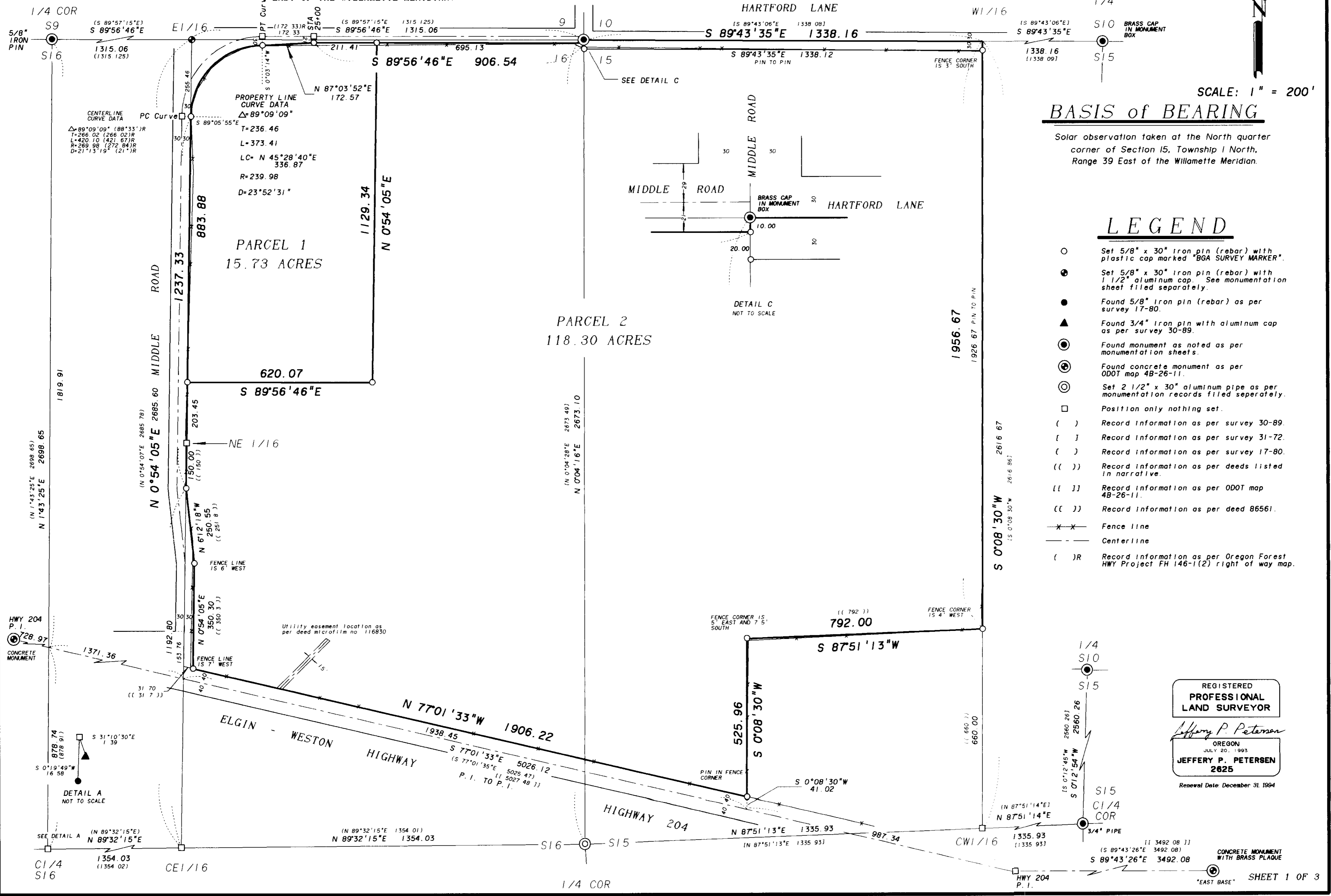


MINOR PARTITION PLAT NO. 1994-01

SITUATED IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15 ALL IN TOWNSHIP 1 NORTH RANGE 39 EAST OF THE WILLAMETTE MERIDIAN.



