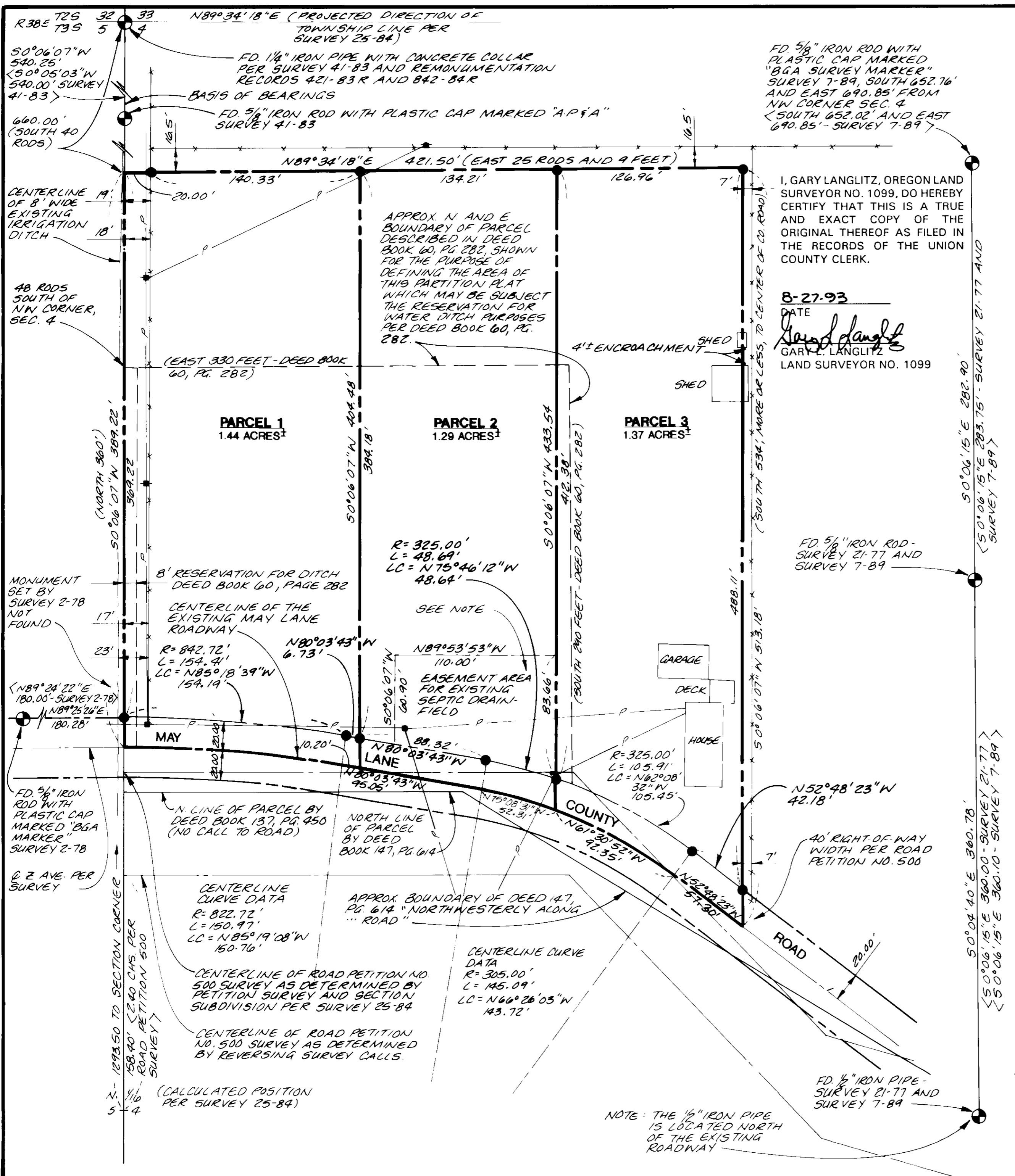


PARTITION PLAT NO. 1993-09



I, GARY LANGLITZ, OREGON LAND SURVEYOR NO. 1099, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL THEREOF AS FILED IN THE RECORDS OF THE UNION COUNTY CLERK.

