

LAND PARTITION NO. 2015-5
SITUATED IN SECTION 34 & 35, TOWNSHIP 1 SOUTH, RANGE
25 EAST, W.M., MORROW COUNTY, OREGON.
SHEET 1 OF 4

1742

PLAT SHEET INDEX

- SHEET 1 OF 4 - PLAT SHEET INDEX.
- SHEET 2 OF 4 - OVERALL PARTITION MAP AND NOTES.
- SHEET 3 OF 4 - DETAILS AND ANNOTATION OF PARCELS 1 AND 2.
- SHEET 4 OF 4 - APPROVALS, SURVEYORS CERTIFICATE & NARRATIVE & OWNERS DECLARATION.

RECEIVED BY
Morrow County Surveyor
Date: 6-30-2015
Rec'd By: SKH
No.: 2015-1742C
Folder No.: 1742

I CERTIFY THIS IS A TRUE AND EXACT
COPY OF SHEET 1 OF 4 OF

PARTITION PLAT NO. 2015-5
William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

| | |
|-------------|-------------|
| DATE: 3/15 | DR. BY: DMT |
| CK. BY: WRW | NO: 15-1538 |

PROJECT: \BRAINT 7451
LAND PARTITION FOR:
MEADOWBROOK
FARMS, LLC

LOCATED IN SECTION 34 & 35, TOWNSHIP
1 SOUTH, RANGE 25 EAST, W.M.,
MORROW COUNTY, OREGON.

1742

LAND PARTITION NO. 2015-5

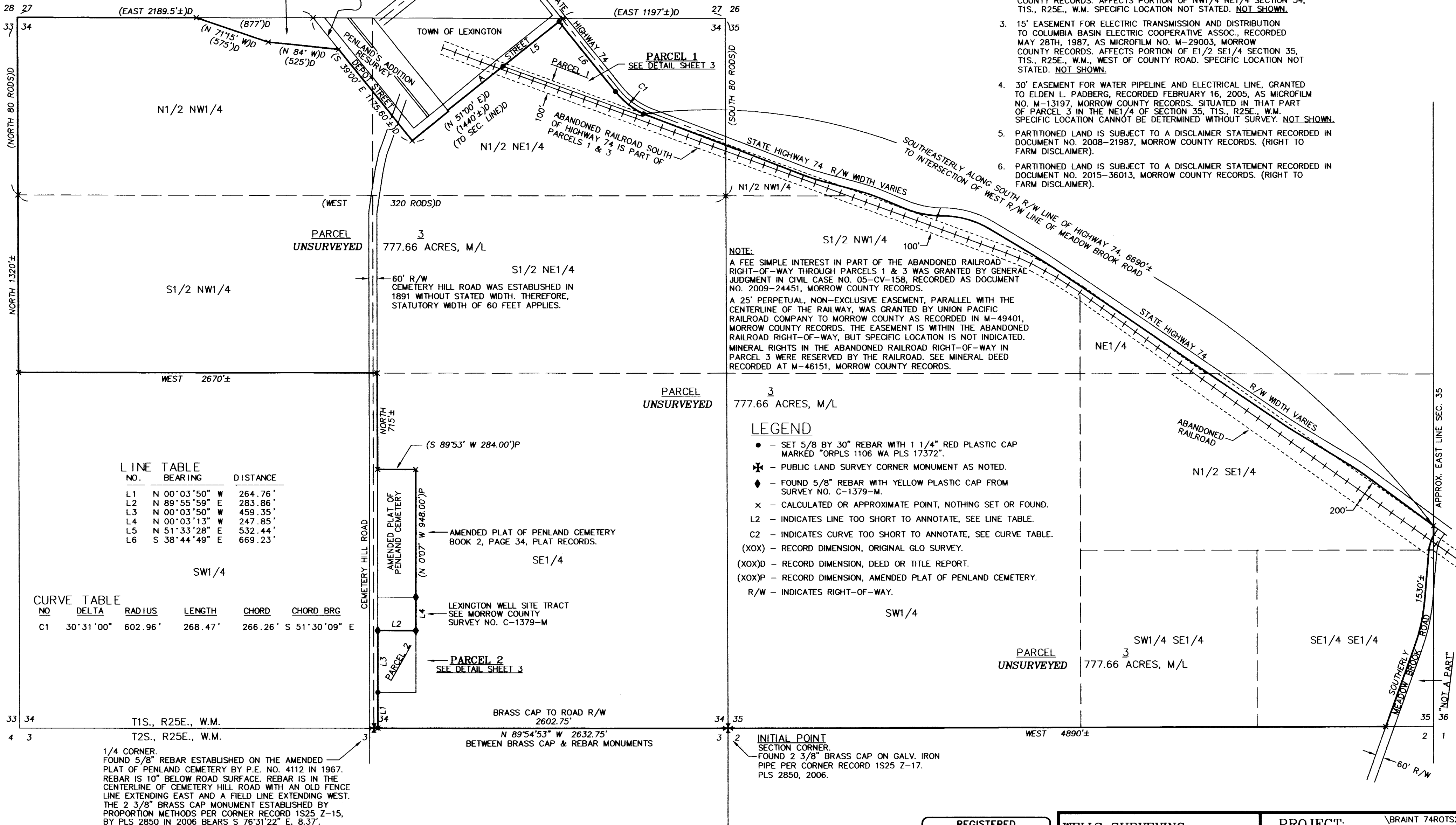
SITUATED IN SECTION 34 & 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON. SHEET 2 OF 4

