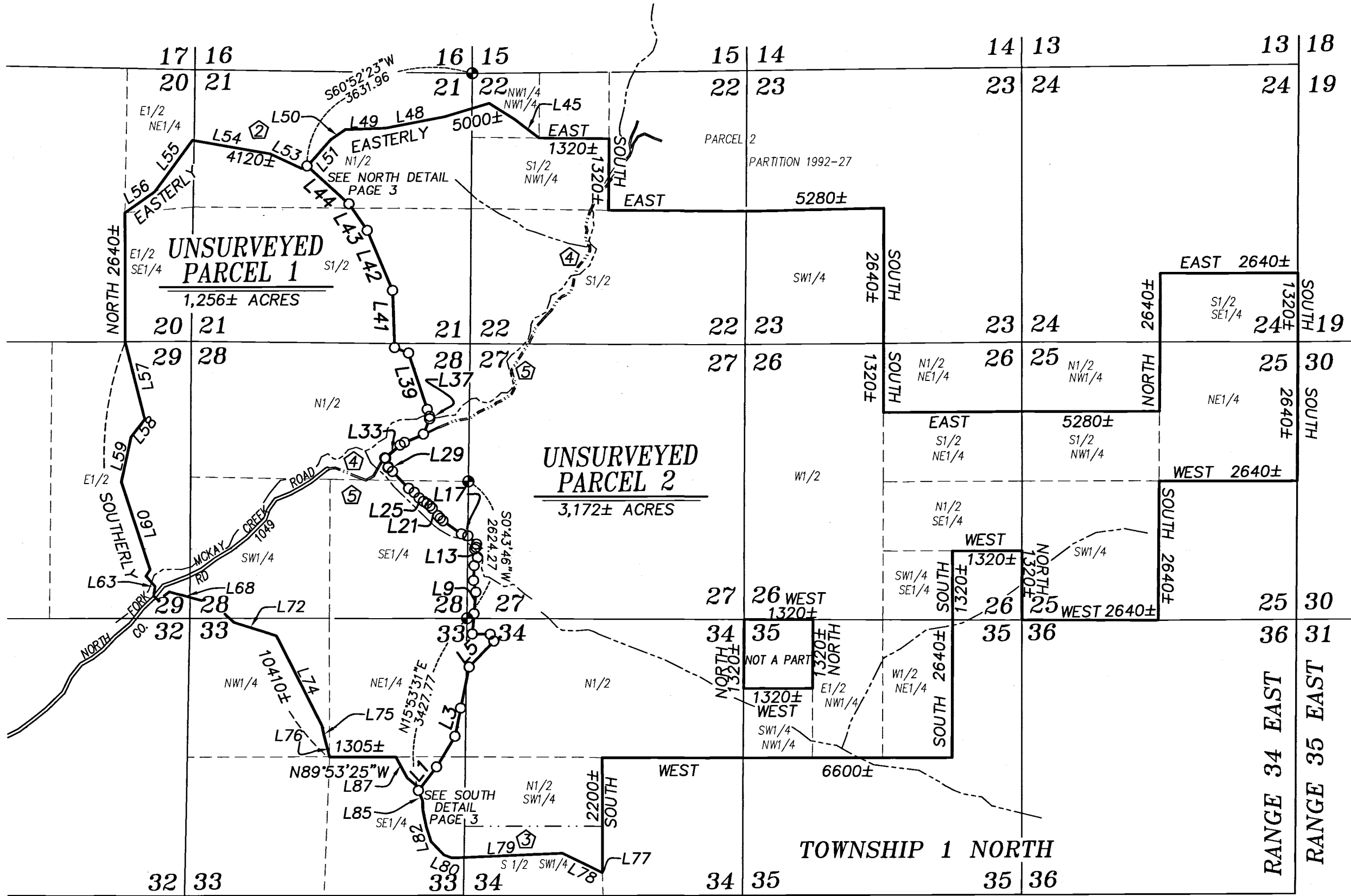


PARTITION PLAT NUMBER 2020-07

Situated in the East half of Section 20, Sections 21 and 22, the Southwest quarter of Section 23, the Southeast quarter of Section 24, Sections 25, 26, 27, and 28, the East half of Section 29, Sections 33, 34, and 35 Township 1 North, Range 34 East of the Willamette Meridian, Umatilla County, Oregon

