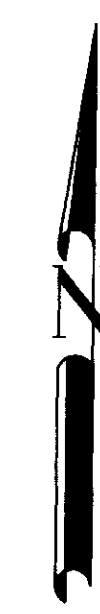


Minor Partition Plat No. 1997-22 A Replat of Minor Partition No. 1994-05

Situated in the West 1/2 of the Southwest Quarter, and in the Southeast Quarter of the Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

Microfilm No. 974865
Plat Cabinet B-472



NARRATIVE

This survey was ordered by Russell Elmer in order to correct the MINOR PARTITION PLAT NUMBER 1994-05. Union County Planning as well as the City of Island City held the position that parcel number 3 had been transferred in 1988 without going through a proper partitioning process, and that it should have been a portion of Parcel Number 2 of the forementioned partition. I used the legal descriptions of the deed records for my Surveyors Certificate, as well as my parcel designations. I kept the parcels the same as the deeded parcels. I also noted that the land shown as "NOT A PART" were deeded out excluding the land within the roadways. The original parent parcels extend into the roadway, and thus was not transferred to these deeded parcels. I consulted with the title companies in town and was advised to show the Partition parcels to the aliquot lines as per the parent deeds. Since it is unlikely that either McAlister or Buchanan will ever be vacated, this cloud will probably never be tested. I find no other problems with this partition.

BASIS OF BEARING

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

SCALE: 1"=200'

LEGEND

- Found 5/8 x 30" iron pin with plastic cap marked "APBA" set by Minor Partition 1994-05
- ⊙ Found 2 1/2" aluminum monument as per U.C. records.
- ⊕ Found 5/8" iron pin with plastic cap marked "APBA" set by Survey No. 50-84
- Found 5/8 x 30" iron pin with aluminum cap marked "Union County Surveyor"
- ◆ Found 5/8 x 30" iron pin with plastic cap marked "APBA" set by Survey No. 4-83
- Centerline of road, section line
- ⬢ Found 5/8" iron rod with plastic cap marked "APBA" set by Survey No. 011-1994.
- Found 5/8" x 30" iron rod with plastic cap marked "APBA" set by Minor Partition No. 1994-05
- △ No monument found, computed position
- () Record bearing and distance

REFERENCE MATERIAL

Survey No. 011-1994	Deed Record No. 133377	Deed Record No. 90738
Survey No. 4-83	Deed Record No. 100170	Deed Record No. 118765
Survey No. 50-84	Deed Record No. 118764	Deed Record No. 118763
	Deed Record No. 153611	Deed Record No. 157752
	Deed Record No. 159479	Deed Record No. 36454
	Deed Record No. 971897	Deed Record No. 971898

Major Partition Plat No. 1992-022
Minor Partition Plat No. 1994-05
U.C. monumentation records