OTHER ENCUMBRANCES OF RECORD:

- 30' EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION TO COLUMBIA BASIN ELECTRIC COOPERATIVE ASSOC., RECORDED APRIL 15, 1974, AS MICROFILM NO. M-6709, MORROW COUNTY RECORDS. AFFECTS PORTION OF PARCEL 3 IN N1/2 SE1/4 OF SECTION 35, T1S., R25E., W.M. NOT SHOWN.
- 30' EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION TO COLUMBIA BASIN ELECTRIC COOPERATIVE ASSOC., RECORDED NOVEMBER 7, 1979, AS MICROFILM NO. M-16350, MORROW COUNTY RECORDS. AFFECTS PORTION OF NW1/4 NE1/4 SECTION 34, T1S., R25E., W.M. SPECIFIC LOCATION NOT STATED. NOT SHOWN.
- 15' EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION TO COLUMBIA BASIN ELECTRIC COOPERATIVE ASSOC., RECORDED MAY 28TH, 1987, AS MICROFILM NO. M-29003, MORROW COUNTY RECORDS. AFFECTS PORTION OF E1/2 SE1/4 SECTION 35, T1S., R25E., W.M., WEST OF COUNTY ROAD. SPECIFIC LOCATION NOT STATED. NOT SHOWN.
- 30' EASEMENT FOR WATER PIPELINE AND ELECTRICAL LINE, GRANTED TO ELDEN L. PADBERG, RECORDED FEBRUARY 16, 2005, AS MICROFILM NO. M-13197, MORROW COUNTY RECORDS. SITUATED IN THAT PART OF PARCEL 3 IN THE NE1/4 OF SECTION 35, T1S., R25E., W.M. SPECIFIC LOCATION CANNOT BE DETERMINED WITHOUT SURVEY. NOT SHOWN.
- PARTITIONED LAND IS SUBJECT TO A DISCLAIMER STATEMENT RECORDED IN DOCUMENT NO. 2008-21987, MORROW COUNTY RECORDS. (RIGHT TO FARM DISCLAIMER).
- PARTITIONED LAND IS SUBJECT TO A DISCLAIMER STATEMENT RECORDED IN DOCUMENT NO. 2015-36013, MORROW COUNTY RECORDS. (RIGHT TO FARM DISCLAIMER).

SCALE: 1 INCH=500 FEET

BEARINGS ARE BASED ON STATE PLANE GRID BEARINGS ROTATED 0°35'12" CLOCKWISE AT A POINT 1360 FEET EAST OF THE WEST 1/4 CORNER OF SECTION 2, T2S., R25E., W.M.