SCALE: 1" = 200'

BASIS of BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- ⊙ Set 5/8" x 30" iron pin (rebar) with 1 1/2" aluminum cap. See monumentation sheet filed separately.
- Found 5/8" iron pin (rebar) as per survey 17-80.
- ▲ Found 3/4" iron pin with aluminum cap as per survey 30-89.
- ⊕ Found monument as noted as per monumentation sheets.
- ⊙ Found concrete monument as per ODOT map 4B-26-11.
- ⊙ Set 2 1/2" x 30" aluminum pipe as per monumentation records filed separately.
- Position only nothing set.
- () Record information as per survey 30-89.
- [] Record information as per survey 31-72.
- () Record information as per survey 17-80.
- (()) Record information as per deeds listed in narrative.
- [[]] Record information as per ODOT map 4B-26-11.
- [[]] Record information as per deed 86561.
- x-x- Fence line
- - - Center line
- ()R Record information as per Oregon Forest HWY Project FH 146-1(2) right of way map.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery P. Petersen
OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625

Renewal Date: December 31, 1994

CONCRETE MONUMENT
WITH BRASS PLAQUE

SURVEYOR'S STATEMENT

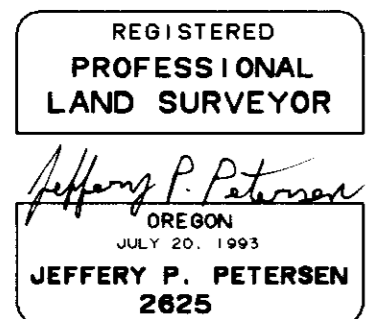
I, Jeffery P. Petersen, OPLS 2625, hereby depose and say that I have correctly surveyed and marked with proper monuments the land represented on the attached minor partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows:

A tract of land situated in the east one-half of the northeast one-quarter of Section 16, and the west one-half of the northwest one-quarter of Section 15 all in Township 1 North, Range 39 East of the Willamette Meridian. Being more particularly described as follows.

- Beginning at the northwest corner of said Section 15.
- Thence: S 89°43'35" E, along the centerline of Hartford Road, 1338.16 feet to the west 1/16 corner on the north line of said Section 15;
- Thence: S 0°08'30" W, along the east line of the west one-half of the northwest one-quarter of said Section 15, 1956.67 feet;
- Thence: S 87°51'13" W, on a line that is parallel with and 660.00 feet northerly of the south line of the said northwest one-quarter as measured along the aforementioned east line a distance of 792.00 feet;
- Thence: S 0°08'30" W, 792.00 feet from and parallel to the east line of the west one-half of the northwest one-quarter, 525.96 feet to the northerly right of way line of Highway 204;
- Thence: N 77°01'33" W, along said right of way line, 1906.22 feet to the easterly right of way line of Middle Road;
- Thence: N 0°54'05" E, parallel with the west line of the east 1/2 of the northeast 1/4 of said Section 16 and along said right of way line 350.30 feet;
- Thence: N 6°12'18" W, along said right of way line, 250.55 feet to the said west line said point being 150.00 feet southerly of the northeast 1/16 of Section 16;
- Thence: N 0°54'05" E, along said right of way line and said west line 1237.33 feet to a point which lies 255.46 feet southerly of the east 1/16 corner between Sections 16 and 9;
- Thence: Along said right of way line around a 23°52'31" degree curve to the right 373.41 feet (the long chord of which bears N 45°28'40" E, 336.87);
- Thence: N 87°03'52" E, along said right of way line, 172.57 feet;
- Thence: S 89°56'46" E, along said right of way line and 10 feet southerly of and parallel to the north line of Section 16, 906.54 feet to a point on the section line between Section 15 and 16;
- Thence: N 0°04'23" E, along said section line, 10.00 feet to the Point of Beginning of this description.

Said tract subject to right of way for Hartford Lane as it crosses part of the north side of this tract of land.

Said tract containing 134.03 acres (including the right of way of Hartford Lane).



