

Microfilm # 139889
Plat Cab# A-299

SHEET 1 OF 2

MAJOR PARTITION PLAT NO. 1992-1

Situated in the Southeast quarter of the Northeast quarter of Section 22 and in the Southwest quarter of the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian

SCALE: 1" = 200'

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 22, Township 3 South, Range 40 East of the Willamette Meridian. (Altitude method)

WATER RIGHTS STATEMENT

Water Right Certificate Number 332 is appurtenant to the land within this partition (Caldwell Ditch Company)

LEGEND

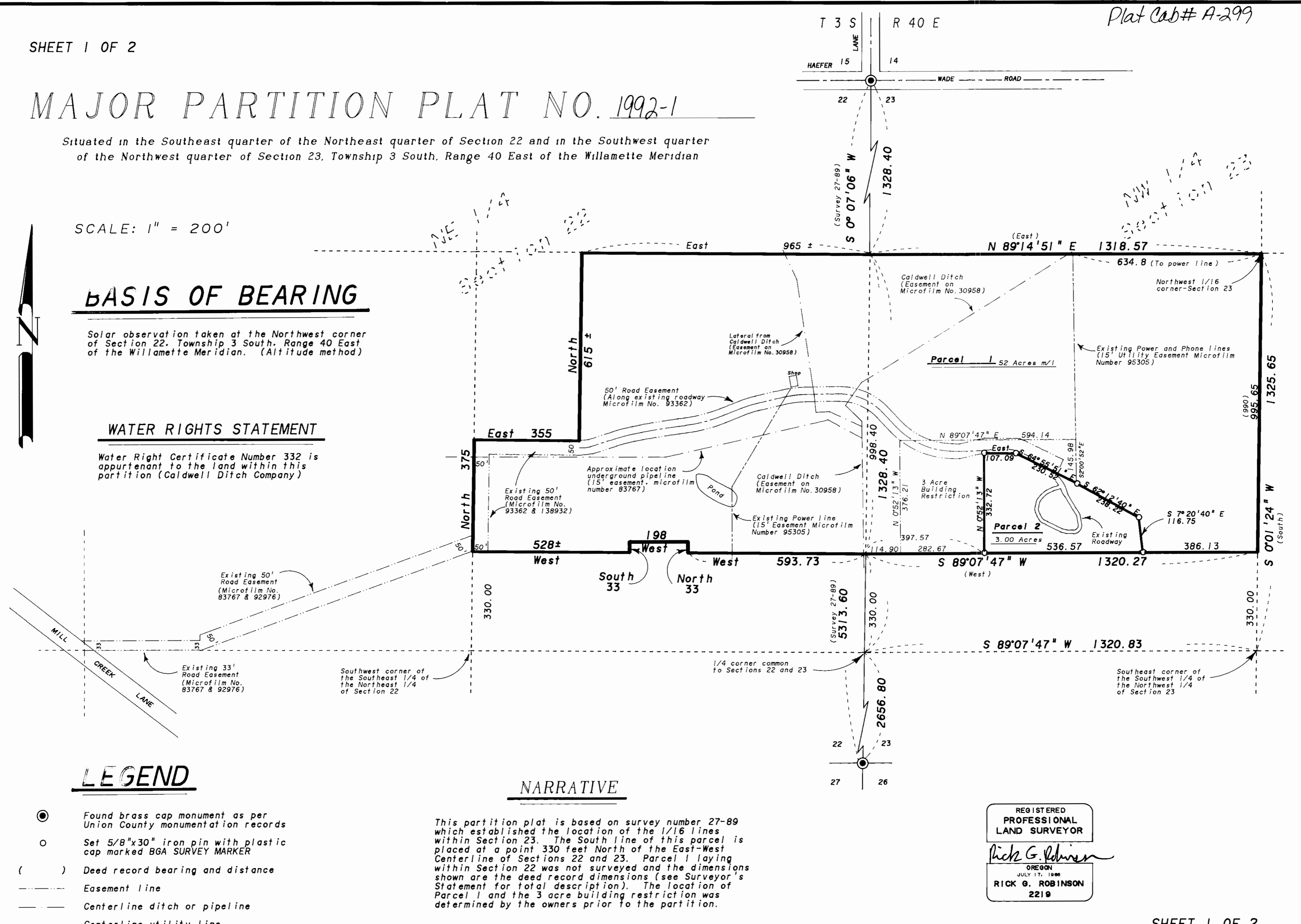
- Found brass cap monument as per Union County monumentation records
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Deed record bearing and distance
- Easement line
- Centerline ditch or pipeline
- Centerline utility line