LINE TABLE

| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | N 00°03'50" W | 264.76' |
| L2 | N 89°55'59" E | 283.86' |
| L3 | N 00°03'50" W | 459.35' |
| L4 | N 00°03'13" W | 247.85' |
| L5 | N 51°33'28" E | 532.44' |
| L6 | S 38°44'49" E | 669.23' |

CURVE TABLE

| NO | DELTA | RADIUS | LENGTH | CHORD | CHORD BRG |
|----|-----------|---------|---------|---------|---------------|
| C1 | 30°31'00" | 602.96' | 268.47' | 266.26' | S 51°30'09" E |

NOTE:
 A FEE SIMPLE INTEREST IN PART OF THE ABANDONED RAILROAD RIGHT-OF-WAY THROUGH PARCELS 1 & 3 WAS GRANTED BY GENERAL JUDGMENT IN CIVIL CASE NO. 05-CV-158, RECORDED AS DOCUMENT NO. 2009-24451, MORROW COUNTY RECORDS.
 A 25' PERPETUAL, NON-EXCLUSIVE EASEMENT, PARALLEL WITH THE CENTERLINE OF THE RAILWAY, WAS GRANTED BY UNION PACIFIC RAILROAD COMPANY TO MORROW COUNTY AS RECORDED IN M-49401, MORROW COUNTY RECORDS. THE EASEMENT IS WITHIN THE ABANDONED RAILROAD RIGHT-OF-WAY, BUT SPECIFIC LOCATION IS NOT INDICATED. MINERAL RIGHTS IN THE ABANDONED RAILROAD RIGHT-OF-WAY IN PARCEL 3 WERE RESERVED BY THE RAILROAD. SEE MINERAL DEED RECORDED AT M-46151, MORROW COUNTY RECORDS.

LEGEND

- - SET 5/8 BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- ✱ - PUBLIC LAND SURVEY CORNER MONUMENT AS NOTED.
- ◆ - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY NO. C-1379-M.
- x - CALCULATED OR APPROXIMATE POINT, NOTHING SET OR FOUND.
- L2 - INDICATES LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
- C2 - INDICATES CURVE TOO SHORT TO ANNOTATE, SEE CURVE TABLE.
- (XOX) - RECORD DIMENSION, ORIGINAL GLO SURVEY.
- (XOX)D - RECORD DIMENSION, DEED OR TITLE REPORT.
- (XOX)P - RECORD DIMENSION, AMENDED PLAT OF PENLAND CEMETERY.
- R/W - INDICATES RIGHT-OF-WAY.

1/4 CORNER. FOUND 5/8" REBAR ESTABLISHED ON THE AMENDED PLAT OF PENLAND CEMETERY BY P.E. NO. 4112 IN 1967. REBAR IS 10" BELOW ROAD SURFACE. REBAR IS IN THE CENTERLINE OF CEMETERY HILL ROAD WITH AN OLD FENCE LINE EXTENDING EAST AND A FIELD LINE EXTENDING WEST. THE 2 3/8" BRASS CAP MONUMENT ESTABLISHED BY PROPORTION METHODS PER CORNER RECORD 1S25 Z-15, BY PLS 2850 IN 2006 BEARS S 76°31'22" E, 8.37'.

RECEIVED BY
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I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 4 OF PARTITION PLAT NO. 2015-5
 Will R. Wells
 WILLIAM R. WELLS, PLS