INDEX

- PAGE 1 - Partition Plat and Easements
- PAGE 2 - Line Tables
- PAGE 3 - Detail of surveyed partition line
- PAGE 4 - Surveyor's Certificate, Declaration, Acknowledgements, Approvals and Filing



BASIS OF BEARING

True geodetic North at the Southeast corner of Section 24, Township 1 North, Range 34 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=2000'

LEGEND

- Monument of record as per Umatilla County Monumentation Records
- Found unrecorded 1" OD iron pipe
- Found 5/8" iron pin with plastic cap marked OR PLS 1106 WA PLS 17372
- Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- ~ Creek
- ~ County Road
- ~ Easement

REFERENCE MATERIAL

Umatilla County Monumentation Records
Survey Number 97-223-B
Partition Plat 2008-17

Book 205, Page 115
Book 330, Page 188
Microfilm Document Number 1997-3200285
Microfilm Document Number 1998-3220296
Microfilm Document Number 2018-6800809

Preliminary Title Report No. 99029, prepared by Pioneer Escrow Inc., dated Sept. 11, 2019

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

NARRATIVE

This partition was done at the request of Jay Wheelhouse, owner of the land within. Mr. Wheelhouse wanted to partition as shown. This partition is UNSURVEYED. Bearings and distances of unsurveyed lines shown hereon are based on record distances as per stated title report, Partition Plat 2008-17 and Survey Number 97-223-B. I place the dividing line at the direction of Mr. Wheelhouse. The Northern terminus of the dividing line between the parcels fell on a line described by metes and bounds for which I could find no filed survey. There are unrecorded 1" OD pipes that fall in several of the fence corners that are relatively harmonious with the calls of the deed. The landowner has known this line to be previously surveyed with the intent to have followed the existing fence line. I find that the angle point in the fence, where this partition line terminates to be harmonious with the found pipes and fence corners. Because of the harmony with records, landowner testimony and the apparent age of the fence, I accept the existing fence corner as representing the angle point between lines 51 and 52. The beginning point on the South line of the dividing line was placed on line between monuments set by Survey Number 97-223-B, which I find to be harmonious with record. Both of these are detailed on Page 3 of this partition. With exception of the terminus of these lines, no attempts were further made to resolve exterior boundaries. I find no 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 the Partition Plat No. 2020-07 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of UMATILLA COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Signature]
Jeffrey S. Hsu, OPLS 83571

RECEIVED BY
Umatilla County Surveyor
Date: 3/3/20
Fied By: CT
No.: 20-019-B

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 03-02-2020

at 10:51 o'clock a. m., in the record of PLATS of said County.

YEAR 2020 NUMBER 07

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-6980083

NOTES AND EASEMENTS

- 1 Subject to the rights of the public to North Fork McKay Creek Road (County Road No. 1049)
- 2 An unrestricted easement for ingress and egress over and across the Easterly 14 feet of the West half of the Northwest quarter of Section 21, Township 1 North, Range 34 East of the Willamette Meridian as recorded in Book 330, Page 188, Umatilla County, Oregon and described as Tract 3 in MF 1998-3220296. For benefit of this property.
- 3 Timber Reservations, including the terms and provisions thereof, reserved by Mark Cargill in deed recorded in Book 205, Page 115, over the North 1/2 of the SW 1/4 and the North 1/2 of the SE 1/4 of the SW 1/4 of Section 34.
- 4 A perpetual, non-exclusive easement for ingress and egress and roadway purposes, under Agreement recorded in Microfilm 1997-3200285 (R320, 0285), over the existing road running along North McKay Creek from the end of County Road 1049 to Parcel 2 of Partition Plat 1992-27 (NE 1/4 Sec. 22 and NW 1/4 Sec 23). Shown hereon in its approximate position. Placed by aerial photograph.
- 5 A perpetual, non-exclusive easement granted to the Confederated Tribes of the Umatilla Indian Reservation by deed recorded as Microfilm 2018-6800809, over the presently existing road running along North McKay Creek from the end of County Road #1049 to to the East half of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 11, the West half of Section 14, and the East half of Section 15. Shown hereon in its approximate position. Placed by aerial photograph.

