

MINOR PARTITION PLAT NO. 1995-22

Situated in the Southwest quarter of the Northwest quarter of Section 34,
 Township 2 South, Range 38 East of the Willamette Meridian

BASIS OF BEARING

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

SCALE: 1"=100'

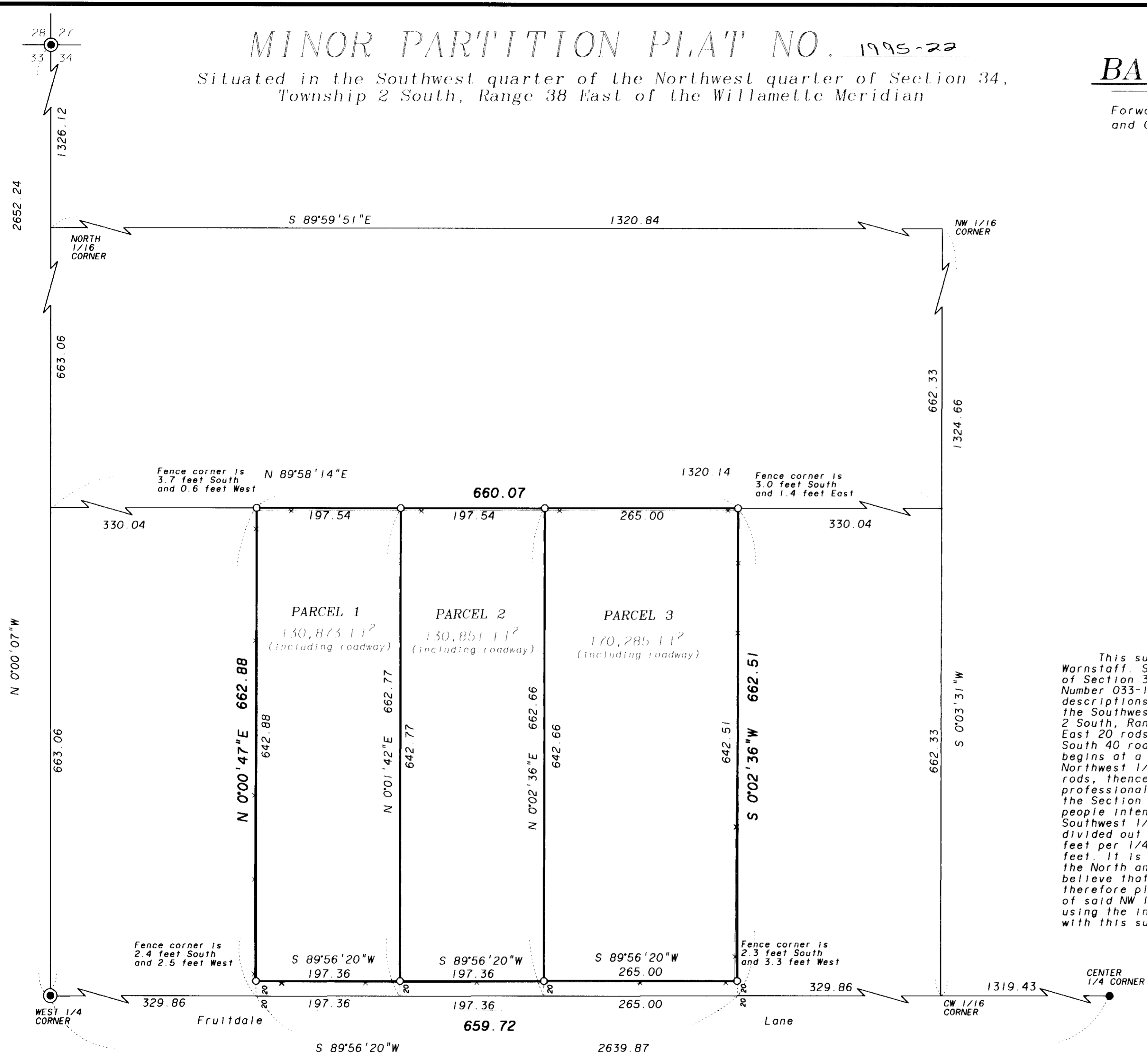


LEGEND

- Set 5/8" x 30" rebar with plastic cap marked BGB SURVEY MARKER
- ⊕ Found Brass Cap Monument from survey number 32-84.
- Found 5/8" iron pin (rebar) as per monumentation records
- ⊙ Found Aluminum Cap Monument in water valve box as per monumentation records
- x x Existing fence line