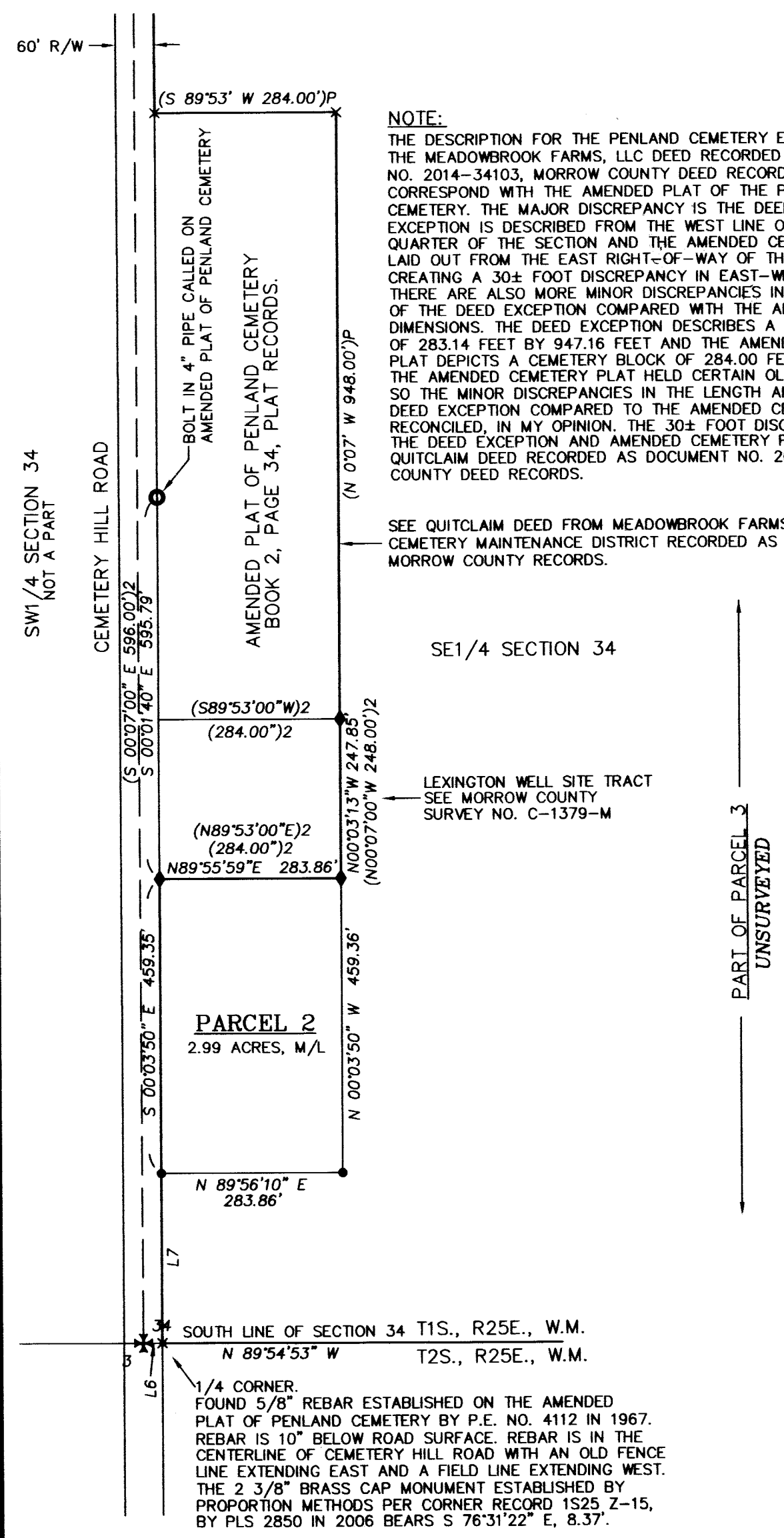
REGISTERED PROFESSIONAL LAND SURVEYOR
 Will R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/16

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362
 DATE: 3/15 DR. BY: DMT
 CK. BY: WRW NO: 15-1538

PROJECT: BRAINT 74R0TS2
 LAND PARTITION FOR:
 MEADOWBROOK FARMS, LLC
 LOCATED IN SECTION 34 & 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON.

LAND PARTITION NO. 2015-5

SITUATED IN SECTION 34 & 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON.
SHEET 3 OF 4



NOTE:
THE DESCRIPTION FOR THE PENLAND CEMETERY EXCEPTED IN THE MEADOWBROOK FARMS, LLC DEED RECORDED AS DOCUMENT NO. 2014-34103, MORROW COUNTY DEED RECORDS DOES NOT CORRESPOND WITH THE AMENDED PLAT OF THE PENLAND CEMETERY. THE MAJOR DISCREPANCY IS THE DEED DESCRIPTION EXCEPTION IS DESCRIBED FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SECTION AND THE AMENDED CEMETERY PLAT IS LAID OUT FROM THE EAST RIGHT-OF-WAY OF THE COUNTY ROAD, CREATING A 30± FOOT DISCREPANCY IN EAST-WEST DIMENSION. THERE ARE ALSO MORE MINOR DISCREPANCIES IN THE DIMENSIONS OF THE DEED EXCEPTION COMPARED WITH THE AMENDED PLAT DIMENSIONS. THE DEED EXCEPTION DESCRIBES A CEMETERY AREA OF 283.14 FEET BY 947.16 FEET AND THE AMENDED CEMETERY PLAT DEPICTS A CEMETERY BLOCK OF 284.00 FEET BY 948.00 FEET. THE AMENDED CEMETERY PLAT HELD CERTAIN OLD FOUND MONUMENTS SO THE MINOR DISCREPANCIES IN THE LENGTH AND WIDTH OF THE DEED EXCEPTION COMPARED TO THE AMENDED CEMETERY PLAT ARE RECONCILED, IN MY OPINION, THE 30± FOOT DISCREPANCY BETWEEN THE DEED EXCEPTION AND AMENDED CEMETERY PLAT IS RESOLVED BY QUITCLAIM DEED RECORDED AS DOCUMENT NO. 2015-36027, MORROW COUNTY DEED RECORDS.