PARTITION PLAT NUMBER 2020-07

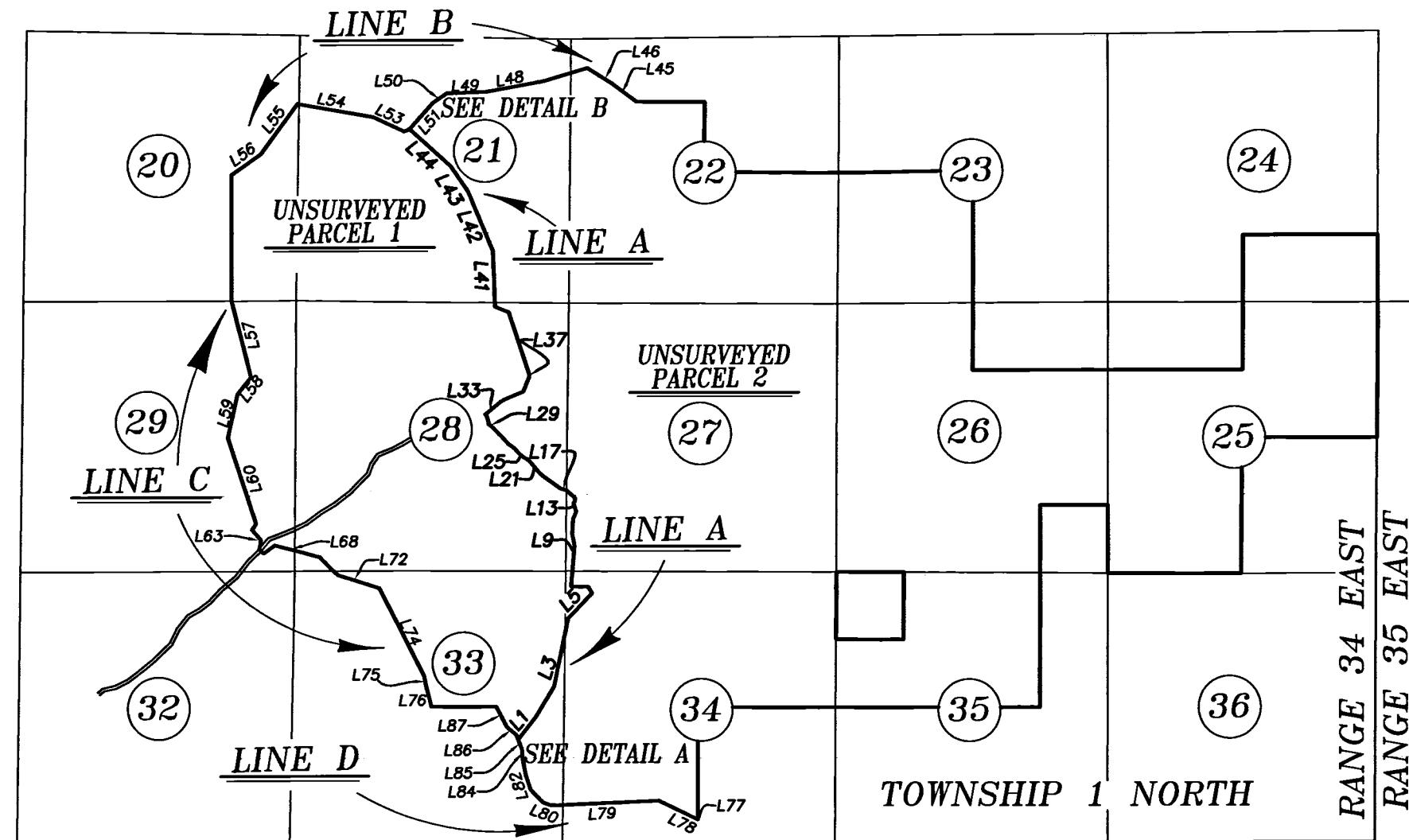
Situated in the East half of Section 20, Sections 21 and 22, the Southwest quarter of Section 23, the Southeast quarter of Section 24, Sections 25, 26, 27, and 28, the East half of Section 29, Sections 33, 34, and 35 Township 1 North, Range 34 East of the Willamette Meridian, Umatilla County, Oregon

SCALE: 1"=3000'