REGISTERED
PROFESSIONAL
LAND SURVEYOR

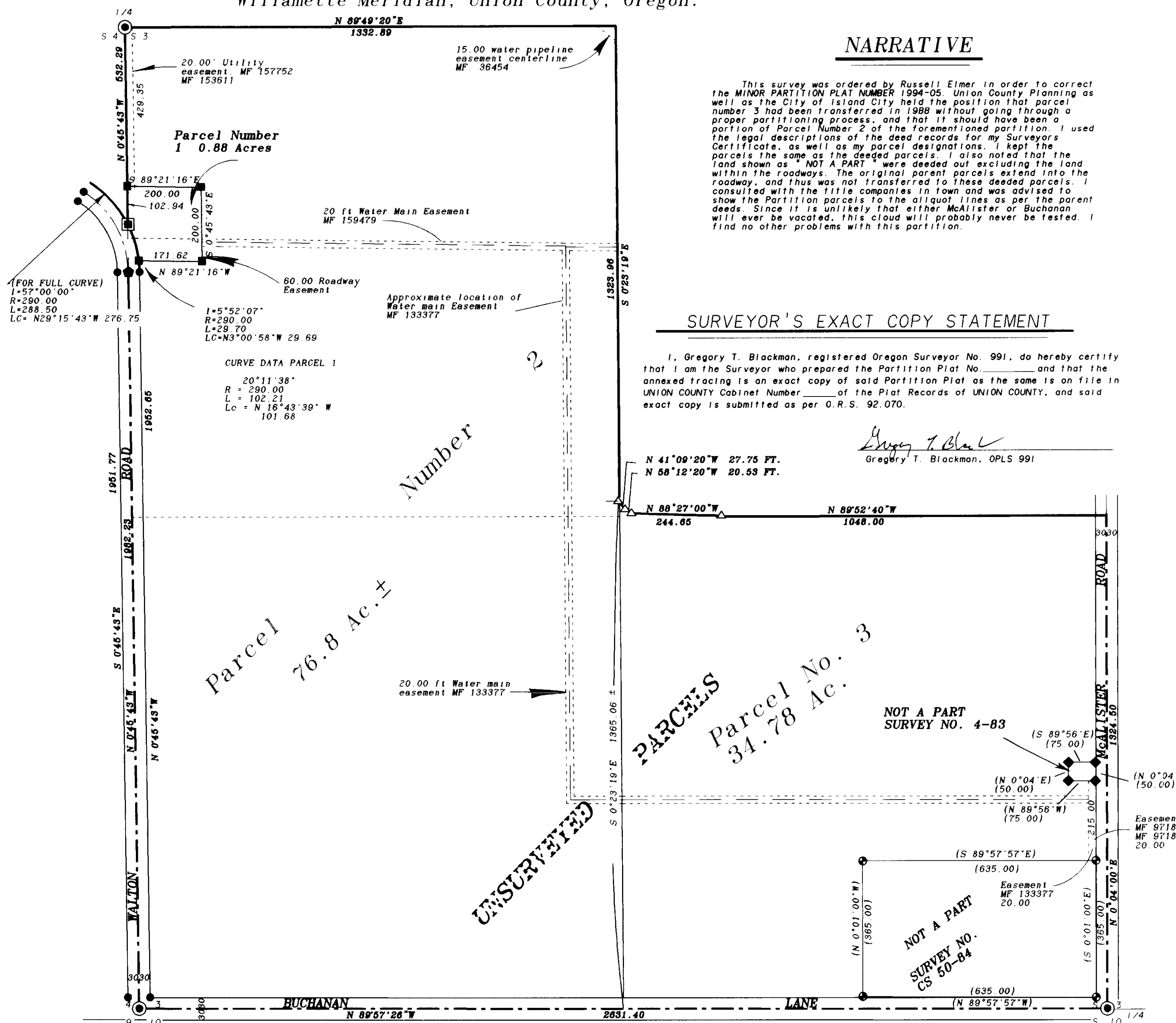
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1997

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991



P.O.B.

Minor Partition Plat No. 1991-22 A Replat of Minor Partition No. 1994-05

Situated in the West 1/2 of the Southwest Quarter, and in the Southeast Quarter of the Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

Microfilm No. 974865

Plat Cabinet B-472

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcel 1, (Parcel 2 and 3 are unsurveyed) within this partition, situated in the West half of the Southwest Quarter, and in the Southeast Quarter of the Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

The West half of the Southwest quarter, excepting therefrom all that portion included in the right of way of Walton Road as said road is described in Major Partition Plat Number 1992-022 filed in Plat Cabinet "A" 323, Union County Plat records;

Also the Southeast quarter of the Southwest quarter of Section 3, Township 3 South Range 38 East of the Willamette Meridian, Commencing at the South Quarter corner of Section 3:

Thence: N 0'04' East, 1324.5 feet to the South boundary of the Northeast Quarter of the Southwest Quarter;