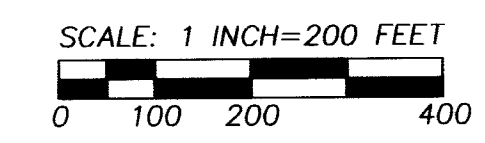
SEE QUITCLAIM DEED FROM MEADOWBROOK FARMS, LLC TO THE IONE-LEXINGTON CEMETERY MAINTENANCE DISTRICT RECORDED AS DOCUMENT NO. 2015-36027, MORROW COUNTY RECORDS.

LINE TABLE

| NO. | BEARING | DISTANCE |
|------|---------------|-------------|
| L1 | N 69°56'43" W | 202.32' |
| (L1) | N 69°53'12" W | 202.32') 1 |
| L2 | N 83°36'27" W | 211.59' |
| L3 | S 69°49'25" E | 77.31' |
| L4 | N 51°15'11" E | 39.42' |
| L5 | S 46°51'33" E | 66.72' |
| L6 | S 89°54'53" E | 30.00' |
| L7 | N 00°03'50" W | 264.76' |
| L8 | S 20°10'35" W | 20.13' |

CURVE TABLE

| NO | DELTA | RADIUS | LENGTH | CHORD | CHORD BRG |
|----|-----------|---------|---------|---------|---------------|
| C1 | 25°30'41" | 602.96' | 268.47' | 266.26' | S 51°30'09" E |
| C2 | 30°31'00" | 572.96' | 305.17' | 301.57' | S 54°00'19" E |



- LEGEND**
- - SET 5/8 BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
 - ✱ - PUBLIC LAND SURVEY CORNER MONUMENT AS NOTED.
 - ◆ - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY NO. C-1379-M OR C-1397-M.
 - - FOUND MONUMENT AS NOTED.
 - x - CALCULATED OR APPROXIMATE POINT, NOTHING SET OR FOUND.
 - L2 - INDICATES LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
 - C2 - INDICATES CURVE TOO SHORT TO ANNOTATE, SEE CURVE TABLE.
 - (XOX)1 - RECORD DIMENSION FROM SURVEY NO. C-1397-M.
 - (XOX)2 - RECORD DIMENSION FROM SURVEY NO. C-1379-M.
 - (XOX)D - RECORD DIMENSION, DEED OR TITLE REPORT.
 - (XOX)P - RECORD DIMENSION, AMENDED PLAT OF PENLAND CEMETERY.
 - R/W - INDICATES RIGHT-OF-WAY.

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I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 3 OF 4 OF