LINE A

Line #	Length	Direction
L1	570.79	N38° 03' 17"E
L2	686.20	N31° 12' 21"E
L3	552.05	N11° 32' 38"E
L4	803.58	N11° 32' 38"E
L5	686.00	N43° 49' 25"E
L6	148.58	N28° 28' 47"W
L7	342.86	N89° 13' 15"W
L8	393.01	N04° 52' 26"E
L9	413.81	N04° 52' 30"E
L10	227.15	N10° 39' 28"W
L11	286.49	N02° 24' 40"E
L12	173.47	N23° 06' 02"E
L13	171.74	N18° 54' 39"W
L14	43.31	N37° 36' 38"E
L15	60.43	N09° 27' 49"E
L16	229.40	N46° 37' 02"W
L17	129.69	N72° 59' 36"W
L18	432.90	N54° 38' 31"W
L19	73.51	N46° 11' 27"W
L20	67.36	N44° 06' 19"W
L21	173.95	N37° 32' 40"W
L22	66.49	N42° 13' 20"W

Line #	Length	Direction
L23	73.94	N51° 35' 19"W
L24	79.34	N60° 21' 13"W
L25	107.46	N50° 11' 15"W
L26	140.78	N41° 27' 14"W
L27	132.25	N54° 22' 55"W
L28	446.07	N43° 46' 22"W
L29	114.91	N50° 23' 59"W
L30	15.99	N33° 35' 19"E
L31	170.99	N17° 19' 47"W
L32	21.02	N56° 28' 53"W
L33	380.05	N50° 26' 48"E
L34	99.58	N59° 38' 59"E
L35	396.46	N66° 27' 41"E
L36	313.02	N22° 11' 32"E
L37	48.06	N00° 16' 57"W
L38	140.49	N18° 13' 24"W
L39	1142.33	N18° 13' 24"W
L40	286.01	N68° 09' 56"W
L41	1097.54	N02° 01' 36"W
L42	1248.31	N22° 47' 56"W
L43	618.54	N34° 26' 53"W
L44	1084.14	N47° 55' 55"W



LINE B

Line #	Length	Direction
L45	592.63	N44° 55' 20"W
L46	569.05	N57° 44' 20"W
L47	893.69	S73° 17' 50"W
L48	1142.30	S79° 31' 40"W
L49	785.98	S87° 47' 00"W
L50	335.68	S55° 18' 30"W
L51	687.94	S41° 45' 10"W
L52	109.10	S67° 41' 45"W
L53	675.03	N65° 03' 40"W
L54	1504.99	N80° 02' 40"W
L55	1221.49	S36° 17' 50"W
L56	608.57	S55° 02' 30"W

LINE C

Line #	Length	Direction
L57	1531.60	S14° 09' 08"E
L58	431.67	S38° 11' 34"W
L59	875.39	S12° 18' 05"W
L60	1768.69	S18° 10' 06"E
L61	148.65	S33° 00' 38"W
L62	265.07	S41° 27' 25"E
L63	184.82	S08° 59' 22"W
L64	119.27	S45° 53' 08"E
L65	270.10	S52° 53' 05"W
L66	173.46	N74° 42' 08"W
L67	85.50	N76° 38' 01"W
L68	146.39	N75° 12' 48"W
L69	509.25	S74° 38' 58"E
L70	316.26	S44° 19' 55"E
L71	184.37	S48° 19' 11"E
L72	606.82	S72° 16' 24"E
L73	241.68	S71° 45' 50"E
L74	1928.53	S26° 54' 11"E
L75	178.43	S12° 38' 27"E
L76	337.99	S14° 13' 23"E

LINE D

Line #	Length	Direction
L77	13±	S64° 17' 35"E
L78	856.12	N64° 17' 35"W
L79	2114.50	S87° 31' 09"W
L80	168.79	N69° 11' 57"W
L81	355.23	N44° 31' 46"W
L82	287.93	N17° 55' 10"W
L83	337.63	N11° 16' 44"W
L84	179.26	N02° 30' 47"W
L85	311.51	N21° 35' 15"W
L86	233.84	N50° 05' 50"W
L87	419±	N28° 15' 54"W

NOTE: Due to the excessive number of short courses and the large scale of the map, some line numbers do not appear on the map. These omitted numbers fall in sequence between the labeled lines shown. For detail of surveyed line, see Page 3.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2021

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2020-07 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of UMATILLA COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

