MICROFILM 157090 PLAT CABNO AZ75

MINOR LAND PARTITION PLAT NO. 1994 - 23

IN THE NEI/4, SEC. 10, T.35., R.38E.

BASIS OF BEARINGS

5 0°30'04" E ALONG THE WEST BOUNDARY OF THIS PARTITION, AS SHOWN ON UNION CO. SURVEY NO. 031-1993.

LEGEND

- FOUND 5/8" IRON ROD WITH PLASTIC CAP MKD. "APEA" PER SURVEY 031-1993, UNLESS OTHERWISE NOTED
- SET 5/8"X30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP ATTACHED, MARKED "APEA"
- PROJECTED POSITION PER SURVEY 19-85
 NOT VISITED DURING THIS PARTITION SURVEY
- () RECORD DIMENSION PER UNION CO. SURVEY 031-1993 UNLESS OTHERWISE NOTED
- -X-X- EXISTING FENCE
- W EXISTING WATER LINE
- -- 55 -- EXISTING SEWER LINE

REFERENCE MATERIAL

UNION COUNTY DEEDS

MICROFILM DEED NUMBERS

DEED DOCUMENT NO. MICROFILM 149447 DEED DOCUMENT NO. MICROFILM 125610

UNION COUNTY SURVEY RECORDS

SURVEYS: 19-85, 031-1993

CORNER REMONUMENTATIONS: 48-85R 002 -1993R

MISCELLANEOUS RECORDS

PRELIMINARY TITLE REPORT - ORDER NO 33423, DATED JULY 23, 1993 BY THE ABSTRACT & TITLE CO., LAGRANDE OREGON

NOTE THE OFFSET CORNERS LYING IMMEDIATELY SOUTH OF BUCHANAN LANE ARE NOT INTENDED TO REPRESENT A RIGHT-OF-WAY FOR BUCHANAN LANE COUNTY ROAD NOL 117

NOTE

IT IS THE INTENT OF THE PARTITIONERS THAT, UPON THE SALE OF EITHER OF THESE PARCELS, PARCEL I WILL GRANT AN EXCLUSIVE EASEMENT TO PARCEL 2 FOR THE CONTINUING USE, REPAIR, AND REPLACEMENT OF THE EXISTING SANITARY SEWER SYSTEM, AND PARCEL 2 WILL GRANT AN EXCLUSIVE EASEMENT TO PARCEL I FOR THE CONTINUING USE, REPAIR, AND REPLACEMENT OF THE EXISTING WATER SYSTEM.

THE TERMS AND CONDITIONS OF THE CONTINUING USE, REPAIR, AND REPLACEMENT OF THE EXISTING SEWER AND WATER SYSTEMS WILL BE DETERMINED AT THE TIME OF SALE

21/2" DIA. ALUMINUM MONUMENT (PER REMONUMENTATION RELORD 48-85R)

POINT OF BEGINNING NE CORNER OF THE NWI/4 OF

30.00

(30.00 PER SURVEY 19-85)

MKD. "AP&A" (SURVEY 19-85)

FD. 5/8" IRON ROD WITH PLASTIC CAP

THE NEI/4 OF SECTION 10

(COUNTY ROAD NO. 117)

66.00

PARCEL I

0 38 ACRES

N89°57'27"W

BEARINGS

95

BAS15

30.00 (30.00)---

EXISTING SEPTIC TANK

EXISTING SEPTIC DRAINFIELD

(APPROXIMATE LOCATION)

R38E 110

21/2" DIA. ALUMINUM

MONUMENT IN WATER
VALVE BOX IN INTERSECTION
OF BUCHANAN LANE AND
MCALLISTER ROAD (PER
REMONUMENTATION
RECORD DOZ-19932)
EXISTING HOUSE

BUCHANAN LANE (589°57'27"E 2639.43) 589°57'27"E 227.00 (227.00)

161.00

30.00

EXISTING WATER WELL

EXISTING HOUSE

PARCEL 2 3 UY ALRES

589*55'55"E 227 00 (589*55'55"E 227 00)

FD 5/8" IRON ROD WITH PLASTIC CAP MKD "APEA" (SURVEY 19-85) 50°30'04"E 617.67 (50°30'04"E 617 67-SURVEY 19-85) FROM THE NORTH LINE OF SECTION 10

REGISTERED PROFESSIONAL LAND SURVEYOR My study OREGON GARY L. LANGLITE 1099 5-25-94 EXPIRES: 2-31-94

MINOR LAND PARTITION

LOCATED IN SECTION 10 T.3S., R.38E., W.M., UNION CO.

FOR: FRANK WARD

5CALE

ENGINEERING . SURVEYING . MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.

SHEET 1\2

62082 BUCHANAN LANE LAGRANDE, OR 97850

SOUTH LINE OF THE NORTH 1/2 OF THE NWI/4 OF THE NEI/4 OF SECTION 10, PER SURVEY 19-85

IOB NO. 2710-20

APRIL 1994

1 - 50

PLAT CAB. No. A-375

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, CHAPTER 92, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, T.35., R.38E.;

THENCE 50°30'04"E 665.85 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10;

THENCE N89°55'55"W 227.00 FEET ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 TO A POINT;

THENCE LEAVING SAID SOUTH LINE NO.30'04"W 665.75 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10;

THENCE 589°57'27"E 227.00 FEET ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 3.47 ACRES OF LAND.