Thence: N 89°52'40" W, a distance of 1048.00 feet to the Southwest corner of MOUNTAIN VIEW SECOND ADDITION to Island City, Oregon;

Thence: N 88°27' W, 244.65 feet;

Thence: N 58°12'20" W, 20.53 feet;

Thence: N 41°09'20" W, 27.75 feet to the West line of the Northeast Quarter of the Southwest Quarter of said Section 3;

Thence: Southerly, along the West line of the West half of the Southwest Quarter to the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 3;

Thence: East along the South line of said Section 3 to the point of beginning of this description;

EXCEPT THE FOLLOWING TRACTS:

Beginning at a point which is N 0°01'09" W, 30.00 feet, thence N 89°57'57" W, 30.00 feet from the South Quarter Corner of said Section 3;

Thence: N 89°57'57" W, along the North line of Buchanan Lane, 635.00 feet;

Thence: N 0°01'09" W, 365.00 feet;

Thence: S 89°57'57" E, parallel to the North line of said Buchanan Lane, 635.00 feet to the West line of McAllister Lane;

Thence: S 0°01'09" E, along said West line, 365.00 feet to the point of beginning of this description.

Also Excepting:

Commencing at the South Quarter Corner of said Section 3;

Thence: West along the South boundary of said Section 3, 35.00 feet;

Thence: N 0°04' E, along the West line of McAllister Lane, 580.00 feet to the true point of beginning;

Thence: N 89°56' W, 75.00 feet;

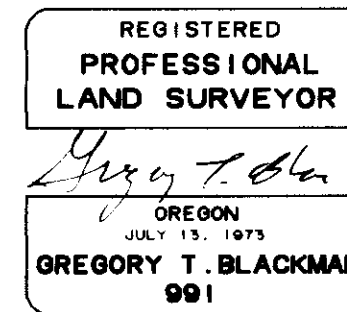
Thence: N 0°04' E, 50.00 feet;

Thence: S 89°56' E, 75.00 feet;

Thence: S 0°04' W, 50.00 feet, to the true point of beginning.

Said partition containing 110.5 Acres more or less.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Bogert, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that we, the City of Island City, Russell Elmer, Norma Jean Elmer, and Sharon Lester as individuals and as Contract Purchasers, under the assumed business name of L & E FARMS, which is not a partnership, do state that they are the owners of the land represented within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do hereby create the utility easements as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

Russell Elmer
Russell Elmer
Sharon L. Lester
Sharon L. Lester

Norma Jean Elmer
Norma Jean Elmer
Dale DeLong
Dale DeLong, Mayor
City of Island City

Know all people by these presents that I, Roy R. Leonard, an interest holder of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, do hereby consent to the partition and the creation of the easements as shown on the annexed plat. All in accordance with the provisions of O.R.S Chapter 92.

Roy R. Leonard
Roy R. Leonard

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 16 day of Oct, 1997, at 2:50 o'clock P M. and recorded in Plat Cabinet No. B-472.
Microfilm No. 974865. Union County records.

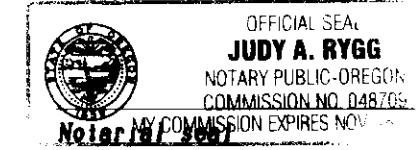
Union County Clerk
by S. Sophie S. Soguen

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 14th day of October, 1997, before me a Notary Public in and for said County and State, personally appeared Roy R. Leonard, Dale DeLong, Mayor of Island City, Russell Elmer, Norma Jean Elmer, and Sharon L. Lester, 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.

Judy A. Rygg
Notary Public for
the State of Oregon



APPROVALS

CITY OF ISLAND CITY

Approved this 14 day of Oct, 1997.

Dale DeLong
Dale DeLong, Island City Mayor

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 1997-1998 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: 10/14/97
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: 10/16/97
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Approved this 15th day of October, 1997.

by Baker County Surveyor Thomas J. Hanley
Thomas J. Hanley