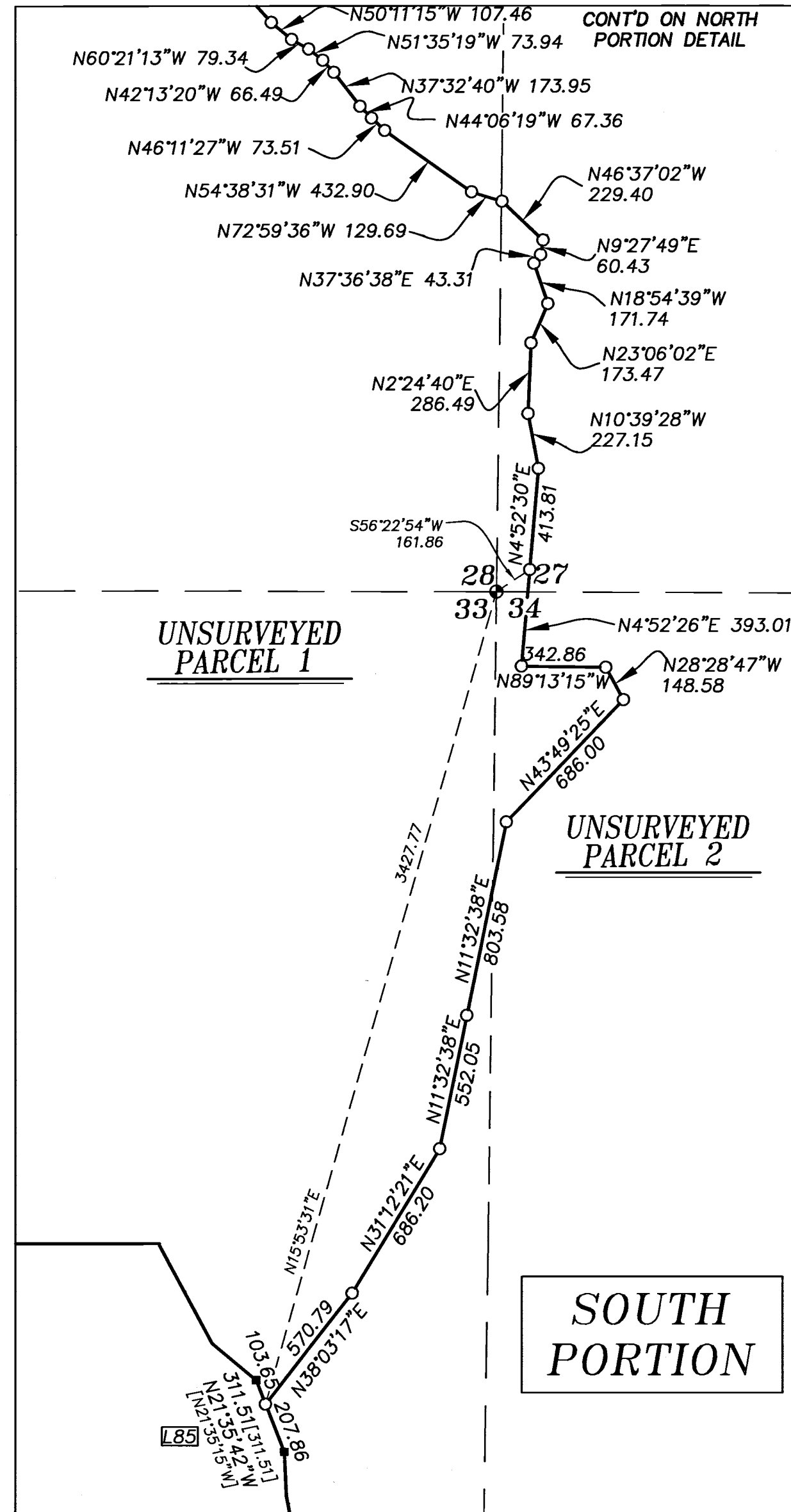
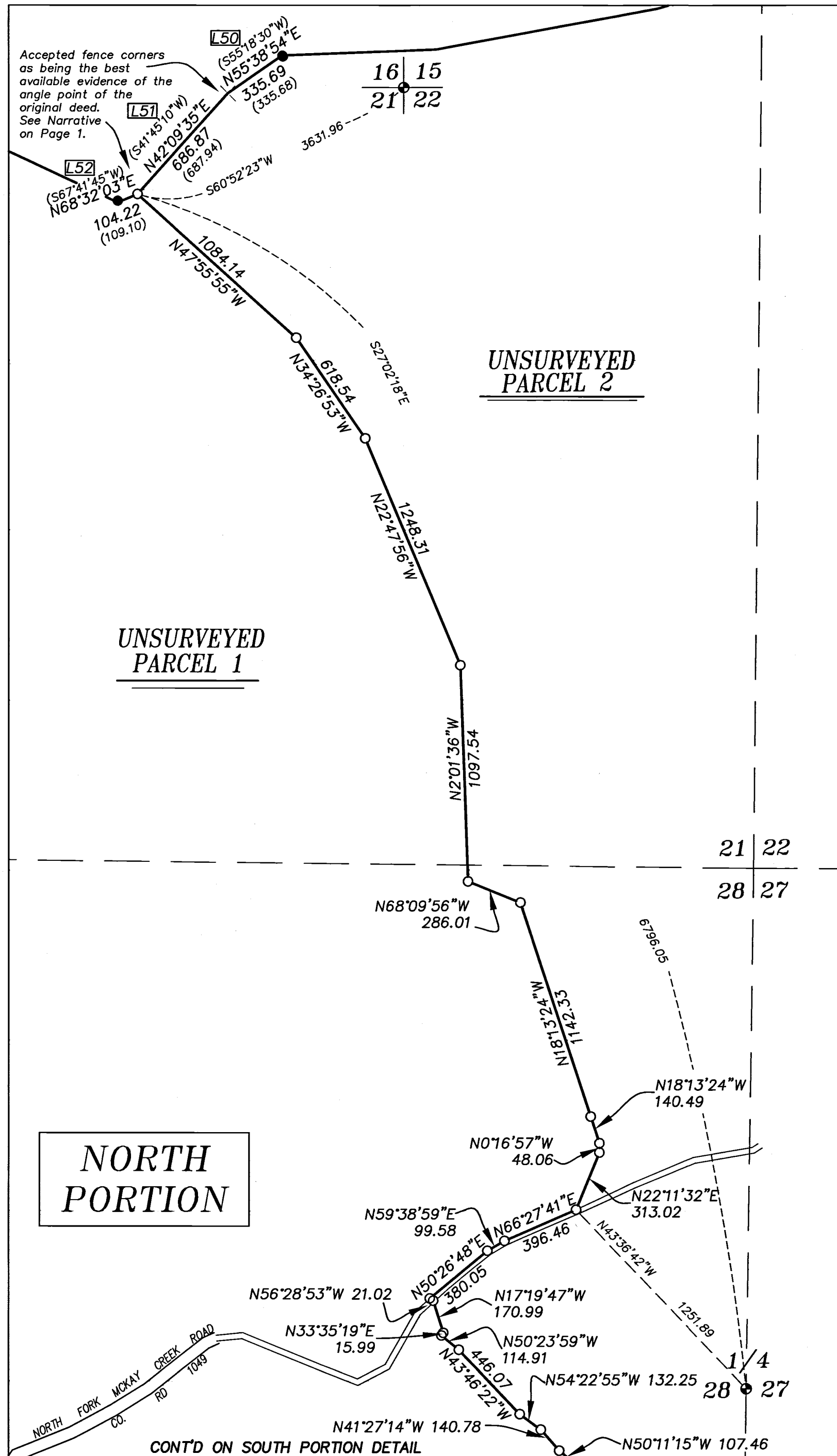
RECEIVED BY
Umatilla County Surveyor
Date: 3/3/20
Filed By: CT
No.: 20-019-B