Jeffery P. Petersen
Jeffery P. Petersen, OPLS 2625
BAGETT-GRIFFITH & ASSOCIATES
2006 Adams Avenue
LaGrande, Oregon 97850

MINOR PARTITION PLAT NO. 1994-01

Situated in the East 1/2 of the Northeast 1/4 of section 16, and the West 1/2 of the Northwest 1/4 of section 15 all in Township 1 North, Range 39 East of the Willamette Meridian.

DECLARATION

Know all people by these presents that Leland Ray Yarrington and Janis Gaye Yarrington Doane are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Statement, and have caused the same to be surveyed and partitioned into the parcels as shown on the annexed map in accordance with O.R.S. Chapter 92. Said property is subject to easement as shown.

Janis Gaye Yarrington Doane
Janis Gaye Yarrington Doane
Leland Ray Yarrington
Leland Ray Yarrington

APPROVALS

UNION COUNTY SURVEYOR

Approved this 19 day of JANUARY, 1994

Jack W. Burris
Jack W. Burris, Walla Walla County Surveyor
for the Union County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 10th day of Jan., 1994

E. G. Sutton
Union County Planning Commission

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this subdivision and that are now due and payable have been paid to me.

by Peggy Sutton Date: 1/18/94
Peggy Sutton, Union County Treasurer

UNION COUNTY ASSESSOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 1993-1994 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Patty Gooderham Date: 1/18/94
Patty Gooderham, Union County Assessor

FILING STATEMENT

State of Oregon
SS
County of Union

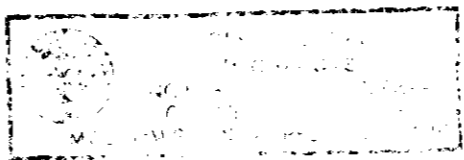
I do hereby certify that the attached partition plat was received for record on the 19th day of JAN, 1994 at 3:30 o'clock P.M. and recorded as Partition Plat No. 1994-01 Plat Cabinet No. A349 Microfilm No. 151499 Union County records. A350

R. Nellie Bogue Higbert
Union County Clerk
by S. Nelson, Deputy

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Lane

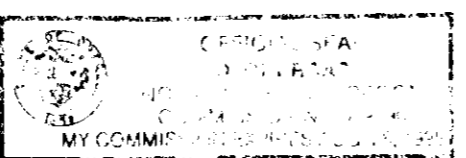
Know all these people by these presents, on this 4th day of January, 1994, before me a Notary Public in and for said State and County, personally appeared Leland Ray Yarrington, who did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.



J. Cherbas
Notary Public for the State of Oregon

State of Oregon
SS
County of Lane

Know all these people by these presents, on this 4th day of January, 1994, before me a Notary Public in and for said State and County, personally appeared Janis Gaye Yarrington Doane, who did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.



J. Cherbas
Notary Public for the State of Oregon

MINOR PARTITION PLAT NO. 1994-01

Situated in the East 1/2 of the Northeast 1/4 of section 16, and the West 1/2 of the Northwest 1/4 of section 15 all in Township 1 North, Range 39 East of the Willamette Meridian.

NARRATIVE

This partition was ordered by Janis Doane in order to separate her property into 2 parcels.

This tract of land lies with Section 15 and 16. First I will deal with that portion within Section 15.

