

MAJOR PARTITION PLAT NUMBER 1993-11

A partition of Parcel 1 of Major Partition No. 1992-006
Situated in the Northeast quarter of the Southwest quarter
of Section 17, Township 3 South, Range 38 East
of the Willamette Meridian.



BASIS of BEARING

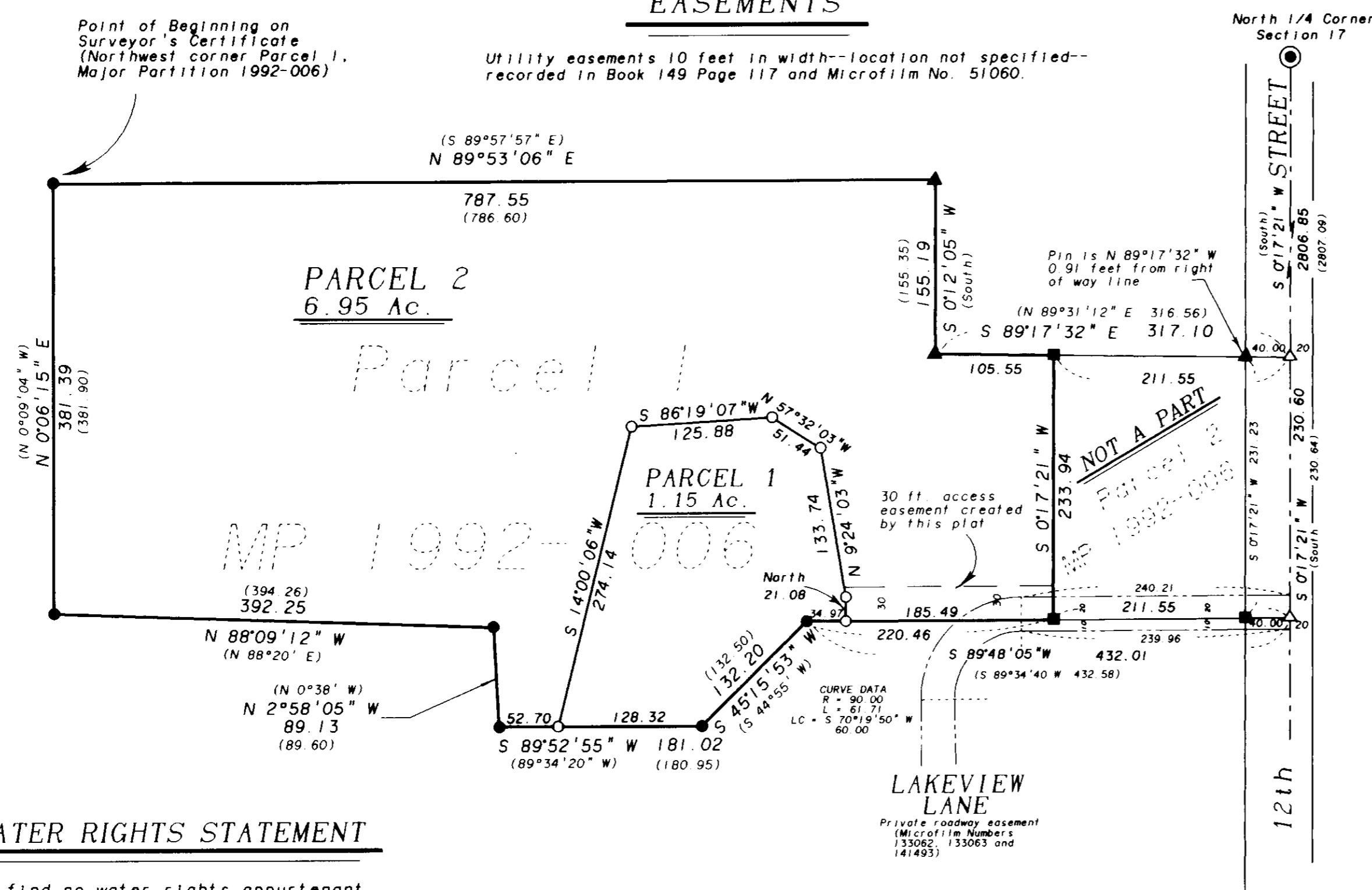
Forward bearing as published by the U.S.C.
and G.S. from Δ COLLEGE to Δ VALLEY
Dated 1946.

SCALE: 1"=100'

EASEMENTS

Utility easements 10 feet in width--location not specified--
recorded in Book 149 Page 117 and Microfilm No. 51060.

