

**SURVEYOR'S CERTIFICATE**

I, COREY PACHECO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPERTY MONUMENTS, THE LAND SHOWN ON THIS PLAT, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARENT PARCEL LEGAL DESCRIPTION**

UNSURVEYED PARCEL 1, PARTITION PLAT NUMBER 2023-3, RECORDED APRIL 27, 2023, INSTRUMENT NUMBER 2023-52876, MORROW COUNTY OFFICIAL RECORDS, MORROW COUNTY, OREGON.

**LEGAL DESCRIPTION OF SURVEYED PARCEL 2**

A PORTION OF UNSURVEYED PARCEL 1, PARTITION PLAT NUMBER 2023-3, RECORDED APRIL 27, 2023, INSTRUMENT NUMBER 2023-52876, MORROW COUNTY OFFICIAL RECORDS, LOCATED IN NORTHEAST QUARTER OF SECTION 23, THE SOUTHEAST QUARTER OF SECTION 13, AND SECTIONS 24 AND 25, TOWNSHIP 4 NORTH, RANGE 23 EAST, AND IN SECTIONS 18, 19, AND 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JAB WA 21384 PR 2735 LS", MARKING THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NUMBER 2022-16, RECORDED AUGUST 23, 2022, INSTRUMENT NUMBER 2022-51831, MORROW COUNTY OFFICIAL RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARTITION PLAT NUMBER 2022-16, THE FOLLOWING FIVE (5) COURSE:

SOUTH 08°08'33" WEST 611.86 FEET TO A POINT OF CURVATURE;

THENCE 213.29 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 3475.00 FEET, THROUGH A CENTRAL ANGLE OF 03°31'00", AND CHORD OF WHICH BEARS SOUTH 09°52'56" WEST 213.25 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 11°38'26" WEST 3765.96 FEET TO A POINT OF CURVATURE;

THENCE 642.05 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 4925.00 FEET, THROUGH A CENTRAL ANGLE OF 07°28'10", AND A CHORD OF WHICH BEARS SOUTH 07°54'21" WEST 641.60 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 04°10'16" WEST 1152.34 FEET TO THE NORTH LINE OF SAID SECTION 30;

THENCE ALONG THE EAST LINE OF THAT RAIL ROAD EASEMENT, DESCRIBED IN MICROFILM 8457 AND 9783 THE FOLLOWING FIVE (5) COURSES:

CONTINUING SOUTH 04°10'16" WEST 2150.53 FEET TO A POINT OF SPIRAL;

THENCE 60.50 FEET ALONG A 75-FOOT OFFSET SPIRAL, LONG CHORD OF WHICH BEARS SOUTH 04°17'48" WEST 60.49 FEET TO A POINT OF CURVATURE;

THENCE 257.73 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 4658.75 FEET, THROUGH A CENTRAL ANGLE OF 03°10'11", AND A CHORD OF WHICH BEARS SOUTH 06°07'52" WEST 257.70 FEET, TO A POINT OF SPIRAL;

THENCE 60.50 FEET ALONG A 75-FOOT OFFSET SPIRAL, LONG CHORD OF WHICH BEARS SOUTH 07°57'56" WEST 60.49 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 08°05'27" WEST 627.91 FEET;

THENCE LEAVING SAID EAST LINE NORTH 63°13'32" WEST 1083.88 FEET;

THENCE NORTH 85°19'37" WEST 879.41 FEET;

THENCE SOUTH 77°45'36" WEST 256.25 FEET;

THENCE SOUTH 47°34'13" WEST 553.35 FEET;

THENCE NORTH 45°14'24" WEST 483.94 FEET;

THENCE NORTH 71°21'44" WEST 359.55 FEET;

THENCE NORTH 52°01'00" WEST 598.22 FEET;

THENCE NORTH 86°22'43" WEST 463.33 FEET;

THENCE NORTH 59°31'54" WEST 1266.97 FEET;

THENCE NORTH 17°22'10" WEST 501.87 FEET;

THENCE NORTH 25°03'37" WEST 453.30 FEET;

THENCE NORTH 44°23'36" WEST 488.92 FEET;

THENCE NORTH 27°31'32" WEST 564.10 FEET;

THENCE NORTH 32°23'08" EAST 566.00 FEET;

THENCE NORTH 00°03'48" EAST 797.18 FEET;

THENCE NORTH 54°31'56" WEST 355.04 FEET;

THENCE NORTH 70°43'27" WEST 812.53 FEET;

THENCE NORTH 26°22'58" WEST 2600.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US INTERSTATE HIGHWAY 84, GILLIAM COUNTY LINE - BOARDMAN SECTION, COLUMBIA RIVER HIGHWAY, AND BEING VARIABLE WIDTH FROM THE EAST BOUND CENTERLINE;

THENCE NORTH 68°38'09" EAST 546.11 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT-OF-WAY LINE, BEING 150.00 FEET FROM THE EASTBOUND CENTERLINE WHEN MEASURED AT RIGHT ANGLES;

THENCE NORTH 74°55'54" EAST 3338.19 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT-OF-WAY LINE, AND BEING 150.00 FEET FROM EASTBOUND CENTERLINE WHEN MEASURED AT RIGHT ANGLES;

THENCE NORTH 76°31'25" EAST 614.87 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT-OF-WAY LINE AND BEING 300.00 FEET SOUTH FROM THE WEST BOUND CENTERLINE WHEN MEASURED AT RIGHT ANGLES;

THENCE NORTH 79°03'46" EAST 1702.89 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT-OF-WAY LINE AND BEING 150.00 FEET SOUTH FROM CENTER WHEN MEASURED AT RIGHT ANGLES;

THENCE NORTH 82°25'45" EAST 3434.15 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAIN 1295.61 ACRES MORE OR LESS.

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT THREE MILE CANYON FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HAS CAUSED SAID LAND TO BE SURVEYED AND RE-PLATTED INTO TWO (2) PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF ORS CH. 92

Franklin Neal  
PRINT NAME

Member  
TITLE

Franklin Neal  
SIGNATURE  
THREE MILE CANYON FARMS LLC

12/1/25  
DATE

**ACKNOWLEDGMENT**

STATE OF Oregon  
COUNTY OF Morrow

ON THIS 1 DAY OF December, 2025, BEFORE ME PERSONALLY APPEARED Franklin Neal ACTING MEMBER OF THREE MILE CANYON, LLC, AND THE INDIVIDUAL WHO EXECUTED THE FOREGOING DECLARATION

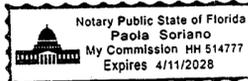
Paola Soriano  
NOTARY PUBLIC

PRINTED NAME: Paola Soriano

NOTARY PUBLIC-OREGON

COMMISSION NO. HH 51477

MY COMMISSION EXPIRES: 4/11/28



**APPROVALS**

THE PLAT HEREIN HAS BEEN EXAMINED AND APPROVED.

MORROW COUNTY PLANNING DIRECTOR Jeff Mulheath 12-03-2025

MORROW COUNTY SURVEYOR Matthew 12-9-2025

**ASSESSOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL ADVALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.095 TO BE PLACED ON THE 2025-2026 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

MORROW COUNTY ASSESSOR/TAX COLLECTOR Robert Childers 12-9-2025

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE.

**MORROW COUNTY CLERK**

MORROW COUNTY, OREGON 2025-57521  
PLAT-PART 12/09/2025 08:53:32 AM  
C#1 S#23 DR \$15.00 \$11.00 \$30.00 \$80.00 \$80.00 \$486.00



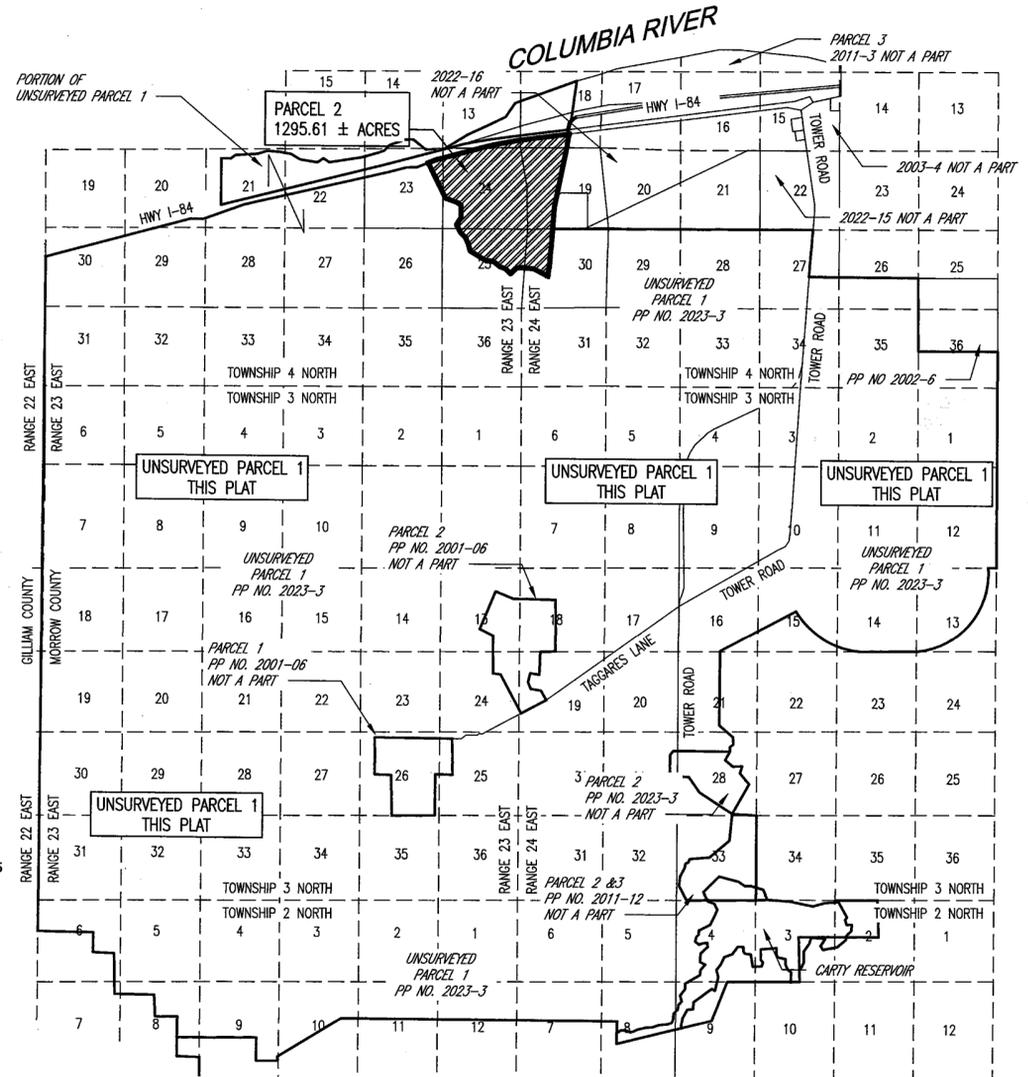
00057388202500575210030634  
I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.  
Bobbi Childers - County Clerk



**PARTITION PLAT NO. 2025-15**

BEING A REPLAT OF PORTIONS OF UNSURVEYED PARCEL 1, PARTITION PLAT 2023-3 LOCATED IN SECTIONS 13, 23, 24, AND 25 TOWNSHIP 4 NORTH, RANGE 23 EAST AND SECTION 18, 19, AND 30, TOWNSHIP 4 NORTH RANGE 24 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON LPN-542-25 AND R-N-094-25 NOVEMBER 2025

RECEIVED BY  
Morrow County Surveyor  
Date: 12-15-2025  
Rec'd By: MPK  
No.: 2025-2121C  
Folder No.: 2121



I, COREY PACHECO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF A PARTITION PLAT CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION IN OCTOBER 2025.

Corey Pacheco  
COREY PACHECO  
DATE: 11-25-2025

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863  
EXPIRES: 12-31-2026

**SHEET INDEX**

- SHEET 1 APPROVALS, ACKNOWLEDGMENT, CERTIFICATE, AND DECLARATION, SURVEYOR CERTIFICATE
- SHEET 2 BOUNDARY SHEET, REFERENCES, LEGEND
- SHEET 3 ENCUMBRANCES, DETAILS, CURVE TABLE, NARRATIVE, LEGEND

SHEET NO. 1 OF 3	JOB NO. 553-4805-014
	JOB NAME: 3MILE PARTITION
	DRAWN: CAP
	CHECKED: CAP
	SCALE: N/A
DATE: OCTOBER 23, 2025	

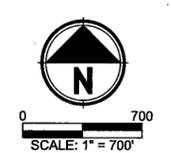
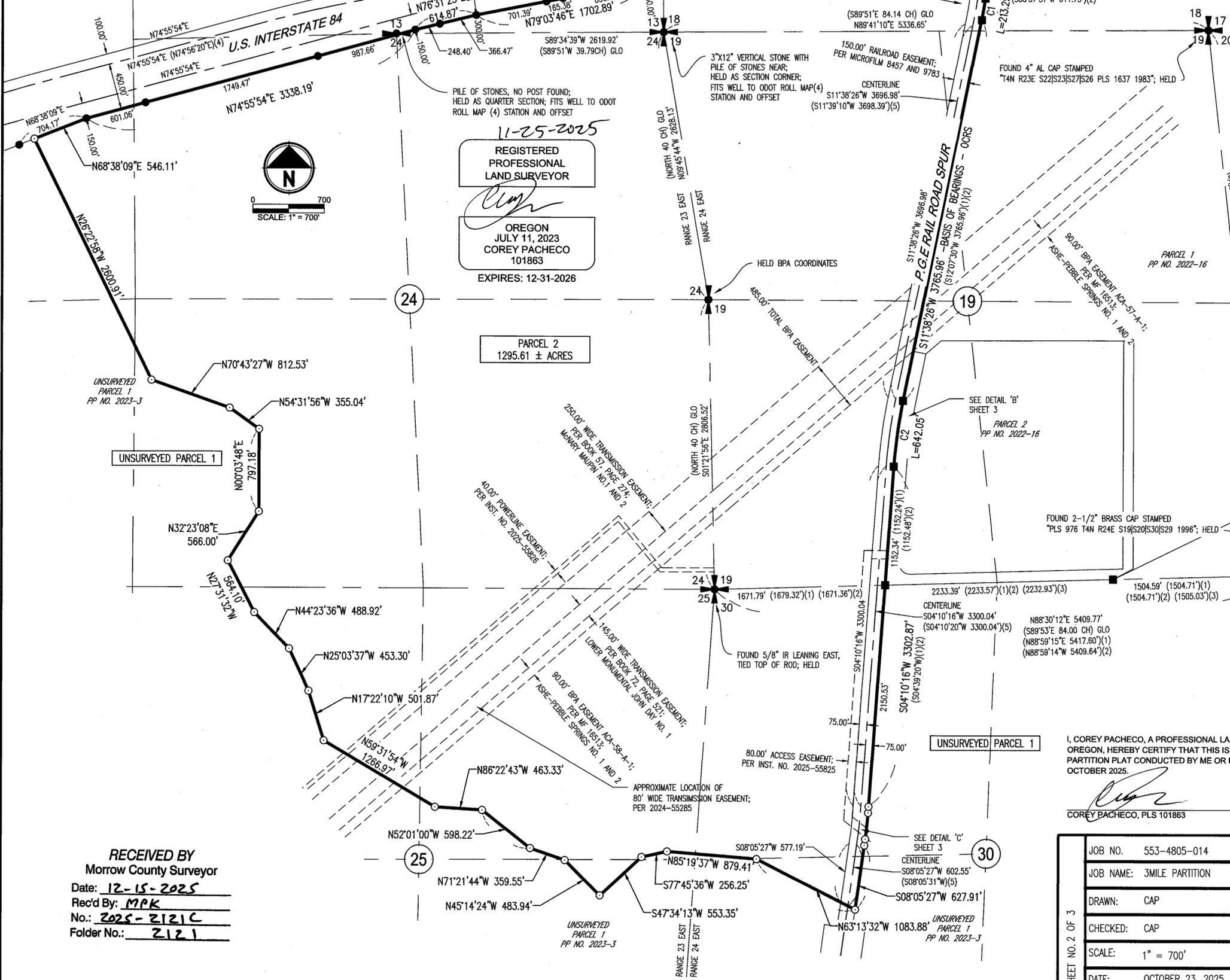
PREPARED FOR:  
3 MILE CANYON RANCH  
**Parametrix**  
150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

1212

2121

# PARTITION PLAT NO. 2025-15

BEING A REPLAT OF PORTIONS OF UNSURVEYED PARCEL 1, PARTITION PLAT 2023-3  
 LOCATED IN SECTIONS 13, 23, 24, AND 25 TOWNSHIP 4 NORTH, RANGE 23 EAST  
 AND SECTION 18, 19, AND 30, TOWNSHIP 4 NORTH  
 RANGE 24 EAST, WILLAMETTE MERIDIAN,  
 MORROW COUNTY, OREGON  
 LPN-542-25 AND R-N-094-25  
 NOVEMBER 2025



11-25-2025  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 11, 2023  
 COREY PACHECO  
 101863  
 EXPIRES: 12-31-2026

PARCEL 2  
 1295.61 ± ACRES

- ### LEGEND
- SET 5/8" IR W/ YPC STAMPED "PARAMETRIX"
  - FOUND 2-3/4" BRASS CAP, OR 1-1/2" ALUMINUM CAP, BOTH STAMPED "STATE HIGHWAY DEPT. REFERENCE"; HELD PER (4)
  - FOUND 5/8" IR W/ YPC STAMPED "JAB WA 21384 PR 2735 LS"; HELD PER (2)
  - ▲ FOUND MONUMENT AS NOTED
  - ✦ FOUND SECTION CORNER AS NOTED
  - ✧ FOUND QUARTER SECTION CORNER AS NOTED
  - ⊕ SEE CURVE TABLE ON SHEET 2
  - PP NO. PARTITION PLAT PER MORROW COUNTY OFFICIAL RECORDS
  - INST. NO. INSTRUMENT NUMBER PER MORROW COUNTY OFFICIAL RECORDS
  - (#) RECORD DATA PER SITED REFERENCE
  - YPC YELLOW PLASTIC CAP
  - IP IRON PIPE
  - IR IRON ROD
  - OGRS OREGON COORDINATE REFERENCE SYSTEM - NORTH CENTRAL ZONE

- ### SURVEY REFERENCES
- 1) RECORD INFORMATION PER PARTITION PLAT NUMBER 2007-8, BY RONALD V. MCKINNIS, RECORDED MAY 25, 2007, INSTRUMENT NUMBER 2007-19413, MORROW COUNTY OFFICIAL RECORDS, FILED AS CS 1507-2
  - 2) RECORD INFORMATION PER CS 1514-D, BY JOHN A. BAALMAN, FILED OCTOBER 19, 2007, MORROW COUNTY SURVEY RECORDS
  - 3) RECORD INFORMATION PER PARTITION PLAT NUMBER 2022-16, BY TODD R. CATTERSON, RECORDED AUGUST 23, 2022, INSTRUMENT NUMBER 2022-51831, MORROW COUNTY OFFICIAL RECORDS, FILED AS CS 2022-2005 C
  - 4) RECORD INFORMATION PER GILLIAM COUNTY LINE - BOARDMAN SECTION, COLUMBIA RIVER HIGHWAY, DRAWING NUMBER 88-4-17, DATED APRIL 1953, OREGON DEPARTMENT OF TRANSPORTATION RECORDS
  - 5) RECORD INFORMATION PER UNION PACIFIC MAPS D-8522-1 AND D-8522-2, SHEETS 1 AND 2 OF 7, UNKNOWN DATE, UNION PACIFIC RAILROAD RECORDS

I, COREY PACHECO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF A PARTITION PLAT CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION IN OCTOBER 2025.  
 COREY PACHECO, PLS 101863  
 DATE: 11-25-2025

RECEIVED BY  
 Morrow County Surveyor  
 Date: 12-15-2025  
 Rec'd By: MPK  
 No.: 2025-2121C  
 Folder No.: 2121

SHEET NO. 2 OF 3	JOB NO. 553-4805-014	PREPARED FOR: 3 MILE CANYON RANCH
	JOB NAME: 3MILE PARTITION	
	DRAWN: CAP	<h2>Parametrix</h2> 150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701 Ph: 541.508.7710
	CHECKED: CAP	
	SCALE: 1" = 700'	
DATE: OCTOBER 23, 2025		

1212

2121

# PARTITION PLAT NO. 2025-15

BEING A REPLAT OF PORTIONS OF UNSURVEYED PARCEL 1, PARTITION PLAT 2023-3  
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 AND SECTION 18, 19, AND 30, TOWNSHIP 4 NORTH  
 RANGE 24 EAST, WILLAMETTE MERIDIAN,  
 MORROW COUNTY, OREGON  
 LPN-542-25 AND R-N-094-25  
 NOVEMBER 2025

RECEIVED BY  
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## TITLE ENCUMBRANCES AND NOTES

AS DISCLOSED IN FIRST AMERITITLE FILE NO. 617522AM, REPORT NO. 9

- SUBJECT TO RESEAVATION OF ALL COAL AND IRON, WITH THE RIGHT OF SURFACE ENTRY, INCLUDING TH ETERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM NORTHERN PACIFIC RAILWAY COMPANY, A CORPORATION. RECORDED FEBRUARY 16, 1911, BOOK Y, PAGE 152 (AFFECTS SECTION 25 NOT MAPPABLE)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO PORTLAND GENERAL ELECTRIC COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 13, 1975, MICROFILM 8457, AMENDED JUNE 29, 1976, MICROFILM 9783 (AFFECTS SUBJECT PROPERTY, MAPPED)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED MAY 12, 1942, BOOK 47 PAGE 378. (BLANKET POWERLINE EASEMENT ON THE SE 1/4 OF THE NE 1/4 OF SECTION 23 AS CONTAINED IN BOOK 47, PAGE 378 (AFFECTS NE1/4 OF SECTION 23. NOT MAPPABLE)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS. RECORDED JUNE 23, 1942, BOOK 47 PAGE 415. (AFFECTS SECTION 23 AND 19. NOT MAPPABLE)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO THE UNITED STATES OF AMERICA, AND ITS ASSIGNS, RECORDED AUGUST 25, 1953, BOOK 57, PAGE 274. (AFFECTS PROPERTY. MAPPED)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISION THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., A COOPERATIVE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 24, 1961, BOOK 66, PAGE 161. (AFFECTS SECTION 23. NOT MAPPABLE)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISION THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., A COOPERATIVE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 24, 1961, BOOK 66, PAGE 162. (AFFECTS SECTION 23, 24, AND 25. NOT MAPPABLE)
- SUBJECT TO RESERVATION OF ALL OIL, GAS AND MINERAL RIGHTS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM WAVE B. WILKINSON, RICHARD T. WILKINSON AND VIRGINIA WILKINSON, GEORGE R. RUGG AND SHIRLEY RUGG. RECORDED MARCH 29, 1962, BOOK 67, PAGE 502. (AFFECTS SECTION 23, 24, 25, AND 19. NOT MAPPABLE)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS RESERVED IN INSTRUMENT RECORDED OCTOBER 1, 1963, BOOK 69, PAGE 473. (AFFECTS SECTION 23. NOT MAPPABLE)
- SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RECORDED OCTOBER 1, 1963, BOOK 69, PAGE 473. (AFFECTS SECTION 23. NOT MAPPABLE)
- SUBJECT TO LIMITED ACCESS PROVISIONS CONTAINED IN DEED FROM THE STATE OF OREGON, ACTING BY AND THROUGH THE DIRECTOR OF VETERANS' AFFAIRS TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE BUTTING PROPERTY, RECORDED MARCH 20, 1964, BOOK 70, PAGE 386. (AFFECTS SECTIONS 13, 23, 24, AND 18. NOT MAPPABLE)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO THE UNITED STATES OF AMERICA, AND ITS ASSIGNS, RECORDED NOVEMBER 18, 1965, BOOK 72, PAGE 521. (AFFECTS SECTION 24, 25, AND 19. MAPPED)
- SUBJECT TO RESERVATION OF ALL MINERALS, WITH THE RIGHT OF SURFACE ENTRY, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM THE STATE OF OREGON, BY AND THROUGH THE OREGON DEPARTMENT OF ADMINISTRATIVE SERVICES, RECORDED SEPTEMBER 10, 2002, INSTRUMENT NUMBER 2002-5399. (DOES NOT AFFECT SUBJECT PARCELS)
- SUBJECT TO AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF. LESSOR: THREEMILE CANYON FARMS LLC, A DELAWARE LIMITED LIABILITY COMPANY. LESSEE: CASTLE ROCK FARMING, LLC, A DELAWARE LIMITED LIABILITY COMPANY. DISCLOSED BY MEMORANDUM OF LEASE, DATED SEPTEMBER 15, 2020, INSTRUMENT NUMBER 2020-47196 AND 2020-47203. (AFFECTS ALL OF SUBJECT AREA. NOT MAPPABLE)
- SUBJECT TO MEMORANDUM OF TRANSMISSION AND ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 12, 2021, INSTRUMENT NUMBER 2021-50201 BETWEEN THREEMILE CANYON FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND AURORA SOLAR, LLC, AN OREGON LIMITED LIABILITY COMPANY. AMENDED TO TRANSMISSION AND ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 16, 2024, INSTRUMENT NUMBER 2024-55285. (AFFECTS SECTION 19, 24, AND 25. APPROXIMATE LOCATION MAPPED)
- SUBJECT TO FARM AGRICULTURE BUILDING AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED MAY 10, 2022 INSTRUMENT NUMBER 2022-51168. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION AND NOT MAPPABLE)
- SUBJECT TO FARM AGRICULTURE BUILDING AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED JANUARY 24, 2023, INSTRUMENT NUMBER 2023-55254. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION AND NOT MAPPABLE)
- SUBJECT TO RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 4, 2024, INSTRUMENT NUMBER 2024-53979. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION. NOT MAPPABLE)
- SUBJECT TO RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 5, 2024, INSTRUMENT NUMBER 2024-54096. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION. NOT MAPPABLE)
- SUBJECT TO FARM AGRICULTURE BUILDING AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED MAY 16, 2024, INSTRUMENT NUMBER 2024-54481. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION AND NOT MAPPABLE)
- SUBJECT TO FARM AGRICULTURE BUILDING AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED MAY 16, 2024, INSTRUMENT NUMBER 2024-54482. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION AND NOT MAPPABLE)
- SUBJECT TO FARM AGRICULTURE BUILDING AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED MAY 16, 2024, INSTRUMENT NUMBER 2024-54483. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION AND NOT MAPPABLE)
- SUBJECT TO FARM AGRICULTURE BUILDING AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED OCTOBER 14, 2024, INSTRUMENT NUMBER 2024-55272. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION AND NOT MAPPABLE)
- SUBJECT TO CLAIM OF MINERAL RIGHTS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED NOVEMBER 1, 2024, INSTRUMENT NUMBER 2024-55377. (AFFECTS SECTION 13, 23, 25, NOT MAPPABLE)
- SUBJECT TO FARM AGRICULTURE BUILDING AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED FEBRUARY 10, 2025, INSTRUMENT NUMBER 2025-55765. (POTENTIAL AFFECT ON SUBJECT PARCEL. NO SPECIFIED LOCATION AND NOT MAPPABLE)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF THE LAND AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO PACIFICORP, AND OREGON CORPORATION, RECORDED FEBRUARY 21, 2025, INSTRUMENT NUMBER 2025-55825. (AFFECTS SECTION 19, 24, AND 25. MAPPED)
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISION THEREOF, AFFECTING THE PORTION OF THE LAND AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO PACIFICORP AND OREGON CORPORATION, RECORDED FEBRUARY 21, 2025, INSTRUMENT UMBER 2025-55826. (AFFECTS SECTION 24 AND 25. MAPPED)

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION UNSURVEYED PARCEL 1 OF PARTITION PLAT NUMBER 2023-3, PER MORROW COUNTY PLANNING DECISION LPN-542-25 AND R-N-094-25.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM (OGRS), NORTH CENTRAL ZONE, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN). THE BEARING ALONG THE EAST LINE OF THE PGE RAILROAD SPUR, BETWEEN TWO FOUND 5/8" IRON RODS IS SOUTH 11°38'26" WEST AS SHOWN HEREIN.

### US INTERSTATE HWY 84

THE SOUTH LINE OF US INTERSTATE HIGHWAY 84, GILLIAM COUNTY LINE, BOARDMAN SECTION, OF THE COLUMBIA RIVER HIGHWAY, WAS RESOLVED BY HOLDING THE FOUND MONUMENTS ALONG THE SOUTH RIGHT-OF-WAY LINE AND THEIR RECORD OFFSETS. THE RECORD 150.00 FOOT OFFSETS WERE HELD FOR THE MAIN TWO TANGENTS OF THE HIGHWAY ALIGNMENT AS SHOWN ON THE ODOT ROLL MAP 88-4-17 (5). WITH THESE TWO TANGENTS THE RECORD SPIRAL LENGTH AND CURVE RADIUS' WERE USED IN DETERMINING THE CENTERLINE. THE RESOLUTION SHOWN HEREON AGREES WITH THE RECORD STATIONS OFFSETS PER SAID ROLL MAP (5) AND RECORD MONUMENTS FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE.

### PGE RAILROAD SPUR

THE PGE RAILROAD SPUR WAS ORIGINALLY ESTABLISHED AS AN EASEMENT BEING 75.00 FEET FROM CENTER ON EACH SIDE OF THE CENTERLINE. THE CENTERLINE WAS TO HAVE SPIRAL-CURVE-SPIRALS AT EACH OF THEIR CURVED PORTIONS OF TRACKS.

PARTITION PLAT NUMBER 1999-11 ORIGINALLY PARTITIONS A PARCEL EAST OF THE EAST LINE OF THE SAID PGE SPUR. THIS PARTITION WAS UNSURVEYED AND THE PARTITIONING SURVEYOR SHOWS THIS LINE PRESUMABLE AS A BOUNDING LINE. A FEW YEARS LATER, THIS UNSURVEYED PARCEL FROM PARTITION PLAT 1999-11 GETS FURTHER DIVIDED IN PARTITION PLAT NUMBER 2007-8. IN THIS PARTITION PLAT, THE SURVEYOR APPEARS TO HONOR THE EAST LINE BEING THE BOUNDING LINE, BUT ADDS CENTER LINE DATA TO IT. THAT PLATTING SURVEYOR APPEARS TO USE THE TRACKS FOR THE MAIN TANGENTS AND CALCULATES A RADIUS THAT WAS A WHOLE NUMBER, AS THE RADI SHOWN ARE EVEN AND DON'T MATCH THE RAIL ROAD RECORDS USED HEREIN. TWO OTHER SURVEYS, CS1514-D (3) AND PARTITION PLAT NUMBER 2022-16 (4), PERPETUATE THIS DATA USED IN PARTITION PLAT 1999-11.

THE RESOLUTION HEREIN USES A COMBINATION OF DATA:

THE EAST RIGHT-OF-WAY FROM THE SOUTH LINE OF HWY 84 TO THE SOUTH LINE OF SECTION 19 WAS ESTABLISHED BY HOLDING THE RECORD DIMENSIONS AND MONUMENTS FROM CS1514-D. MONUMENTS FOUND WERE HELD TO BE CONTROLLING MONUMENTS OF THE WEST LINE OF PARCEL 1 OF PARTITION PLAT 1999-11 AND AGREED WITHIN REASONABLE TOLERANCES OF RECORD DIMENSIONS AND THE AS-BUILT TRAVELED RAIL ROAD.

THE CENTERLINE, WEST RIGHT-OF-WAY LINE, AND EAST RIGHT-OF-WAY LINE SOUTH OF SECTION 30'S NORTH LINE WAS ESTABLISHED BY HOLDING THE MAIN TANGENTS ALONG THE RESOLVED EAST RIGHT-OF-WAY LINE, THE RECORD RADIUS AND SPIRAL LENGTHS, AND THE AS-BUILT CENTERLINE OF THE RAILROAD TRACKS SOUTH OF SAID NORTH LINE OF SECTION 30. THIS RESOLUTION AGREES WITH THE FOUND MONUMENTS ALONG THE EAST RIGHT-OF-WAY LINE AND THE CENTERLINE AS-BUILT MEASUREMENTS TAKEN IN THE FIELD. THIS RESOLUTION CREATES A VARIABLE WIDTH RIGHT-OF-WAY AT THE TWO NORTHERN MOST CURVES (C1 AND C2) AS THE WEST LINE IS HAS A SPIRAL AND THE EAST LINE IS A SIMPLE CURVE. BASED ON RECORD STATIONS FOUND THE RAILROAD MAP USED (6), THE RAILROAD CROSSINGS AND OTHER PHYSICAL MEASURED ITEMS IN THE FIELD CLOSELY MATCH RECORD STATIONS.

NO OTHER UNUSUAL ITEMS CAME AS A RESULT OF THE SURVEY HEREIN.

### CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	213.29'	3475.00'	3°31'00"	213.25'	S09°52'56"W
(1)	(213.28')	(3475.00')	(3°31'00")	(213.25')	(S10°22'11"W)
(2)(3)	(213.29')	(3475.00')	(3°31'00")	(213.25')	(S10°22'00"W)
C2	642.05'	4925.00'	7°28'10"	641.60'	S07°54'21"W
(1)	(642.06')	(4925.00')	(7°28'10")	(641.61')	(S08°23'25"W)
(2)	(642.05')	(4925.00')	(7°28'10")	(641.60')	(S08°23'25"W)
(3)	(642.22')	(4925.00')	(7°28'17")	(641.77')	(S07°54'28"W)
C3	219.85'	4583.75'	2°44'53"	219.83'	N09°53'30"E
(5)	(224.87')	(4583.75')	(2°48'39")	-	-
C4	216.25'	4508.75'	2°44'53"	216.23'	S09°53'30"W
C5	537.57'	4583.75'	6°43'10"	537.26'	S07°54'21"W
(5)	(538.44')	(4583.75')	(6°43'50")	-	-
C6	546.36'	4658.75'	6°43'10"	546.05'	S07°54'21"W
C7	257.73'	4658.75'	3°10'11"	257.70'	S06°07'52"W
C8	253.58'	4583.75'	3°10'11"	253.55'	N06°07'52"E
(5)	(253.58')	(4583.75')	(3°10'11")	-	-
C9	249.43'	4508.75'	3°10'11"	249.40'	S06°07'52"W

I, COREY PACHECO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF A PARTITION PLAT CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION IN OCTOBER 2025.

COREY PACHECO  
 DATE: 11-25-2025

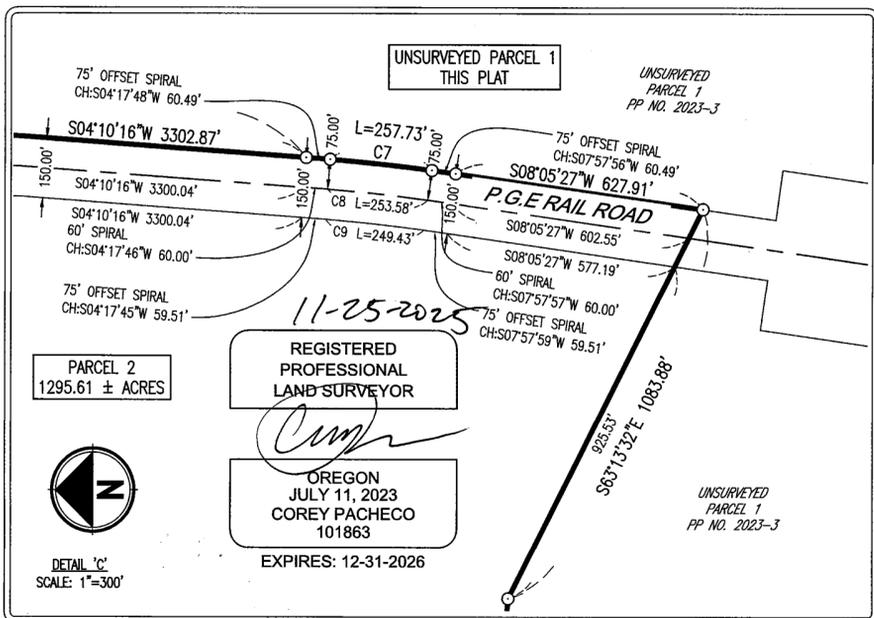
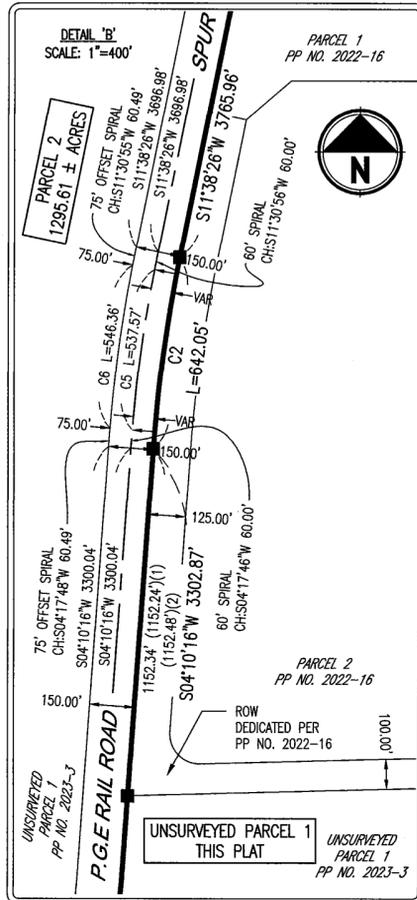
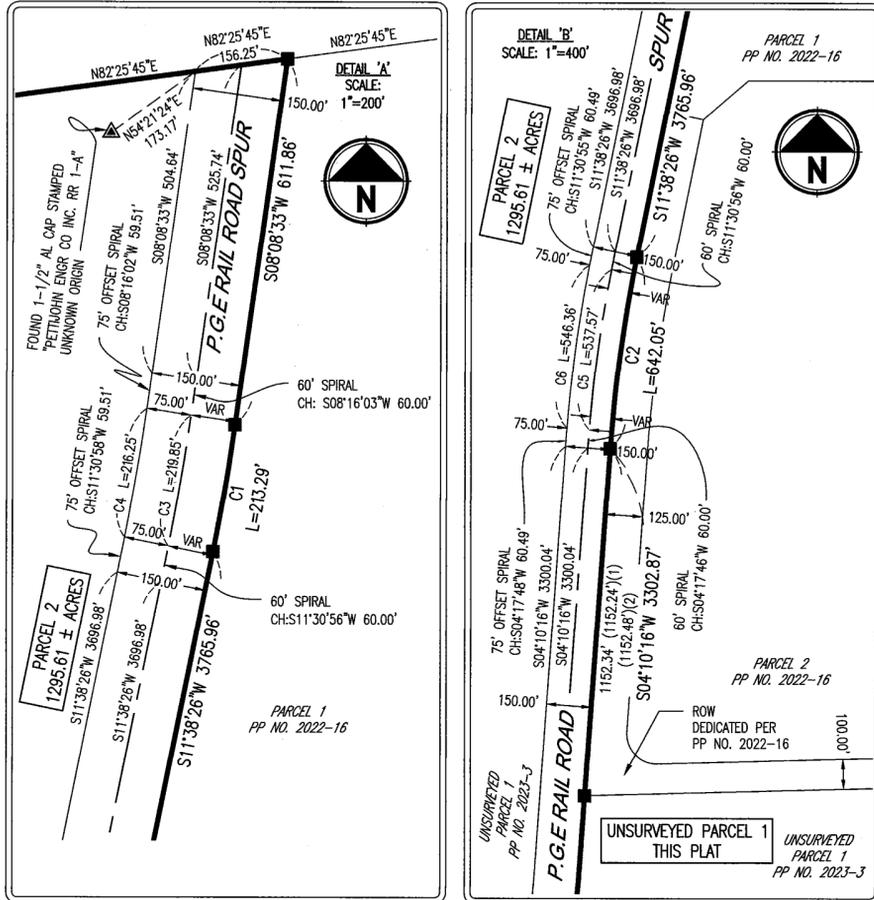
## LEGEND

- SET 5/8" IR W/ YPC STAMPED "PARAMETRIX"
- FOUND 2-3/4" BRASS CAP, OR 1-1/2" ALUMINUM CAP, BOTH STAMPED "STATE HIGHWAY DEPT. REFERENCE"; HELD PER (5)
- FOUND 5/8" IR W/ YPC STAMPED "JAB WA 21384 PR 2735 LS"; HELD PER (2)
- ▲ FOUND MONUMENT AS NOTED
- ✚ FOUND SECTION CORNER AS NOTED
- ✚ FOUND QUARTER SECTION CORNER AS NOTED
- cf SEE CURVE TABLE ON SHEET 2
- PP NO. PARTITION PLAT PER MORROW COUNTY OFFICIAL RECORDS
- INST. NO. INSTRUMENT NUMBER PER MORROW COUNTY OFFICIAL RECORDS
- (#) RECORD DATA PER SITED REFERENCE
- YPC YELLOW PLASTIC CAP
- IP IRON PIPE
- IR IRON ROD

SHEET NO. 3 OF 3	JOB NO.	553-4805-014
	JOB NAME:	3MILE PARTITION
	DRAWN:	CAP
	CHECKED:	CAP
SCALE:	SEE DETAILS	
DATE:	OCTOBER 23, 2025	

PREPARED FOR:  
 3 MILE CANYON RANCH

**Parametrix**  
 150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
 Ph: 541.508.7710



REGISTERED PROFESSIONAL LAND SURVEYOR  
 COREY PACHECO  
 OREGON  
 JULY 11, 2023  
 101863  
 EXPIRES: 12-31-2026

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