

MICROFILM 156777
 PLAT C.B. No. A374
 1994-22

MAJOR PARTITION PLAT No.

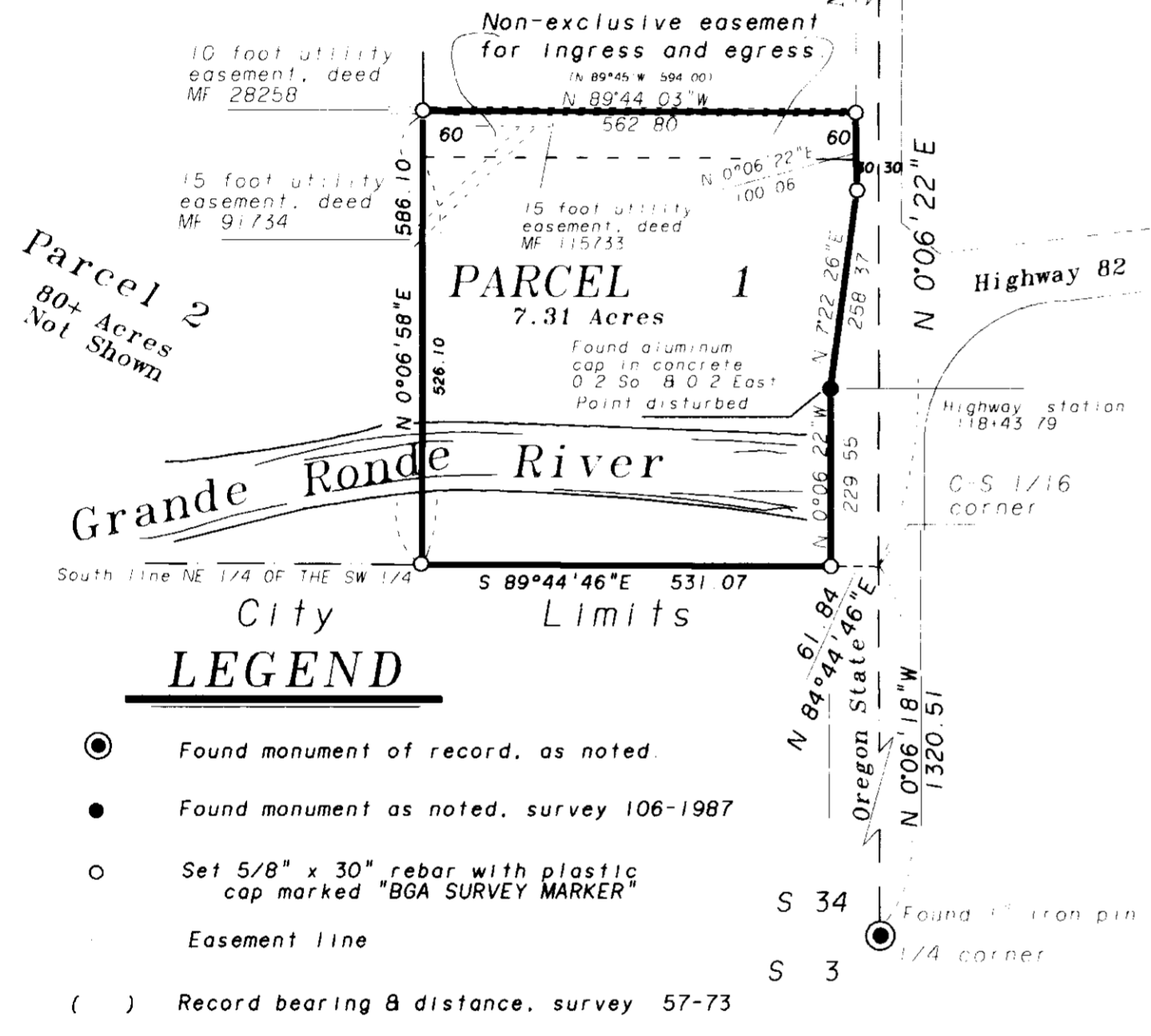
Situated in the SW 1/4 of Section 34,
 Township 2 South, Range 38 East of the Willamette Meridian.