8-27-93
 DATE
Gary Langlitz
 GARY L. LANGLITZ
 LAND SURVEYOR NO. 1099

BASIS OF BEARINGS

50°06'07"W BETWEEN FOUND MONUMENTS AS SHOWN - PER SURVEY 25-84

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 5/8" x 30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP ATTACHED, MARKED "A.P.#A"
- () RECORD DIMENSION PER MICROFILM DEED 141100
- < > RECORD DIMENSION PER CITED RECORD
- EXISTING STRUCTURES
- P- EXISTING UTILITY LINE (OVERHEAD)
- EXISTING UTILITY POLE

REFERENCE MATERIAL

UNION COUNTY DEEDS
 BOOK 137, PAGE 450 DEED BOOK 65, PAGE 359
 BOOK 147, PAGE 614 DEED BOOK 62, PAGE 115
 BOOK 45, PAGE 134 DEED BOOK 60, PAGE 282
 BOOK 48, PAGE 203 DEED BOOK 75, PAGE 408

MICROFILM DEED 136345
 MICROFILM DEED 141100

UNION COUNTY SURVEYS

4-83, 25-84, 7-89, 21-77, 2-78

MISCELLANEOUS RECORDS

REMONUMENTATION RECORDS 421-83R AND 842-84R
 COUNTY ROAD PETITION NO. 500 - MAY LANE, SURVEYED SEPT., 1898
 PLAT OF PARK ADDITION, FILED APRIL, 1914

NOTE: THE FOLLOWING IS A GENERAL DESCRIPTION OF THE CONTENTS OF A RESTRICTIVE EASEMENT TO BE CONVEYED TO THE FUTURE OWNERS OF PARCEL 3 BY THE PARTITIONERS, JAMES AND CAROL WEAVER:

FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF RECORDING OF SAID RESTRICTIVE EASEMENT, PARCEL 3 IS GRANTED AN EASEMENT AREA ON PARCEL 2 OF THIS PLAT FOR THE EXISTING SEPTIC DRAIN FIELD. IT IS UNDERSTOOD AND AGREED THAT THE OWNERS AND SUCCESSORS IN INTEREST OF PARCEL 3 SHALL HAVE THE RIGHT TO THE UNIMPAIRED USE OF SAID DRAIN FIELD FOR A PERIOD OF TEN (10) YEARS FROM THE DATE HEREOF, BUT THAT THE OWNERS OF PARCEL 3 DO NOT HAVE RIGHTS TO REPAIR OR REPLACE SAID SYSTEM, AND IN THE EVENT OF THE FAILURE OF THE EXISTING SEPTIC DRAINAGE SYSTEM FROM THE HOUSE AND BUILDINGS LOCATED ON PARCEL 3 WITHIN SAID TIME PERIOD, OR AT THE EXPIRATION OF SAID TIME PERIOD, WHICHEVER FIRST OCCURS, THEN THE OWNERS OF PARCEL 3 MUST RELOCATE AND PLACE AN ADEQUATE SEPTIC SYSTEM ENTIRELY ON PARCEL 3 AND THE EASEMENT GRANT CONTAINED HEREIN SHALL CEASE TO EXIST AND BE OF NO FURTHER FORCE NOR EFFECT.

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
Gary Langlitz
 GARY L. LANGLITZ
 1099
 8-10-93
 EXPIRES 12-31-93

MINOR LAND PARTITION	
LOCATED IN THE NW 1/4 OF THE NW 1/4, SEC. 4, T.3 S., R.38 E., WILLAMETTE MERIDIAN, UNION COUNTY, OREGON	
JAMES AND CAROL WEAVER	
78 OTTEN DRIVE LA GRANDE, OREGON 97850	
SCALE	SHEET NO
1" = 50'	1/2
DATE JULY, 1993	Anderson Perry & Associates, Inc. engineering • surveying • materials testing LA GRANDE OR WALLA WALLA WA LEWISTON ID
JOB NO. 2709-30	

SURVEY NARRATIVE

THIS MINOR LAND PARTITION SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNERS, JIM AND CAROL WEAVER, FOR THE PURPOSE OF CREATING THE THREE PARCELS SHOWN.

THE NORTH LINE OF THIS PLAT BEGINS ON THE WEST LINE OF SECTION 4 AT A POINT 660.00 FEET (40 RODS) BY DEED SOUTH FROM THE NW CORNER OF THE SECTION, AND RUNS EAST BY DEED. I HAVE INTERPRETED EAST TO MEAN PARALLEL TO THE NORTH LINE OF THE SECTION IN ORDER TO MAINTAIN REASONABLE CONFORMANCE TO THE EXISTING FENCE LOCATED NORTH OF THE PLAT AND TO THE DESCRIPTION OF THE PROPERTY NORTH OF THIS PLAT AS GIVEN IN MICROFILM DEED NO. 136345. NOTE THAT THERE IS A GAP BETWEEN THE NORTH LINE OF THIS PLAT AND THE PROPERTY TO THE NORTH OF ONE ROD AS THE PROPERTIES ARE DESCRIBED IN THEIR RESPECTIVE DEEDS.

THE EAST LINE OF THIS PLAT IS PLACED AT THE DEED DISTANCE OF 25 RODS AND 9 FEET EAST OF THE WEST LINE OF SECTION 4 AND RUNS PARALLEL TO THE WEST LINE OF SECTION 4. THIS PLACEMENT OF THE EAST LINE OF THIS PLAT CONFORMS TO THE DIMENSIONS GIVEN IN DEED BOOK 65, PAGE 359.

