

Major Partition No. 1994-25

A partition of Parcel 2 of Minor Partition Number 1993-019
 Situated in the Southwest quarter of Section 14
 Township 3 South, Range 40 East of the Willamette Meridian

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

REFERENCE MATERIAL

Union County monumentation records
 Plat of Sunset Heights Estates Subdivision
 Survey Number 41-79
 Survey Number 1-86
 Survey Number 029-1994
 Minor Partition Number 1993-019

DEED REFERENCES

Volume X Page 134
 Volume 40 Page 11
 Volume 107 Page 337
 Volume 159 Page 37
 Microfilm Number 61428
 Microfilm Number 62913
 Microfilm Number 66407
 Microfilm Number 106157
 Microfilm Number 113422

Preliminary Title Report Number 34591
 prepared by The Abstract and Title Company.

SCALE: 1"=100'

Easement Curve Data

(1) (Total)	(2) (Parcel 1)	(3) (Parcel 2)	(4) (Parcel 3)
R = 70.00'	R = 70.00'	R = 70.00'	R = 70.00'
Δ = 309°14'46"	Δ = 64°59'22"	Δ = 89°38'01"	Δ = 154°37'23"
L = 377.82'	L = 79.40'	L = 109.51'	L = 188.91'
T = 33.20'	T = 44.59'	T = 69.55'	T = 310.91'