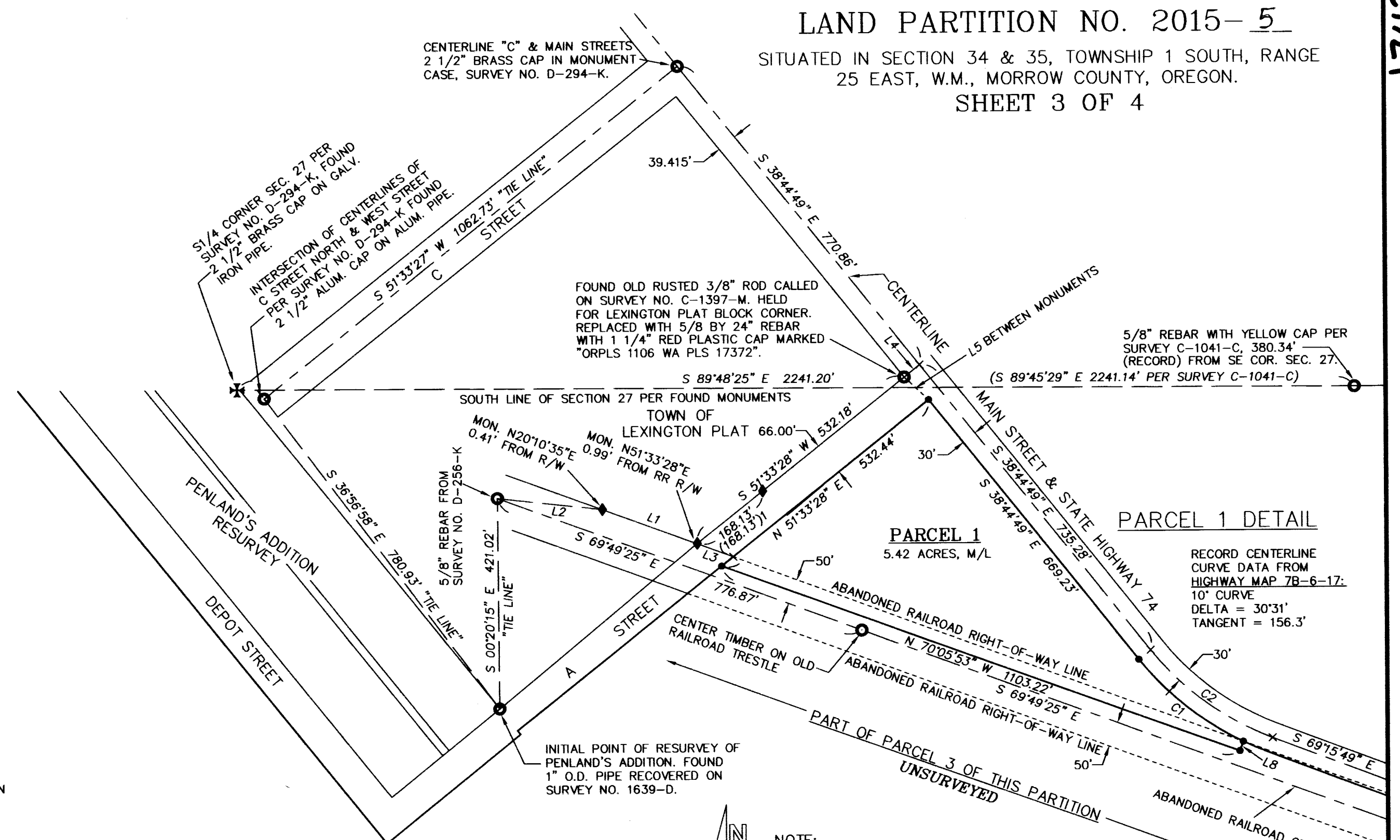
PARTITION PLAT NO. 2015-5
Will R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 3/15 DR. BY: DMT
CK. BY: WRW NO: 15-1538

PROJECT: \BRAINT 74ROTS3
LAND PARTITION FOR:
MEADOWBROOK FARMS, LLC
LOCATED IN SECTION 34 & 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON.



NOTES FOR DETERMINING THE BOUNDARY OF PARCEL 1:

WEST BOUNDARY: HELD THE POSITION OF THE OLD 3/8" ROD AND MONUMENTS ESTABLISHED ON SURVEY NO. C-1397-M AS THE WEST LINE OF A STREET AND OFFSET 66.00 FEET EAST TO DETERMINE EAST LINE OF A STREET.

SOUTH BOUNDARY: DETERMINED CENTERLINE OF ABANDONED RAILROAD ON A LINE BETWEEN 5/8" REBAR ESTABLISHED ON CENTERLINE OF ABANDONED RAILROAD ON SURVEY NO. D-256-K AND CENTER TIMBER OF OLD TRESTLE, THEN OFFSET 50.00 FEET NORTH TO DETERMINE FORMER NORTH RIGHT-OF-WAY LINE. THE SOUTH LINE OF PARCEL 1 WAS ESTABLISHED ALONG AN OLD FENCE LINE AND ITS EASTERLY AND WESTERLY PROJECTIONS AND IS SOUTH OF THE FORMER NORTH RIGHT-OF-WAY LINE OF THE RAILROAD.