THE EAST LINE OF THIS PLAT IS DESCRIBED BY DEED TO EXTEND "SOUTH 534 FEET, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD". HISTORICALLY, A COUNTY ROAD WAS PETITIONED AND SURVEYED ON SEPTEMBER 17, 1898, UNDER ROAD PETITION NO. 500. I HAVE SHOWN THE LOCATION OF THIS ROAD USING THE 1898 ROAD SURVEY DATA AND THE SUBDIVISION OF SECTION 4 AS SHOWN IN SURVEY 25-84. LOCATED IN THIS MANNER, THE ENDING POINT OF THE ROAD PETITION SURVEY DOES NOT CONFORM TO THE FINAL DIMENSION OF 2.40 CHAINS NORTH OF THE SW COR. OF THE NW 1/4-NW 1/4 OF SECTION 4 AS STATED IN THE PETITION SURVEY. I HAVE ALSO SHOWN THE LOCATION OF THIS ROAD BY PLOTTING THE 1898 SURVEY DIMENSIONS IN REVERSE ORDER. NEITHER OF THESE PLOTTED LOCATIONS CONFORMS WELL WITH THE EXISTING ROADWAY. ADDITIONAL LOCATIONS FOR THE COUNTY ROAD AS IT CROSSES THE WEST LINE OF SECTION 4 ARE PROVIDED BY THE PLAT OF PARK ADDITION TO LA GRANDE, SURVEY 2-78, AND MICROFILM DEED NO. 141100 IN ITS CALL "NORTHWESTERLY ALONG SAID ROAD TO THE SECTION LINE AT A POINT 360 FEET SOUTH OF THE POINT OF BEGINNING". THE PLOTTED LOCATIONS OF THE 1898 ROAD PETITION SURVEY AND THE 360-FOOT DEED CALL DO NOT AGREE WITH THE PHYSICAL LOCATION OF THE EXISTING ROADWAY.

BECAUSE OF AN APPARENT DEFECT IN THE 1898 ROAD PETITION SURVEY AND THE LACK OF REASONABLE AGREEMENT IN THE LOCATION OF THIS ROADWAY BETWEEN THE RECORDS CITED ABOVE, I HAVE ADOPTED THE LOCATION OF THE EXISTING ROADWAY AS THE BEST REPRESENTATION OF THE INTENDED LOCATION OF THE BOUNDARY OF THE PARCEL BEING PLATTED. ADDITIONALLY, I HAVE CAUSED THE ROADWAY LOCATION AS DEPICTED BY SURVEY 2-78 TO CONTROL THE LOCATION OF THE ROADWAY SHOWN AS IT INTERSECTS THE SECTION LINE.

THE WEST LINE OF THIS PLAT IS IDENTICAL WITH THE WEST LINE OF SECTION 4. THE EXISTING IRRIGATION DITCH LOCATED ALONG THIS LINE APPEARS TO ENCRoACH SLIGHTLY ACROSS THE SECTION LINE.

A RESERVATION FOR WATER DITCH PURPOSES IS SHOWN ALONG THE WEST SIDE OF PARCEL 1, AND IS BASED ON DEED BOOK 60, PAGE 282, RECORDED IN 1914. THIS DEED ALSO RESERVES AN ADDITIONAL 8-FOOT STRIP OF LAND FOR WATER DITCH PURPOSES "...RUNNING THROUGH THE CENTER OF SAID LAND...". THERE IS NO VISIBLE INDICATION ON THE PARCEL BEING SURVEYED OR ON ADJOINING PROPERTIES OF THE EXISTENCE OF DITCHES WHICH WOULD CROSS THIS PROPERTY. THIS DITCH RESERVATION IS NOT SHOWN ON THE PLAT BECAUSE THERE IS INSUFFICIENT INFORMATION TO PROVIDE A LOCATION.

STATEMENT OF WATER RIGHTS

WATER RIGHTS MAY BE APPURTENANT TO THIS MINOR LAND PARTITION UNDER THE FOLLOWING CERTIFICATE:

CERTIFICATE NUMBER 6145

SURVEYOR'S CERTIFICATE

I, GARY L. LANGLITZ, OREGON REGISTERED LAND SURVEYOR NO. 1099, DO HEREBY STATE THAT I HAVE PREPARED THIS MINOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONER AND IN ACCORDANCE WITH OREGON REVISED STATUTES, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 4 BEARS N 0°06'07" E 660.00 FEET.