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 03-02-2020
at 10:51 o'clock a. m., in the record of
PLATS of said County.
YEAR 2020 NUMBER 07
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2020-6980083

PARTITION PLAT NUMBER 2020-07

Situated in the East half of Section 20, Sections 21 and 22, the Southwest quarter of Section 23, the Southeast quarter of Section 24, Sections 25, 26, 27, and 28, the East half of Section 29, Sections 33, 34, and 35 Township 1 North, Range 34 East of the Willamette Meridian, Umatilla County, Oregon



BASIS OF BEARING

True geodetic North at the Southeast corner of Section 24, Township 1 North, Range 34 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=500'

LEGEND

- Monument of record as per Umatilla County Monumentation Records
- Found unrecorded 1" OD iron pipe
- Found 5/8" iron pin with plastic cap marked OR PLS 1106 WA PLS 17372
- Set 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- () Record courses as per stated Title Report
- [] Record measurements as per Survey Number 97-223-B
- ~ Road

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 03-02-2020

at 10:51 o'clock a. m., in the record of PLATS of said County.

YEAR 2020 NUMBER 07

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-6980083

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2020-07 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of UMATILLA COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

RECEIVED BY
Umatilla County Surveyor
Date: 3/3/20
Recd By: CT
No.: 20-019-B

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 2020-07

Situated in the East half of Section 20, Sections 21 and 22, the Southwest quarter of Section 23, the Southeast quarter of Section 24, Sections 25, 26, 27, and 28, the East half of Section 29, Sections 33, 34, and 35 Township 1 North, Range 34 East of the Willamette Meridian, Umatilla County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels of this UNSURVEYED partition, being situated in the East half of Section 20, Sections 21 and 22, the Southwest quarter of Section 23, the Southeast quarter of Section 24, Sections 25, 26, 27, and 28, the East half of Section 29, Sections 33, 34, and 35 Township 1 North, Range 34 East of the Willamette Meridian, Umatilla County, Oregon, more particularly described as follows,

- Section 20: The East half of the Southeast quarter
- Section 22: The South half and the South half of the Northwest quarter.
- Section 23: The Southwest quarter,
- Section 24: The South half of the Southeast quarter,
- Section 25: The Northeast quarter, the Southwest quarter, and the South half of the Northwest quarter,
- Section 26: The West half, the South half of the Northeast quarter, the North half of the Southeast quarter, and the Southwest quarter of the Southeast quarter
- Section 27: All
- Section 28: The North half and the Southeast quarter
- Section 33: The Northeast quarter,
- Section 34: The North half and the North half of the Southwest quarter
- Section 35: The Southwest quarter of the Northwest quarter, the East half of the Northwest quarter, and the West half of the Northeast quarter

ALSO INCLUDING, all that portion of the East half of the Northeast quarter of Section 20, all that portion of the North half of Section 21 and all that portion of the Northwest quarter of the Northwest quarter of Section 22 lying Southerly of the following described line:

Commencing at the Northeast corner of said Section 21; thence South 43°21'10" East, 1,780.26 feet to the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 22, said point also being the True Point of Beginning for this description;

- Thence: North 44°55'20" West, 592.63 feet,
- Thence: North 57°44'20" West, 569.05 feet,
- Thence: South 73°17'50" West, 893.69 feet,
- Thence: South 79°31'40" West, 1,142.30 feet,
- Thence: South 87°47'00" West, 785.98 feet,
- Thence: South 55°18'30" West, 335.68 feet,
- Thence: South 41°45'10" West, 687.94 feet,
- Thence: South 67°41'45" West, 109.10 feet,
- Thence: North 65°03'40" West, 675.03 feet,
- Thence: North 80°02'40" West, 1,504.99 feet,
- Thence: South 36°17'50" West, 1,221.49 feet,
- Thence: South 55°02'30" West, 608.57 feet, to the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 20, said point being South 68°33'00" West, 7,089.64 feet from the Northeast corner of said Section 21, said point also being the terminus point of this description,

ALSO INCLUDING, all that portion of the Southwest quarter of Section 28, all that portion of the East half of Section 29, and all that portion of the Northwest quarter of Section 33 lying Northeasterly of the line more particularly described as follows, with reference to Partition No. 2008-17, filed in the plat records of Umatilla County as Instrument No. 2008-5380481:

Beginning at the East sixteenth corner common to Section 29 and Section 20 of said Township and Range,

- Thence: South 14°09'08" East, 1,531.60 feet,
- Thence: South 38°11'34" West, 431.67 feet,
- Thence: South 12°18'05" West, 875.39 feet,
- Thence: South 18°10'06" East, 1,768.69 feet,
- Thence: South 33°00'38" West, 148.65 feet,
- Thence: South 41°27'25" East, 265.07, feet
- Thence: South 08°59'22" West, 184.82 feet,
- Thence: South 45°53'08" East, 119.27 feet,
- Thence: North 52°53'05" East, 270.10 feet,
- Thence: South 74°42'08" East, 173.46 feet,
- Thence: South 76°38'01" East, 85.50 feet,
- Thence: South 75°12'48", East, 146.39 feet,
- Thence: South 74°38'58" East, 509.25 feet,
- Thence: South 44°19'55" East, 316.26 feet,
- Thence: South 48°19'11" East, 184.37 feet,