SUBJECT TO AN ENCROACHMENT AGREEMENT AS DESCRIBED IN UNION COUNTY MICROFILM DOCUMENT NO. 125610,

SUBJECT TO A DEED OF TRUST, GIVEN BY BILLY FRANK WARD AND CAROLINE B. WARD TO U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION, TRUSTEE, AND U.S. BANCORP MORTGAGE COMPANY AS BENEFICIARY, DATED SEPTEMBER 17, 1993, RECORDED SEPTEMBER 20, 1993, AS UNION COUNTY MICROFILM DOCUMENT NO. 149447,

SUBJECT TO EASEMENTS FOR ROADS, UTILITIES, AND DITCHES AS THE SAME MAY NOW EXIST OR APPEAR OF RECORD ON AND ACROSS SAID PROPERTY.

DATE MAY 25, 1994

STATEMENT OF WATER RIGHTS

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

CERTIFICATE NUMBER 6457 MUNICIPAL PERMIT NO. G 4296

SURVEY NARRATIVE

THIS SURVEY AND PARTITION WAS PERFORMED AT THE REQUEST OF MR. FRANK WARD.

UNION COUNTY SURVEY NO. 031-1993 IS A RECENT SURVEY WHICH ESTABLISHED THE EXTERIOR OF THE PARCEL BEING PARTITIONED. THE EXISTING SURVEY MONUMENTS SHOWN FROM THIS RECENT SURVEY AND FROM UNION COUNTY SURVEY NO. 19-85 WERE FOUND TO BE IN PLACE AND IN AGREEMENT WITH THE RESPECTIVE RECORDS.

THE DIVISION LINE BETWEEN PARCEL I AND PARCEL 2 OF THIS PARTITION WAS ESTABLISHED AS DESIRED BY MR. WARD AND IN ACCORDANCE WITH THE TENTATIVE PLAN AS APPROVED BY UNION COUNTY.

FILING STATEMENT

STATE OF OREGON

COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE TOTAL OF DEC , 1994, AT 1:05 O'CLOCK PM., AND RECORDED AS PARTITION PLAT NO. 1994-23, UNION COUNTY RECORDS. R. NELLIE DOGUE HIBBERT

UNION COUNTY CLERK

BY: S. Welson, Seguty

MINOR LAND PARTITION

PLAT NO. 1994-23 IN NEI/4 OF SEC. 10, T.35., R.38E.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BILLY FRANK WARD AND CAROLINE B. WARD AS OWNERS. AND U.S. BANCORP MORTGAGE COMPANY AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED AS UNION COUNTY MICROFILM DOCUMENT NO. 149447, DO HEREBY STATE THAT THEY ARE THE OWNERS OF, AND THE INTEREST HOLDER IN, THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THEY, AS SAID OWNERS AND INTEREST HOLDER, HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN.

AS THE AUTHORIZED REPRESENTATIVE

STATE OF OREGON

COUNTY OF UNION

Source one Muntuage Services Corp.

ACKNOWLEDGEMENT

OFFICIAL SEAL JANES L. DOZARTH NOTARY PUBLIC - OREGON COMMISSION NO.024797 MY COMMISSION EXPIRES MAY 26, 1997

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 37 DAY OF MAY, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BILLY FRANK WARD AND CAROLINE B. WARD AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE STATE OF OREGON

MY COMMISSION EXPIRES: 5-26-97

STATE OF ORESON MUCHIGAN ACKNOWLEDGEMENT COUNTY OF MULTNOMATT DAVIDAND

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS <u>Alo</u> DAY OF July. 1994, BEFORE ME, A NOTARY PUBLIC AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DOWN DOWN MENTERS AS THE AUTHORIZED REPRESENTATIVE OF U.S. BANGORD MORTGAGE COMPANY AND ACKNOWLEDGED ON BEHALF OF THE CORPORATION. _,1994, BEFORE ME, A NOTARY PUBLIC IN

THE STATE OF ORESON Michigan

MY COMMISSION EXPIRES:

UNION COUNTY PLANNING COMMISSION

UNION COUNTY SURVEYOR

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 DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

PATTY GOODERHAM, UNION COUNTY ASSESSOR DATE 8/12/94

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 PARTITION AND THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME.

Stitel - Deputy BUTTON, UNION COUNTY TREASURER

DATE 12-7-94

REGISTERED PROFESSIONAL Yland Sur**veyor** OREGON' GARY L. LANGLITZ 1039 5-25-94 12-31-94

MINOR LAND PARTITION **LOCATED IN SECTION 10** T.3S., R.38E., W.M., UMON CO.

FOR: FRANK WARD SCALE:

NO SCALE

DATE: APRIL, 1994 JOB NO.

2710-20

SHEET

62882 BUCHANAN LANE LAGRANDE, OR 97850

LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.