I find the northwest section corner and the north 1/4 corner as per the monumentation records. Survey 150-78 indicates that the brass cap now in place at the northwest section corner is 0.37 feet southerly of the position of a 1" iron pipe which previously monumented the section corner. I deem the 0.37 feet as negligible and in order to avoid confusion I use the position of the brass cap as the section corner. The west 1/16 corner between Section 15 and 10 was placed midway and on line between the section corner and north 1/4 corner. Because of the shift in the section corner there is a slight difference in bearing and distance between this survey and some previous surveys which used the 1" iron pin position as the section corner. I find the center 1/4 as per surveys 31-72 and 150-78 and I use the position as shown on surveys 31-72 and 17-80 for the west 1/4 corner, and break down the northwest 1/4 accordingly. The client owns that portion of the west 1/2 of the northwest 1/4 laying northerly of the highway, excepting a tract out of the southwest corner. This excepted part was originally parcelled out in several small tracts namely by deeds in Book 0 Page 560, Book X Pages 40 and 580, Book 27 Page 604, Book 30 Page 354, and Book 54 Page 161. I find that some of these descriptions start from the east line of the west 1/2 of the northwest 1/4 and some of the descriptions start from the west line of the section. All of the east-west dimensions of these deeds together add up to 1320 feet a neat 1/4 mile. Since there is 1335.93 feet between the west 1/4 corner and the center west 1/16 corner this would create gaps and overlaps within the tracts of this excepted part. After a thorough study of the above mentioned deeds I believe these tracts were meant to be contiguous. Therefore I place the west line of the excepted part parallel with the said east line of the west 1/2 and 792 feet (48 rods) westerly thereof as measured along the south line of the said west 1/2. I placed north line of the said excepted part parallel with the said south line and 660 feet (40 rods) northerly as measured along the east line of the said west 1/2. This gives each tract within the excepted part full record distance and the also matches very well the fence corners at the northeast corner and the southwest corner of this excepted part.

Now for Section 16. As detailed above I find the northeast section corner and the east 1/4 corner. I also find the north 1/4 corner as per monumentation records. As shown on the plat I find 2 monuments near the center 1/4 corner one placed by survey 30-89. I agree with the methodology used by survey 30-89 in establishing the center 1/4 corner position but find the monument set to be out of position by 1.39 feet. I use the record bearing and distance from the north 1/4 corner as per survey 30-89 to establish a position for the center 1/4 corner this position matches very closely the record bearing and distance to the east 1/4 corner as per survey 30-89. The client owns that portion of the east 1/2 of the northeast 1/4 laying northerly of the highway excepting 3 small tracts namely the north 10 feet of the east 1/2 of the northeast 1/4, and small tracts in the northwest and southwest corners. These tracts were deeded out for roadway purposes. The preliminary title report listed in the reference material indicates some title problems as to the legality of the transfer of these 2 small tracts. Please refer to it. I have treated these 3 small tracts as if they are no longer in the clients possession.

I place the centerline of Middle Road at 30' and parallel to the west line of this tract and at 21' and parallel to the north line of this tract. To place the PI (point of intersection) of the curve in the northwest corner of this tract I intersect the centerlines mentioned above. I then use the record T (tangent) distance from the Oregon Forest Highway Project FH 146-1(2) right of way map to place the PC (point of curvature) and PT (point of tangency). I then use the record distance as per the right of way map to establish the angle point at station 25+00. The curve information developed by me varies slightly from the record information shown on the right of way map. I believe this is due to the north section line and the west line of the east 1/2 of the northeast 1/4 not being located when the right of way was established by the county.

I find the concrete highway monuments as per ODOT map 4B-26-11. The easterly P.I. position was established at record bearing and distance as per survey 30-89 from the found concrete monument "East Base".

WATER RIGHTS STATEMENT

Certificate numbers 6207, 6405, 6450, and 10778 are appurtenant to this tract.

REFERENCE MATERIAL

UNION COUNTY DEED RECORDS

| | |
|------------------|-------------------|
| Book 0 Page 560 | Book 107 Page 233 |
| Book X Page 40 | Book 149 Page 526 |
| Book X Page 580 | Microfilm 86229 |
| Book 27 Page 604 | Microfilm 86561 |
| Book 30 Page 354 | Microfilm 87076 |
| Book 54 Page 161 | Microfilm 116830 |
| | Microfilm 115488 |

UNION COUNTY SURVEY RECORDS

| | |
|--------|-------|
| 31-72 | 17-80 |
| 150-78 | 30-89 |

ODOT Map 4B-26-11

Preliminary Title Report
 Order No. 33717, dated 11-9-93
 Abstract & Title Company
 LaGrande, OR

Union County Monumentation Records

Oregon Forest Highway Project FH 146-1(2)
 Right of Way Map as obtained from
 the Union County Public Works Dept.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jeffery P. Petersen

OREGON
 JULY 20, 1993
 JEFFERY P. PETERSEN
 2625

Renewal Date: December 31, 1994