NORTH BOUNDARY: HELD LINE BETWEEN BRASS CAP MONUMENT AT C STREET AND MAIN STREET AND A POINT 39.42' NORTH OF OLD 3/8" ROD AS WEST CENTERLINE TANGENT OF HIGHWAY. LOCATED NORTH AND SOUTH "FOG LINES" OF HIGHWAY THROUGH THE CURVE AND TANGENT EAST OF THE CURVE AND DETERMINED THE EAST TANGENT AT THE RECORD DELTA ANGLE OF 30°31' PER 1951 STATE HIGHWAY MAP NO. 7B-6-17. CALCULATED THE CENTERLINE CURVE PER RECORD CURVE DATA ON MAP 7B-6-17 AND OFFSET 30.00 FEET SOUTH TO DETERMINE NORTH LINE OF PARCEL 1.

OWNERS DECLARATION

MEADOWBROOK FARMS LLC, AN OREGON LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS CONTAINED IN THIS LAND PARTITION, DOES HEREBY ACKNOWLEDGE THIS PARTITION WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE MORROW COUNTY SUBDIVISION ORDINANCE.

MEADOWBROOK FARMS, LLC, BY:

William A. Monson, Financial Manager

ACKNOWLEDGMENT

STATE OF Washington, COUNTY OF Benton

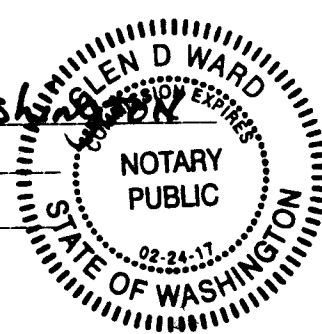
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF June 2015.

BY: WILLIAM A. MONSON

NOTARY PUBLIC FOR THE STATE OF Washington

MY COMMISSION EXPIRES: 2-24-17

MY COMMISSION NUMBER:



TRUST DEED BENEFICIARY'S CONSENT

NORTHWEST FARM CREDIT SERVICES, PCA, A CORPORATION, TRUST DEED BENEFICIARY UNDER DEED OF TRUST AND FIXTURE FILING RECORDED AS DOCUMENT NO. 2014-34105, MORROW COUNTY RECORDS, DOES HEREBY CONSENT TO THIS LAND PARTITION.

NORTHWEST FARM CREDIT SERVICES, PCA, BY:

Ken Ballard, Vice President, Date 6/11/15

ACKNOWLEDGMENT

STATE OF WASHINGTON, COUNTY OF FRANKLIN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF June 2015.

BY: KEN BALLARD

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: 7/23/2018

MY COMMISSION NUMBER: 83864

SURVEYORS CERTIFICATE & NARRATIVE:

THIS PARTITION WAS PREPARED AT THE REQUEST OF MEADOWBROOK FARMS, LLC, AN OREGON LIMITED LIABILITY COMPANY, TO PARTITION THE LANDS SHOWN INTO THREE PARCELS. PARCELS WERE MONUMENTED AS DEPICTED ON SHEETS 1, 2 & 3.

REVERSIONARY RIGHTS TO PORTIONS OF COUNTY ROADS ARE CONTROLLED BY STATE STATUTE. BOUNDING LINES SHOWN ON THIS PLAT ARE NOT INTENDED TO LIMIT STATUTORY REVERSION RIGHTS IF PORTIONS OF THE COUNTY ROADS ARE EVER OFFICIALLY VACATED.

SURVEYS OF MONUMENTED PORTIONS OF THE PARCEL BOUNDARIES WERE MADE WITH TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN STATIC AND REAL TIME KINEMATIC MODES. CONTROLLING CORNERS AND MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY MONUMENTED PARCELS 1 & 2 AND SHOWN AND PARTLY MONUMENTED PARCEL 3 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED. I HEREBY DESIGNATE THE 2 1/2" BRASS CAP ON 2 1/2" GALV. IRON PIPE MONUMENTING THE SE CORNER OF SECTION 34, T1S., R25E., W.M., AS THE INITIAL POINT FOR THIS PARTITION.