SCALE: 1" = 200'

BASIS OF BEARING

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



LEGEND

- Found monument of record, as noted.
- Found monument as noted, survey 106-1987
- Set 5/8" x 30" rebar with plastic cap marked "BGA SURVEY MARKER"
- Easement line
- () Record bearing & distance, survey 57-73

SURVEYOR'S CERTIFICATE

I, Duane I. Griffith, Registered Professional Land Surveyor, in the State of Oregon, depose and say that I have surveyed the parcel hereon shown, situated in the SW 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the west right of way line of Oregon State Highway 82, (Wallawa Lake Highway) said point being on the south line of the NE 1/4, of the SW 1/4 of said section 34; at a point N 89°44'46"W, 61.84 feet, from the center south 1/16 corner of said section 34:

Thence: N 0°06'22"W, along the west line of said Highway 82, 229.55 feet;

Thence: N 7°22'26"E, along the said west line 258.37 feet;

Thence: N 0°06'22"E, along said west line, 100.06 feet;

Thence: N 89°44'03"W, 562.80 feet;

Thence: S 0°06'58"E, 586.10 feet;

Thence: S 89°44'46"E, 531.07 feet to the point of beginning.

Said parcel contains 7.31 acres.

I further depose and say that I made this survey and plat by order of and under the direction of the owner thereof and that I marked the corners with the monuments as indicated on the annexed plat in accordance with O.R.S. Chapter 92.050 and 92.060.

REGISTERED PROFESSIONAL LAND SURVEYOR

DUANE I. GRIFFITH
 644

OREGON
 JULY 10, 1984

Renewal Date: June 30, 1995

Duane I. Griffith
 BAGETT-GRIFFITH & ASSOCIATES
 2006 Adams Avenue
 LaGrande, Oregon 97850
 Phone (503) 963-6092

DEDICATION

Know all people by these presents that R.D. MAC INCORPORATED, an Oregon Corporation, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the parcel shown on the annexed plat and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and partitioned from a parcel well in excess of 80 acres, not shown on the annexed map, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever the easement hereon shown, all in accordance with the provisions of O.R.S Chapter 92.

Harry T. Collman, President
 R.D. Mac, Inc.

APPROVALS

UNION COUNTY SURVEYOR

Approved this 3RD day of NOVEMBER, 1994.

Jack W. Burris
 Jack W. Burris, Wallawa County Surveyor

ISLAND CITY PLANNING COMMISSION

Approved this 4TH day of NOVEMBER, 1994.

Island City Planning Commission
 by [Signature]

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
 Peggy Sutton, Union County Treasurer Date: 11/4/94

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 1994-1995 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
 Patty Gooderham, Union County Assessor Date: 11/4/94

ACKNOWLEDGEMENTS

State of Oregon
 SS
 County of Union

Know all these people by these presents, on this 14TH day of NOVEMBER, 1994, before me a Notary Public in and for said state and county, personally appeared Harry T. Collman, President of R. D. Mac, Inc., an Oregon corporation who being duly sworn did say that he is the identical person named in the forgoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Oregon
 Notary Public Stamp

EASEMENTS

This partition is subject to easements for various purposes which may not appear on this plat, due to vague descriptions which could not be accurately located without benefit of survey, as described in the following recorded instruments:

- Miscellaneous Book C Page 373
- Deed book 3 Page 465 Microfilm 28258
- Deed book 102 Page 574 Microfilm 91734
- Deed book 148 Page 575 Microfilm 115733

REFERENCE MATERIAL

MAP OF SURVEYS	DEEDS
005-1968	Volume 133 Page 81
022-1969	Volume 142 Page 747
019-1970	Volume 148 Page 618
057-1973	Volume 146 Page 10
006-1987	Microfilm No. 28258
006-1989	Microfilm No. 59375
006-1993	Microfilm No. 68730
	Microfilm No. 91734
	Microfilm No. 115733

Preliminary Title report No. 34515, issued by Abstract and Title Company.

NARRATIVE

This survey was made to partition off Parcel 1, as shown from a parcel in excess of 80 acres. I based the survey on Map of Survey Number 006-1989. I found the monuments as shown. I pinned parcel 1 as shown. No survey was made of parcel 2. The SW 1/4 was subdivided in survey 006-1989. The South 1/4 corner of section 34 as shown hereon is the corner originally perpetuated by A.H. McLain in the 1920s. I find no unusual conditions.

FILING STATEMENT

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 14TH day of NOV, 1994, at 4:25 o'clock P.M., and recorded as Partition Plat No. 1994-22 Union County records.

R. NEWELL DOUGLE HIBBERT
 Union County Clerk
 by [Signature]

WATER RIGHTS STATEMENT

The area of this partition is subject to Water Rights Certificates and Permits as follows:

- CERTIFICATES
- 3399
- 41044
- 41269