L C = 60.00'	L C = 75.21'	L C = 98.88'	L C = 136.58'
N 0°35'46"W	N 57°16'32"E	S 45°24'47"E	S 76°42'56"W

NARRATIVE

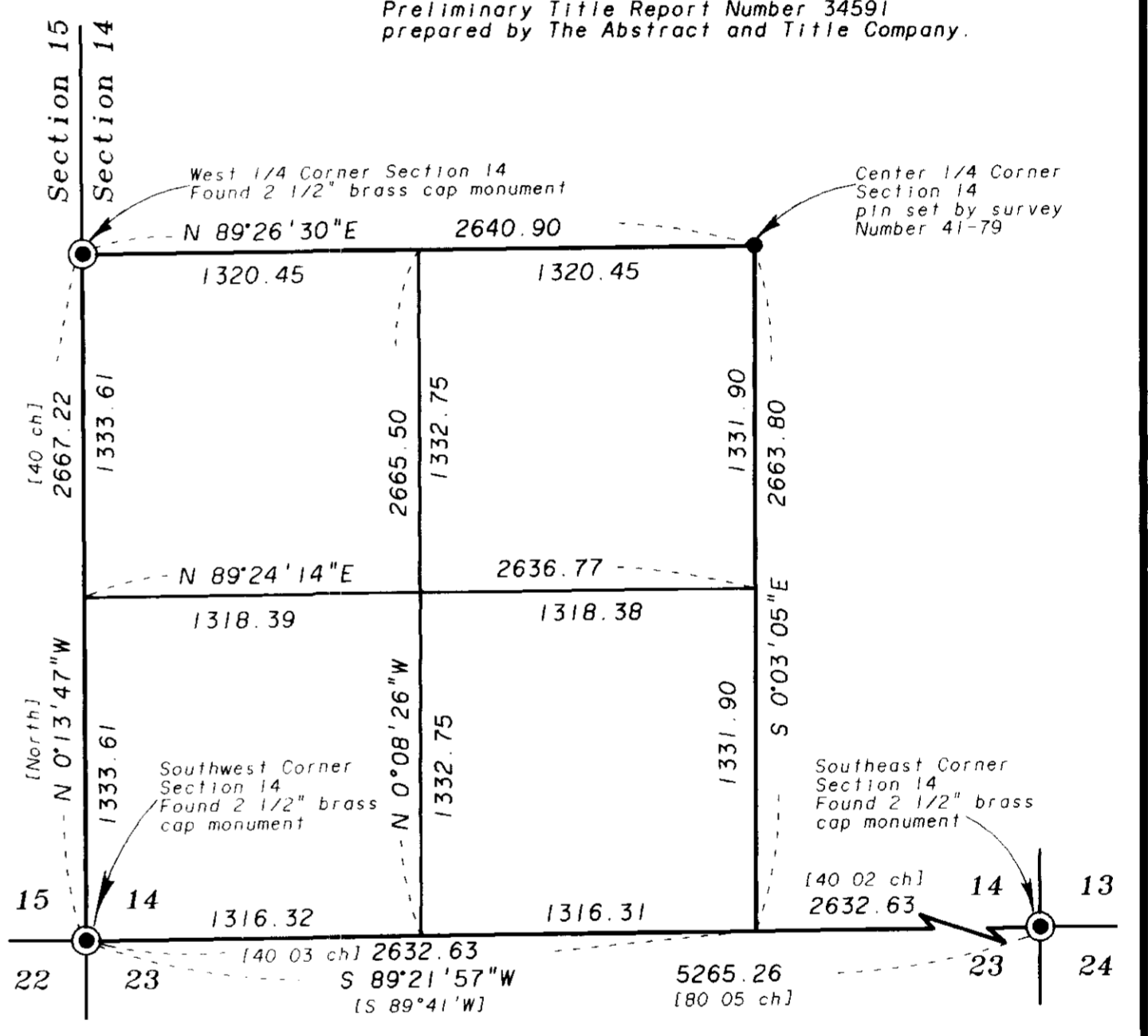
This partition was done at the request of Anthony and Sarah MacDonald. The location of the North and East lines of this partition was established by the plat of Sunset Heights Estates subdivision. That plat also showed the placement of the southerly line of Parcel 3 which is along the North line of Survey number 1-86. The 33 ft. flag portion of the partition was placed by survey number 1-86, as was the location of the North line of Haefler Lane (County Road Number 121), the centerline of which is not in common with the South line of the Northwest 1/4 of the Southwest 1/4 of Section 14. The section break shown is based on survey number 41-79, which monumented the center 1/4 corner of the section. I place the dividing lines of the parcels and the easement lines at the direction of the owners. I find no unusual conditions on this partition.