NARRATIVE

This survey was ordered by John Collins on behalf of Marie Warnstaff. Survey number 033-1995 subdivides the Northwest Quarter of Section 34, and this Partition is based entirely on Survey Number 033-1995. The Warnstaff Parcel is comprised of 2 legal descriptions. One description begins "at a point 40 rods East of the Southwest corner of the Northwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, running thence East 20 rods, thence North 40 rods, thence West 20 rods, thence South 40 rods to the place of beginning." The second description begins at a point 20 rods East of the Southwest corner of the Northwest 1/4 of Section 34, thence East 20 rods, thence North 40 rods, thence West 20 rods, thence South 40 rods. It is my professional opinion that these descriptions were written assuming the Section to be a perfect 5280 feet square. I believe that the people intended to divide on the north line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4. A neat section would have divided out 1320 x 1320 in this 1/4, 1/4, however there is 1326.13 feet per 1/4, which is an excess of 3.06 feet instead of a neat 660 feet. It is my opinion that the intent of the deeds was to divide the North and South half equally in the SW 1/4 of the NW 1/4. I believe that is also true for the East and West break. I have therefore platted to the North line of the South 1/2 of said SW 1/4, of said NW 1/4. I also divide the description equally east and west using the intent to be equal argument. I find no other problems with this survey.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

Renewal Date: Dec. 31, 1995

Minor Partition No. 1995-22

Situated in the Southwest Quarter of the Northwest Quarter of Section 34
Township 2 South, Range 38 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 Parcels 1, 2, and 3 of the annexed partition, in accordance with the provisions of O.R.S. Chapter 92, said partition being situated in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at a point on the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 34, said point being N 89°56'20" E, a distance of 329.86 feet from the West 1/4 corner of said Section 34;

Thence: N 0°00'47" E, a distance of 662.88 feet;

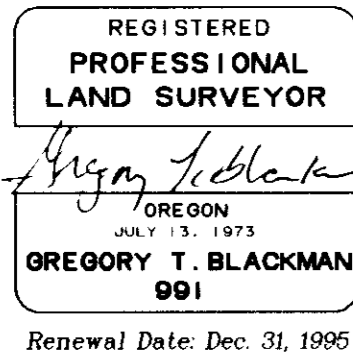
Thence: N 89°58'14" E, a distance of 660.07 feet;

Thence: S 0°02'36" W, a distance of 662.51 feet to the South line of said Southwest 1/4 of the Northwest 1/4;

Thence: S 89°56'20" W, along said south line of said Southwest Quarter of the Northwest Quarter a distance of 659.72 feet to the point of beginning of this description.

Said parcel contains 10.04 acres, (including road right of way).

Said parcel subject to right of way for Fruitdale Lane (Union County Road No. 125) as it crosses the South side of said property.



Gregory T. Blackman
Gregory T. Blackman OPLS 991
BAGETT-GRIFFITH & BLACKMAN
2006 Adams Avenue
LaGrande, Oregon 97850

DECLARATION

Know all people by these presents that Marie Warnstaff is the owner of the land represented on the annexed map, and more particularly described in the annexed Surveyor's Certificate, and have caused the same to be partitioned in the parcels as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Marie Warnstaff
MARIE WARNSTAFF

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 31 day of August, 1995, before me a Notary Public in and for said State and County, personally appeared Marie Warnstaff, and who being duly sworn, did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Regina Eason
Notary Public for the State of Oregon

WATER RIGHTS STATEMENT

Certificate Number 6486 may be appurtenant to this partition.

REFERENCE MATERIAL

Union County monumentation records

Preliminary title report from Eastern Oregon Title, Inc., order no. 95-7184.

Union County surveys
77-80 008-1993
32-84 016-1993
6-89 033-1995

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 1995-1996 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.

Patty Gooderham
by Patty Gooderham Date: 8/31/95
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.

Peggy Sutton
by Geneva Sutherland Deputy Date: 8/31/95
Peggy Sutton, Union County Treasurer

UNION COUNTY PLANNING COMMISSION

Approved this 31 day of Sept, 1995.

Ed Barton
Ed Barton, Chairman

UNION COUNTY SURVEYOR

Approved this 30 day of August, 1995.

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

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 5th day of Sept, 1995, at 1:50 o'clock P.M. and filed in Plat Cabinet No. B-407, Union County records.
Microfilm No. 160875

Union County Clerk
by Benjamin Sogun Hillert