SURVEYOR'S CERTIFICATE

Thence: South 72°16'24" East, 606.82 feet,
Thence: South 71°45'50" East, 241.68 feet,
Thence: South 26°54'11" East, 1,928.53 feet,
Thence: South 12°38'27" East, 178.43 feet,
Thence: South 14°13'23" East, 443.78 feet, to the center quarter corner of Section 34, said point also being the terminus point of this description.

ALSO INCLUDING, all that portion of the Southeast quarter of Section 33 and all that portion of the South half of the Southwest quarter of Section 34 lying Northerly and Easterly of the line more particularly described as follows, with reference to Survey Number 97-223-B, as filed in the office of the Umatilla County Surveyor:

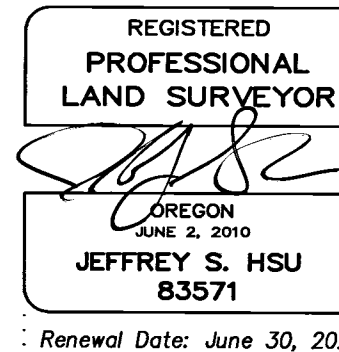
Commencing at the Southeast corner of the Southwest quarter of Section 34: thence North 0°01'44" West, a distance of 445.94 feet; thence: South 64°17'35" East, a distance of 13 feet more or less, to the East line of the Southwest quarter of said Section, said point being the True Point of Beginning for this description,

- Thence: North 64°17'35" West, 13 feet, more or less, to a point which bears North 1°32'01" West, 445.94 feet from the Southeast corner of the Southwest corner of Section 34,
- Thence: North 64°17'35" West, 856.12 feet,
- Thence: South 87°31'09" West, 2114.50 feet,
- Thence: North 69°11'57" West, 168.79 feet,
- Thence: North 44°31'46" West, 355.23 feet,
- Thence: North 17°55'10" West, 287.93 feet,
- Thence: North 11°16'44" West, 337.63 feet,
- Thence: North 02°30'47" West, 179.26 feet,
- Thence: North 21°35'15" West, 311.51 feet,
- Thence: North 50°05'50" West, 233.84 feet,
- Thence: North 28°15'54" West, 419 feet, more or less, to the North line of the Southeast quarter of Section 34, said point also being the terminus of this description.

Containing 4,428± acres

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.

[Signature]
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850



DECLARATION

Know all people by these presents that JAY L. WHEELHOUSE and JANICE M. WHEELHOUSE, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be platted, as shown on the annexed map, in accordance with O.R.S. Chapter 92.

[Signature]
JAY L. WHEELHOUSE

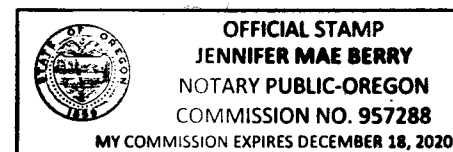
[Signature]
JANICE M. WHEELHOUSE

ACKNOWLEDGMENTS

State of Oregon
County of Umatilla SS

Know all people by these presents, on this 26 day of February, 2020, before me a Notary Public in and for said State and County, personally appeared JAY L. WHEELHOUSE and JANICE M. WHEELHOUSE, who are known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

[Signature]
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Umatilla 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 2019-2020 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 *[Signature]* Date: 2/27/2020
Umatilla County Tax Collector

Umatilla County Planning

Approved this 2ND day of MARCH, 2020.

[Signature]
Umatilla County Planning Director

Umatilla County Surveyor

Approved this 28 day of February, 2020.

By Umatilla County Surveyor *[Signature]*
Umatilla County Surveyor

RECEIVED BY

Umatilla County Surveyor
Date: 3/3/20
Rec'd By: CT
No.: 20-019-B

UMATILLA COUNTY CLERK

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 03-02-2020

at 10:51 o'clock a. m., in the record of PLATS of said County.

YEAR 2020 NUMBER 07

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-6980083

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2020-07 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of UMATILLA COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Signature]
Jeffrey S. Hsu, OPLS 83571