LEGEND

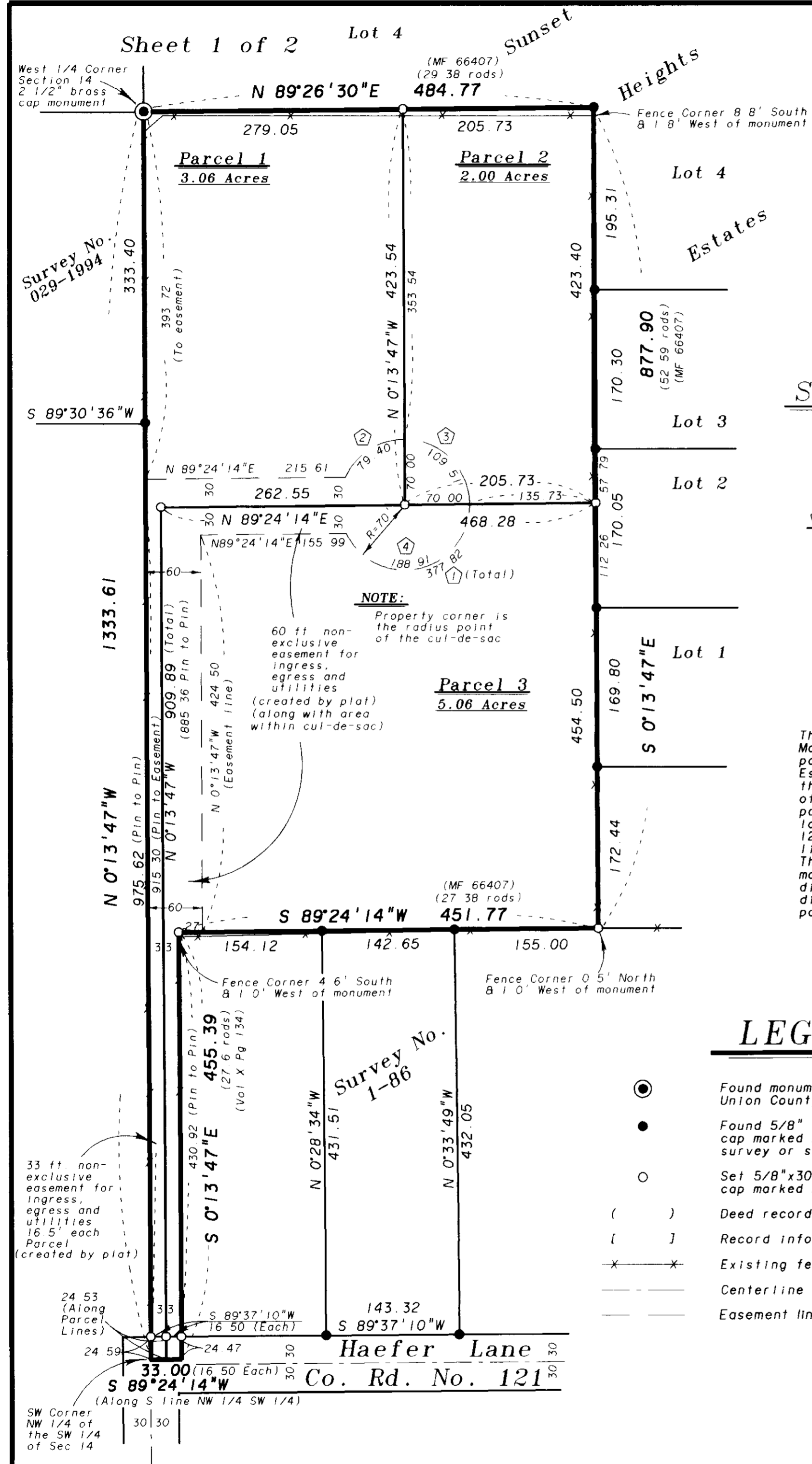
- Found monument as described, as per Union County Monumentation records
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set survey or subdivision as shown
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- () Deed record distance with deed reference
- [] Record information of original GLO survey
- Existing fence line
- - - Centerline of County Road
- - - Easement line

WATER RIGHTS STATEMENT

Water rights in this area have been adjudicated. The Union County Water Master could find no water right certificates that apply to the land within this partition.



Southwest 1/4 of Section 14 Scale: 1"=600'



NOTE:

Property corner is the radius point of the cut-de-sac
 60 ft non-exclusive easement for ingress, egress and utilities (created by plat) (along with area within cut-de-sac)

33 ft non-exclusive easement for ingress, egress and utilities 16.5' each Parcel (created by plat)

Survey No. 1-86

Haefler Lane
 Co. Rd. No. 121

SW Corner NW 1/4 of the SW 1/4 of Sec 14

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Situating in the Southwest quarter of Section 14
Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor No. 2219, hereby certify that I have correctly surveyed and platted the major partition as shown on the annexed map, and have monumented the corners with proper monuments, all in accordance with O.R.S. Chapter 92, said partition being situated in the Northwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, said tract being Parcel Number 2 of Minor Partition Plat No. 1993-019, the exterior of which being more particularly described as follows:

Beginning at the West quarter corner of said Section 14, said point being the Northwest corner of said Parcel 2, said point also being the Southwest corner of Lot 4 of Sunset Heights Estates Subdivision,

Thence: North 89°26'30" East, along the North line of said Parcel 2, and along the South line of said Lot 4, a distance of 484.77 feet, to the Northeast corner of said Parcel 2 and an interior corner of said Lot 4,