NARRATIVE

This partition plat is based on survey number 27-89 which established the location of the 1/16 lines within Section 23. The South line of this parcel is placed at a point 330 feet North of the East-West Centerline of Sections 22 and 23. Parcel 1 lying within Section 22 was not surveyed and the dimensions shown are the deed record dimensions (see Surveyor's Statement for total description). The location of Parcel 1 and the 3 acre building restriction was determined by the owners prior to the partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

SHEET 1 OF 2



MAJOR PARTITION PLAT NO. 1992-1

Situated in the Southeast quarter of the Northeast quarter of Section 22 and in the Southwest quarter of the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S STATEMENT

I, Rick G. Robinson, hereby depose and say that I have correctly surveyed and partitioned into parcels, the land represented on the attached major partition map, in accordance with O.R.S. Chapter 92, the exterior of which is described as follows:

A parcel of land situated in the Southeast quarter of the Northeast quarter of Section 22 and also in the Southwest quarter of the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, more particularly described as follows, with reference to map of survey number 27-89, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 23, said point being South 0°07'06" West, a distance of 1328.40 feet from the Northwest corner of said Section 23,

Thence: North 89°14'51" East, along the North line of said Southwest quarter of the Northwest quarter, a distance of 1318.57 feet to the Northeast corner of said Southwest quarter of the Northwest quarter,

Thence: South 0°01'24" West, along the East line of said Southwest quarter of the Northeast quarter, a distance of 995.65 feet to a point North 0°01'24" East, a distance of 330.00 feet from the Southeast corner of said Southwest quarter of the Northwest quarter,

Thence: South 89°07'47" West, parallel with the South line of said Southwest quarter of the Northwest quarter, a distance of 1320.27 feet, to a point on the West line of said Section 23, said point being North 0°07'06" East, a distance of 330.00 feet from the Southwest corner of said Southwest quarter of the Northwest quarter,

Thence: West, parallel with the South line of the Southeast quarter of the Northeast quarter of said Section 22, a distance of 593.73 feet,

Thence: North, a distance of 33 feet,

Thence: West, a distance of 198 feet,

Thence: South, a distance of 33 feet,

Thence: West, 528 feet to a point on the West line of said Southeast quarter of the Northeast quarter, said point being 330 feet North of the Southwest corner of said Southeast quarter of the Northeast quarter,

Thence: North, along the West line of said Southeast quarter of the Northeast quarter, a distance of 375 feet,

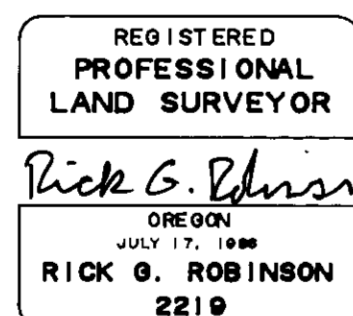
Thence: East, a distance of 355 feet,

Thence: North, a distance of 615 feet, more or less, to the North line of said Southeast quarter of the Northeast quarter,

Thence: East, along said North line, a distance of 965 feet more or less, to the Point of Beginning of this description.

Said parcel containing 55 acres, more or less.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Associates
2006 Adams Avenue
LaGrande, OR 97850



DECLARATIONS

Know all people by these presents that G. Dennis Clayville and Linda L. Clayville, and Roy D. Comstock and Ruth W. Comstock, are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on the annexed map, in accordance with O.R.S. Chapter 92.