REAL PROPERTY DESCRIPTION:

LANDS SITUATED IN SECTIONS 34 & 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF HIGHWAY 74, DESCRIBED AS FOLLOWS:

SECTION 34: THE SOUTH HALF OF THE NORTH HALF, AND THE SOUTHEAST QUARTER. ALSO, BEGINNING AT THE CORNER COMMON TO SECTIONS 27, 28, 33 AND 34; THENCE EAST 2,189.5 FEET, MORE OR LESS, TO A POINT WHICH IS THE INTERSECTION OF THE SOUTH LINE OF SECTION 27 WITH THE SOUTHWEST LINE OF DEPOT STREET AS SHOWN BY THE RE-SURVEY OF PENLAND'S ADDITION TO THE TOWN OF LEXINGTON; THENCE SOUTH 39'00" EAST ALONG THE SOUTHWESTERLY SIDE OF DEPOT STREET, 1,175.60 FEET, MORE OR LESS; THENCE NORTH 51'00" EAST, 1,440 FEET, MORE OR LESS, ALONG THE SOUTHEASTERLY SIDE OF "A" STREET AS SHOWN BY THE RE-SURVEY OF PENLAND'S ADDITION TO THE TOWN OF LEXINGTON, AND AS NOTED ON THE TOWN OF LEXINGTON PLAT, THIS BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF SECTION 27 WITH THE SOUTHEASTERLY LINE OF SAID "A" STREET; THENCE EAST ALONG SAID SECTION LINE 1,197 FEET, MORE OR LESS, TO THE CORNER COMMON TO SECTIONS 26, 27, 34 AND 35; THENCE SOUTH 80 RODS; THENCE WEST 320 RODS; THENCE NORTH 80 RODS, TO THE POINT OF BEGINNING, SAID PROPERTY BEING THE NORTH HALF OF THE NORTH HALF OF SECTION 34, EXCEPTING THE PLATTED PORTIONS THEREOF.

EXCEPTING THEREFROM THOSE PARTS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE SOUTH 5.26 CHAINS; THENCE EAST 4.29 CHAINS; THENCE NORTH 5.26 CHAINS; THENCE WEST 4.29 CHAINS TO THE POINT OF BEGINNING. ALSO BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE NORTH 600 FEET; THENCE EAST 4.29 CHAINS; THENCE SOUTH 600 FEET; THENCE WEST 4.29 CHAINS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF THE LEXINGTON CEMETERY AS ITS BOUNDARIES ARE CONSTITUTED AND SHOWN ON ASSESSOR'S PLATS (SAID POINT LYING IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN); THENCE SOUTH 248 FEET; THENCE WEST 284 FEET; THENCE NORTH, 248 FEET; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID CEMETERY 284 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN; SAID POINT BEING 2220 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SECTION AND BEING AT THE ANGLE MADE BY THE TOWN LIMITS OF LEXINGTON AND SAID SECTION LINE; THENCE SOUTH 39' EAST ALONG THE TOWN LIMITS 300 FEET; THENCE NORTH 84' WEST 525 FEET; THENCE NORTH 71'15" WEST 575 FEET; THENCE EAST ALONG THE SECTION LINE 877 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SECTION 35: ALL THAT PORTION LYING SOUTH OF HWY 74;

EXCEPTING THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF COUNTY ROAD NO. 643 AKA MEADOW BROOK ROAD.

ALSO EXCEPTING ALL ROADS AND ROAD RIGHTS OF WAY.

THE DESCRIBED PROPERTY IS ALSO SUBJECT TO QUITCLAIM DEED RECORDED AS DOCUMENT NO. 2015-36027, MORROW COUNTY RECORDS.

6-10-15 DATE, Will R. Wells, WILLIAM R. WELLS, PLS

APPROVALS

APPROVED THIS DAY 10th OF June 2015

Steph K. Hallock, MORROW COUNTY SURVEYOR

APPROVED THIS DAY 18th OF June 2015

Artie M. Jones, MORROW COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Michael O. Jones, MORROW COUNTY ASSESSOR

DATE: 18 OF June 2015

Michael O. Jones, MORROW COUNTY TAX COLLECTOR

DATE: 18 OF June 2015

STATE OF OREGON, COUNTY OF MORROW

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON AND FILED FOR RECORD ON THIS 18th DAY OF

June 2015.

AT 3:54 o'clock pm, AS FILE NO. 2015-36151

MORROW COUNTY CLERK

DEPUTY

RECEIVED BY Morrow County Surveyor, Date: 6-30-2015, Rec'd By: SKH, No.: 2015-1742C, Folder No.: 1742

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 4 OF 4 OF PARTITION PLAT NO. 2015-5, Will R. Wells, WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/16

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

DATE: 2/15 DR. BY: DMT CK. BY: WRW NO: 15-1538

PROJECT: \BRIANT 7454

LAND PARTITION FOR: MEADOWBROOK FARMS

LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON.