

Sheet 1 of 2
 Found 5/8 rebar with plastic cap marked BGA SURVEY MARKER. Corner marks the southeast corner of M.P. 1994-014.

m.p. # 159723
 Plat Cab A-399

Minor Partition No. 1995-17

Situated in the Southwest quarter of the Southwest quarter of Section 18,
 Township 4 South, Range 40 East of the Willamette Meridian.

BASIS OF BEARING

Solar observation taken at the Southeast corner of Section 13, Township 4 South, Range 39 East of the Willamette Meridian.

SCALE: 1"=60'

REFERENCE MATERIAL

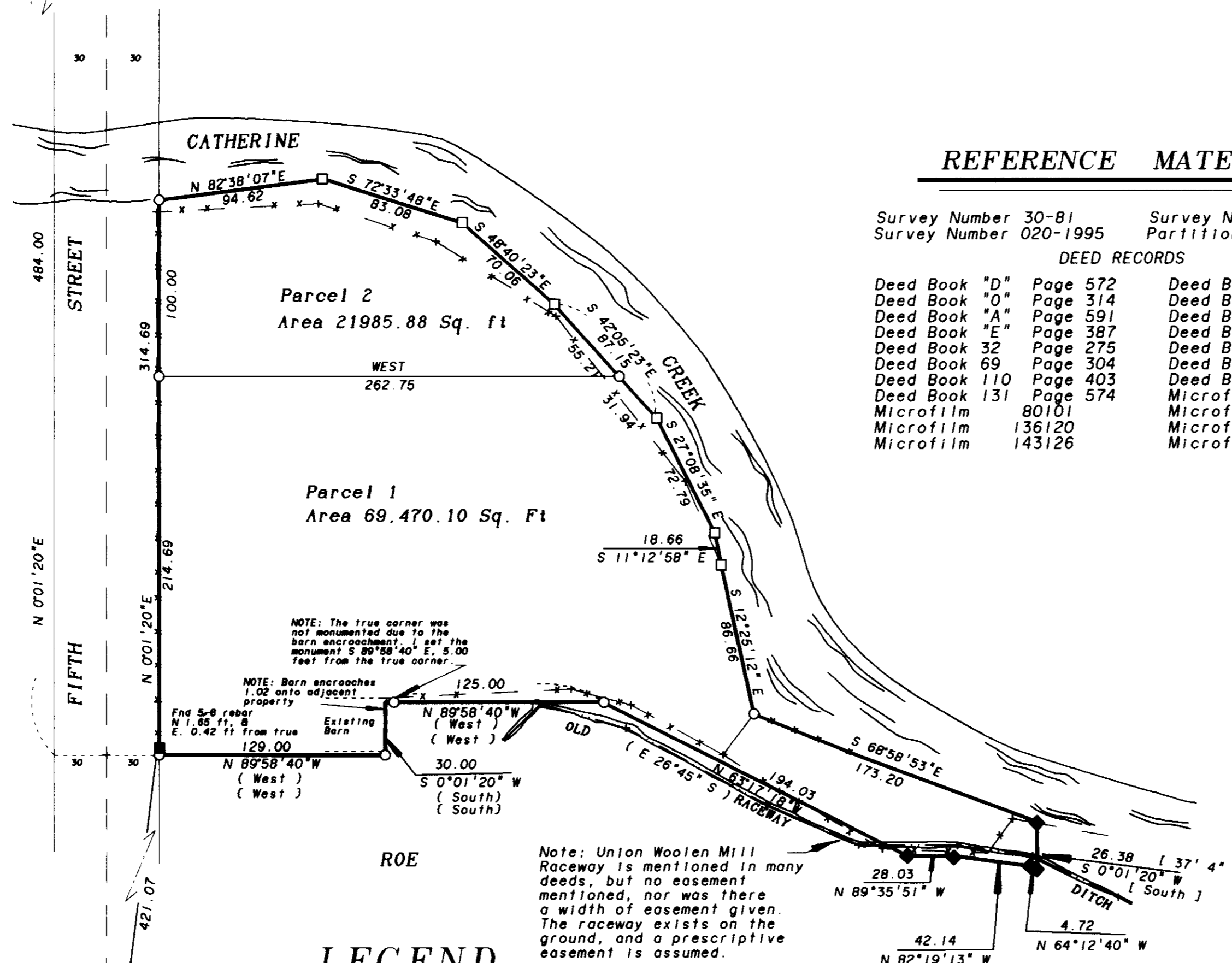
Survey Number 30-81 Survey Number 27-82
 Survey Number 020-1995 Partition Plat 1994-014

DEED RECORDS

Deed Book "D" Page 572	Deed Book "D" Page 780
Deed Book "O" Page 314	Deed Book "A" Page 628
Deed Book "A" Page 591	Deed Book "D" Page 451
Deed Book "E" Page 387	Deed Book "Z" Page 305
Deed Book 32 Page 275	Deed Book 49 Page 138
Deed Book 69 Page 304	Deed Book 72 Page 470
Deed Book 110 Page 403	Deed Book 111 Page 184
Deed Book 131 Page 574	Microfilm 39654
Microfilm 80101	Microfilm 87231
Microfilm 136120	Microfilm 141158
Microfilm 143126	Microfilm 147207

NARRATIVE

This partition was done at the request of Rodger Huffman. I base the location of this parcel on the information listed in the reference material. I place the South line at record distance from the Southwest corner of Section 18. I find that the survey to the South, 31-81 and 27-82 did not consider the explicit call to the Huffman tract. The North line of Roe (to the South) follows the exact courses as does Huffman, except the last call South along Fifth Street is a more or less call, so Huffman takes precedence over the Roe call. I then travel along the deed calls of Huffman to the call to the South bank of the reservoir. The reservoir no longer exists, however there is a bank that appears to fit the deed calls. The next call has a bearing called, "east 26°45' south along the base of the south bank of said reservoir and headrace, to a point which is 654 feet east and 262 feet more or less north of the southwest corner of the southwest quarter of said Section 18". I hold the point established as the Southeast of Huffman as established by Survey 020-1995 and hold the bearing of that line as established. I then establish the East line and South line of the raceway from survey referenced as 020-1995 as filed in the Union County Surveyors Office. This survey established the South line along the raceway, as well as the East line of the Partition as established by the Quit Claim deed as described in Deed Volume 147 Page 207. The Northerly lines were established by the location of the South Bank of Catherine Creek as it exists. I did not set monuments at every turn on the creek, as the bank is the monument. The section line was referenced on Partition Number 1994-014, and I establish the West line of this partition 30 feet East of the Section line. I find that the existing barn encroaches on the East end by 1.02 feet. I find no reference to an easement for the Union Woolen Mill Raceway ditch. The ditch exists on the ground and I feel it has a prescriptive right for its existence. Our client did not wish to create any more easement. I find no other problems with this survey.



LEGEND

- Found 1/2" steel pipe as per Union County monumentation records
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1994-014
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by County Survey Number 020-1995
- Found 5/8" Iron pin set by Survey Number 30-81
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- Top of river bank, no monument set. Position only for area comps.
- () Record bearing or distance from deed 87231
- [] Record bearing or dist. from deed 147207
- () Record bearing or dist. from deed 153040
- Centerline
- Existing fence line

WATER RIGHTS STATEMENT

Water Right Certificate Numbers 6168, 6367 and 6623 may be appurtenant to the land within this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory T. Blackman
 OREGON
 JULY 13, 1973
 GREGORY T. BLACKMAN
 991

Renewal Date: Dec. 31, 1995

Minor Partition No. 1995-17

Situated in the Southwest quarter of the Southwest quarter of Section 18,
Township 4 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, depose and say that I have surveyed and platted the annexed partition, situated in the Southwest quarter of the Southwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at a point on the East line of FIFTH STREET, said point being N 4°06'28" E, a distance of 421.07 feet from the Southwest corner of Section 18, Township 4 South, Range 40 East of the Willamette Meridian:

Thence: N 0°01'20" E, along the East line of said FIFTH STREET, a distance of 314.69 feet to the Southerly bank of CATHERINE CREEK:

Thence along the South bank of CATHERINE CREEK the following courses:

- N 82°38'07" E, 94.62 feet:
- S 72°33'48" E, 83.08 feet:
- S 48°40'23" E, 70.06 FEET:
- S 42°05'23" E, 87.15 FEET:
- S 27°08'35" E, 72.79 FEET:
- S 11°12'58" E, 18.66 FEET:
- S 12°25'12" E, 86.66 FEET:
- S 68°58'53" E, 173.20 feet:

Thence: S 0°01'20" W, leaving said South bank of CATHERINE CREEK, a distance of 26.38 feet to the South Bank of the existing raceway ditch:

Thence: N 64°12'40" W, along the South Bank of said ditch, a distance of 4.72 feet:

Thence: N 82°19'13" W, along said South bank of ditch, a distance of 42.14 feet:

Thence: N 89°35'51" W, along said South bank, a distance of 28.03 feet to the intersection of the Northeasterly line of Warren L. Roe et ux (MF 87231)

Thence: N 63°17'18" W, (record being "East 26°45' South"), along the South bank of the reservoir formerly belonging to the Union Woolen Mill Company a distance of 194.03 feet:

Thence: N 89°58'40" W, a distance of 125.00 feet:

Thence: S 0°01'20" W, a distance of 30.00 feet:

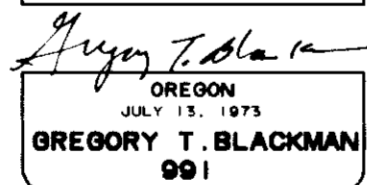
Thence: N 89°58'40" W, a distance of 129.00 feet to the East line of FIFTH STREET, said point being the point of beginning of this description.

Said parcel containing 2.10 acres. 91,455.98 Sq. Ft.

I further depose and say that I made the survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Gregory T. Blackman

Gregory T. Blackman OPLS 991
Bogert-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



Renewal Date: Dec. 31, 1995

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 29th day of JUNE, 1995, at 11:20 o'clock AM, and recorded in Plat Cabinet No. A-399 Union County records. Microfilm Number 159723

Union County Clerk
by Quin Bogue Herbert

DECLARATION

Know all people by these presents that Rodger Donald Huffman and Jodine Marie Huffman are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyors Certificate and has caused the same to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

Rodger Donald Huffman
Rodger Donald Huffman

Jodine Marie Huffman
Jodine Marie Huffman

ACKNOWLEDGEMENT

State of Oregon
SS
County of ~~Union~~ Marion

Know all these people by these presents, on this 28th day of JUNE, 1995, before me a Notary Public in and for said state and county, personally appeared Rodger Donald Huffman and Jodine Marie Huffman, known to me to be the identical persons named in the foregoing instrument and who being duly sworn did say that they executed the same freely and voluntarily.

Toni Garabedian
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 the law to be placed on the ~~1995-1996~~ tax roll which became a lien on this partition or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid to me.

→ 1994-95

6/29/95
Date

Patty Gooderham
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 on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.

6/29/95
Date

Peggy Sullivan
Peggy Sullivan, Union County Treasurer

City of Union City Council

Approved this 26th day of JUNE, 1995.

Suzie M. Bugg
Mayor

Union County Surveyor

Approved this 26th day of JUNE, 1995.

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