G. Dennis Clayville Linda L. Clayville
G. Dennis Clayville Linda L. Clayville

Roy D. Comstock Ruth W. Comstock
Roy D. Comstock Ruth W. Comstock

Know all people by these presents that PIONEER BANK, a federal savings bank, is successor to Pioneer Federal Savings and Loan Association, is a mortgage holder on a portion of this partition, more particularly described in the Surveyors Certificate, and does hereby consent to the partition as shown on the annexed plat, in accordance with O.R.S. Chapter 92.

Jeff Puckett
Pioneer Bank
Jeff Puckett, Vice President

Know all people by these presents that CALDWELL DITCH COMPANY, an Irrigation District, has a water right on a portion of this partition, more particularly described in the Surveyors Certificate, and does hereby consent to the partition as shown on the annexed plat, in accordance with O.R.S. Chapter 92.

Roy D. Comstock
Caldwell Ditch Company
Roy D. Comstock, President

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

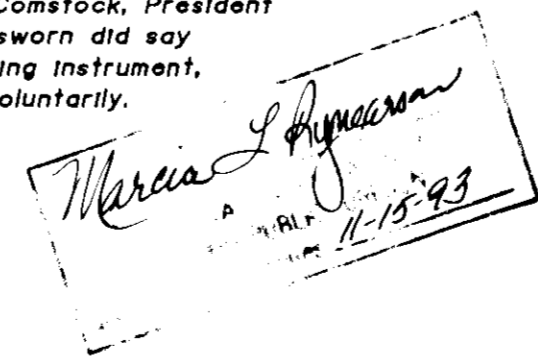
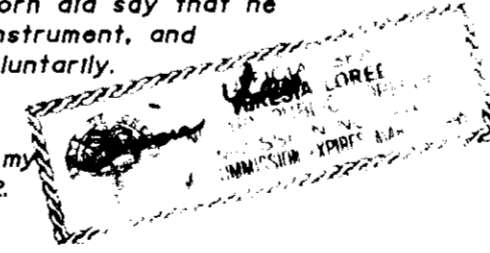
Know all these people by these presents, on this 8th day of January, 1992, before me a Notary Public in and for said state and county, personally appeared Jeff Puckett, an officer of PIONEER BANK, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 8th day of January, 1992.

State of Oregon
SS
County of Union

Know all these people by these presents, on this 9th day of January, 1992, before me a Notary Public in and for said state and county, personally appeared Roy D. Comstock, President of the CALDWELL DITCH COMPANY, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 9th day of January, 1992.

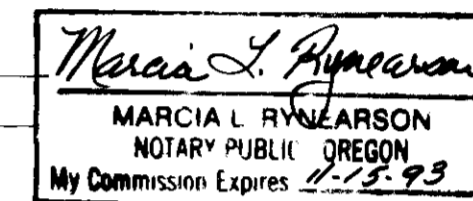


ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 9th day of January, 1992, before me a Notary Public in and for said state and county, personally appeared G. Dennis Clayville and Linda L. Clayville, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

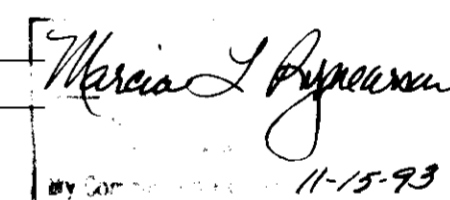
Notary Public for the State of Oregon
My commission expires: _____



State of Oregon
SS
County of Union

Know all these people by these presents, on this 9th day of January, 1992, before me a Notary Public in and for said state and county, personally appeared Roy D. Comstock and Ruth W. Comstock, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Oregon
My commission expires: _____



APPROVALS

UNION COUNTY PLANNING COMMISSION

Approved this 9th day of January, 1992.

Union County Planning Commission by E. E. [Signature]

UNION COUNTY SURVEYOR

Approved this 8th day of JANUARY, 1992.

by Jack W. Burris
Jack W. Burris, Wallowa County Surveyor

UNION COUNTY CLERK

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 9th day of January, 1992, at 4:30 o'clock P. M., and recorded as Partition Plat No. 1992-1 Plat Cabinet No. A-299 Microfilm No. 139889 Union County records.

Union County Clerk by Rabina A. Church, deputy