Point of Beginning on
Surveyor's Certificate
(Northwest corner Parcel 1,
Major Partition 1992-006)



LEGEND

- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- Found 5/8" iron pin (rebar) from survey 006-73.
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Major Partition Number 1992-006.
- ▲ Found 5/8" iron pin (rebar) from survey 034-74.
- ⊙ Found brass screw in lead plug set in concrete by survey 018-89.
- △ Computed position, nothing set.
- North-South centerline of Section 17 (See survey Number 022-1993)
- () Record information from survey 034-74.
- - - Existing private easement line.
- - - Easement line created by this plat

WATER RIGHTS STATEMENT

I find no water rights appurtenant to the lands within this partition

REFERENCE MATERIAL

UNION COUNTY SURVEYS
006-73
034-74
022-1993
Major Partition No. 1992-006

UNION COUNTY DEED RECORDS
Book 149 Page 117
Microfilm No. 51060
Microfilm No. 133062
Microfilm No. 133063
Microfilm No. 141493

Preliminary Title Report Order No. 93-6005, dated September 8, 1993.
Prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Grant Saunders, representing the owners of the parcel. I use the monuments set by Major Partition Number 1992-006 to establish the exterior of this partition. The location of the dividing line between Parcels 1 and 2 were placed at the direction of Mr. Saunders, as well as the location of the 30 ft. access easement.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Expiration Date
December 31, 1994

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1993-11

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Situated in the Northeast quarter of the Southwest quarter
of Section 17, Township 3 South, Range 38 East
of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

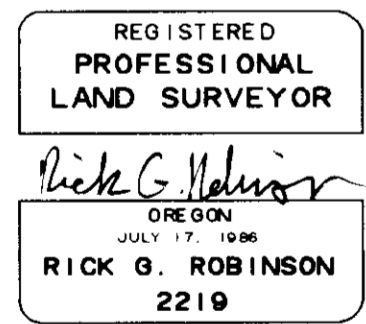
I, Rick G. Robinson, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition map, in accordance with O.R.S. chapter 92, the exterior of which being described as follows:

A tract of land situated in the Northeast one-quarter of the Southwest one-quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian. Said tract being Parcel 1 of Major Partition Number 1992-006, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1, said point being the Northwest corner of Parcel Number 2 of this partition plat:

- Thence: North 89°53'06" East, a distance of 787.55 feet:
- Thence: South 0°12'05" West, a distance of 155.19 feet:
- Thence: South 89°17'32" East, a distance of 105.55 feet:
- Thence: South 0°17'21" West, a distance of 233.94 feet:
- Thence: South 89°48'05" West, a distance of 220.46 feet:
- Thence: South 45°15'53" West, a distance of 132.20 feet:
- Thence: South 89°52'55" West, a distance of 181.02 feet:
- Thence: North 2°58'05" West, a distance of 89.13 feet:
- Thence: North 88°09'12" West, a distance of 392.25 feet:
- Thence: North 0°06'15" East, a distance of 381.39 feet, to the Point of Beginning of this description.

Said tract containing 8.10 Acres.



Renewal Date: Dec 31, 1994

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

DECLARATION

Know all people by these presents that Roscoe L. Dowdy and Cheryl R. Dowdy are owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be partitioned and surveyed into parcels as shown on the annexed map, and does hereby grant the 30 ft. access easement as shown across the Southeasterly portion of Parcel 2 as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Roscoe L. Dowdy *Cheryl R. Dowdy*
Roscoe L. Dowdy Cheryl R. Dowdy

Know all people by these presents that PIONEER BANK, a federal savings bank, is successor to Pioneer Federal Savings and Loan Association, an Oregon Corporation, and is mortgage holder of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and does hereby consent to said property being partitioned and surveyed into parcels as shown on the annexed map, and does also consent to the granting of the 30 ft. access easement as shown across the Southeasterly portion of Parcel 2 as shown on the annexed map, in accordance with O.R.S. Chapter 92.

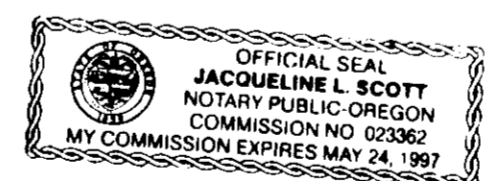
Jeff Puckett
PIONEER BANK
Jeff Puckett, Vice President

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 13th day of September, 1993, before me a Notary Public in and for said State and County, personally appeared Roscoe L. Dowdy and Cheryl R. Dowdy, 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.

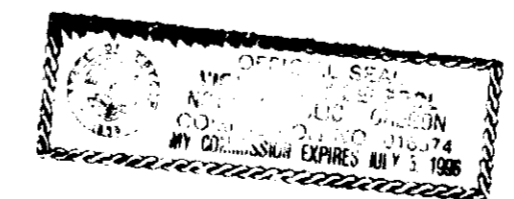
Jacqueline L. Scott
Notary Public for
the State of Oregon



State of Oregon
SS
County of Union

Know all these people by these presents, on this 10th day of September, 1993, before me a Notary Public in and for said State and County, personally appeared Jeff Puckett, representing 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.

Viola M. Wenderpool
Notary Public for
the State of Oregon



APPROVALS

Union County Surveyor

Approved this 10 day of September, 1993.

by *James D. Hanley*
James D. Hanley, Baker County Surveyor

Union County Planning Commission

Approved this 15 day of September, 1993.

Union County Planning Commission by *Paul J. ...*

FILING STATEMENT

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 15th day of SEPT, 1993, at 2:20 o'clock P.M., and recorded as Partition Plat No. 1993-11

Union County records. Microfilm Number 149294

R. Nellie Dague Hibbert
Union County Clerk by *S. Nelson, Deputy*