THENCE LEAVING SAID WEST LINE OF SECTION 4 N 89°34'18" E 421.50 FEET ALONG A LINE RUNNING PARALLEL TO THE NORTH LINE OF SAID SECTION 4 TO A POINT;

THENCE S 0°06'07" W 513.18 FEET ALONG A LINE RUNNING PARALLEL TO SAID WEST LINE OF SECTION 4 TO A POINT IN THE CENTER OF THE EXISTING COUNTY ROAD;

THENCE ALONG THE CENTERLINE OF SAID COUNTY ROAD AS FOLLOWS:
N 52°48'23" W 57.30 FEET TO THE BEGINNING OF A 305.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT;

THENCE 145.09 FEET ALONG THE ARC OF SAID 305.00 FOOT RADIUS CIRCULAR CURVE (THE LONG CHORD OF WHICH BEARS N 66°26'03" W 143.72 FEET) TO A POINT;

THENCE N 80°03'43" W 95.05 FEET TO THE BEGINNING OF AN 822.72 FOOT RADIUS CIRCULAR CURVE TO THE LEFT;

THENCE 150.97 FEET ALONG THE ARC OF SAID 822.72 FOOT RADIUS CIRCULAR CURVE (THE LONG CHORD OF WHICH BEARS N 85°19'08" W 150.76 FEET) TO THE INTERSECTION OF SAID CENTERLINE OF THE EXISTING COUNTY ROAD WITH SAID WEST LINE OF SECTION 4;

THENCE LEAVING SAID CENTERLINE N 0°06'07" E 389.22 FEET ALONG SAID WEST LINE OF SECTION 4 TO THE POINT OF BEGINNING.

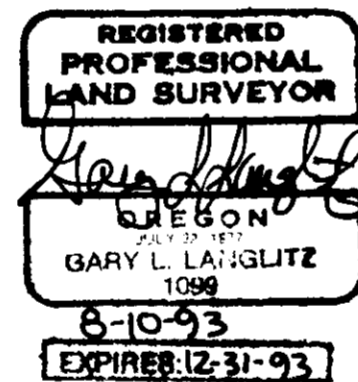
THIS PARCEL CONTAINS 4.10 ACRES OF LAND, MORE OR LESS.

SUBJECT TO:

- EASEMENTS AND RIGHTS-OF-WAY FOR ROADWAYS AND UTILITIES AS THE SAME APPEAR OF RECORD OR EXIST ON THE GROUND.
- RESERVATIONS OF 8-FOOT STRIPS "FOR WATER DITCH PURPOSES" ALONG THE WEST EDGE OF THIS PROPERTY, AND NEAR THE CENTER OF THIS PROPERTY, RESERVED FROM DEED DATED JANUARY 13, 1914, RECORDED FEBRUARY 20, 1914, IN BOOK 60, AT PAGE 282, DEED RECORDS OF UNION COUNTY, OREGON.

DATE Aug 10, 1993

Gary Langlitz
GARY L. LANGLITZ, P.S. 1099



FILING STATEMENT

STATE OF OREGON)
) SS.
COUNTY OF UNION)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 27th DAY OF Aug, 1993, AT 2:55 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1993-09, UNION COUNTY RECORDS.

R. Nellie Joque Hibbert
R. NELLIE JOQUE HIBBERT
UNION COUNTY CLERK

BY: *S. Nelson, Deputy*

PARTITION PLAT NO. 1993-09

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES A. WEAVER AND CAROL S. WEAVER, HUSBAND AND WIFE, AS OWNERS OF THE LAND REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT THEY HAVE CAUSED SAID LANDS TO BE PARTITIONED IN TO THE PARCELS AS SHOWN, AND THAT WE DO FOR OURSELVES, OUR HEIRS, AND ASSIGNS, HEREBY GRANT THE EASEMENT SHOWN ON THE ANNEXED MAP FOR THE PURPOSE AND USE AS THEREON STATED, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

James A. Weaver
JAMES A. WEAVER

Carol S. Weaver
CAROL S. WEAVER

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS.
COUNTY OF UNION)

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 11th DAY OF AUGUST, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES A. WEAVER AND CAROL S. WEAVER, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Janis L. Bozarth
NOTARY PUBLIC OF THE STATE OF OREGON
MY COMMISSION EXPIRES: 5-26-97



APPROVALS

APPROVED THIS 18th DAY OF August, 1993

Lessa Grant
UNION COUNTY PLANNING COMMISSION

APPROVED THIS 25 DAY OF August, 1993

Don de Ruffa
UNION COUNTY SURVEYOR Deputy

MINOR LAND PARTITION		
LOCATED IN THE NW 1/4 OF THE NW 1/4, SEC. 4, T.3 S., R.38 E., WILLAMETTE MERIDIAN, UNION COUNTY, OREGON		
JAMES AND CAROL WEAVER		78 OTTEN DRIVE LA GRANDE, OREGON 97850
SCALE 1" = 50'	 anderson perry & associates, inc. engineering • surveying • materials testing LA GRANDE, OR WALLA WALLA, WA LEWISTON, ID	SHEET NO 2 / 2
DATE JULY, 1993		JOB NO 2709-30