Thence: South 0°13'47" East, along the East line of said Parcel 2, and along the West line of Lots 1, 2, 3 and 4 of said Subdivision, a distance of 877.90 feet to the Southeast corner of said Parcel 2,

Thence: South 89°24'14" West, along the Southerly line of said Parcel 2, a distance of 451.77 feet, to an interior corner of said Parcel 2,

Thence: South 0°13'47" East, along an Easterly line of said Parcel 2, and parallel with the West line of said Section 14, a distance of 455.39 feet to the South line of the Northwest quarter of the Southwest quarter of said Section 14, said line also being the South line of said Parcel 2,

Thence: South 89°24'14" West, along said South line, a distance of 33.00 feet, to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 14, said point being the Southwest corner of said Parcel 2,

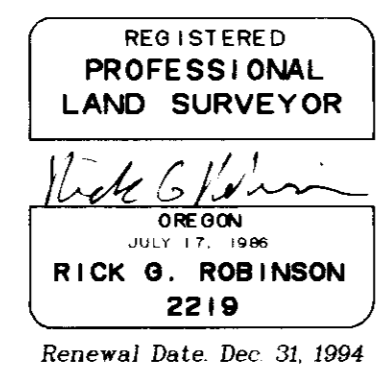
Thence: North 0°13'47" West, along the West line of said Section 14 and along the West line of said Parcel 2, a distance of 1333.61 feet, to the Point of Beginning of this description.

Subject to County Road Number 121 across the South side of the above described parcel.

Said parcel containing 10.12 acres (440,676 Sq. Ft.), including the easement for County Road Number 121.

Said parcel containing 10.10 acres (439,867 Sq. Ft.), excluding the easement for County Road Number 121.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850



DEDICATIONS

Know all people by these presents that Anthony MacDonald and Sarah MacDonald, and Perry C. Reeder, Jr. and Sharon Reeder are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be partitioned into the parcels shown and platted on the annexed map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey the non-exclusive easement for ingress, egress, and utilities, as shown and described on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Anthony MacDonald
Anthony MacDonald

Sarah MacDonald
Sarah MacDonald

Perry C. Reeder, Jr.
Perry C. Reeder, Jr.

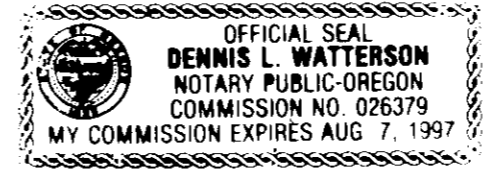
Sharon Reeder
Sharon Reeder

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 30th day of November, 1994, before me a Notary Public in and for said County and State, personally appeared Anthony MacDonald and Sarah MacDonald, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Dennis L. Waterson
Notary Public for
the State of Oregon

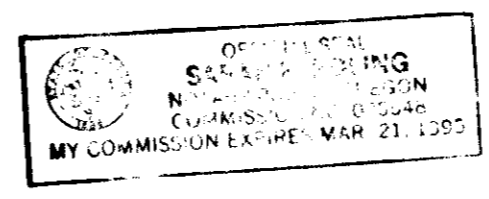


Notarial seal

State of Oregon
County of Washington

Know all these people by these presents, on this 30th day of November, 1994, before me a Notary Public in and for said County and State, personally appeared Perry C. Reeder, Jr. and Sharon Reeder, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Dennis L. Waterson
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

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 partition, 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: 12/13/94
Patty Gooderham, Union County Assessor

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 partition and that are now due and payable have been paid to me.

by *Peggy Sutton* Date: 12/13/94
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Approved this 30th day of DECEMBER, 1994.

by *Jack W. Burris*
Jack W. Burris, Willowa County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 27th day of Dec, 1994

Ed Barton
Ed Barton, Chairman

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 27 day of Dec, 1994, at 1:45 o'clock P.M. and filed in Plat Cabinet No. A 377, Union County records Microfilm No. 157314.

Union County Clerk
by *Debra Eugene Hubert*