

Minor Partition No. 1997-29

Microfilm No. 175460
Plat Cabinet No. P-479

Situated in the East half of the East half of Section 21, and in the Northwest quarter of Section 22, Township 4 South, Range 40 East of the Willamette Meridian.

BASIS OF BEARING

Courses shown with bearings are based on the record calls of survey number 88-79

SCALE: 1"=300'

REFERENCE MATERIAL

Survey Number 88-79

DEED REFERENCES
Volume 117 Page 186

MICROFILM NUMBERS:
43704 92591
71702 102382
78409 112392
88176

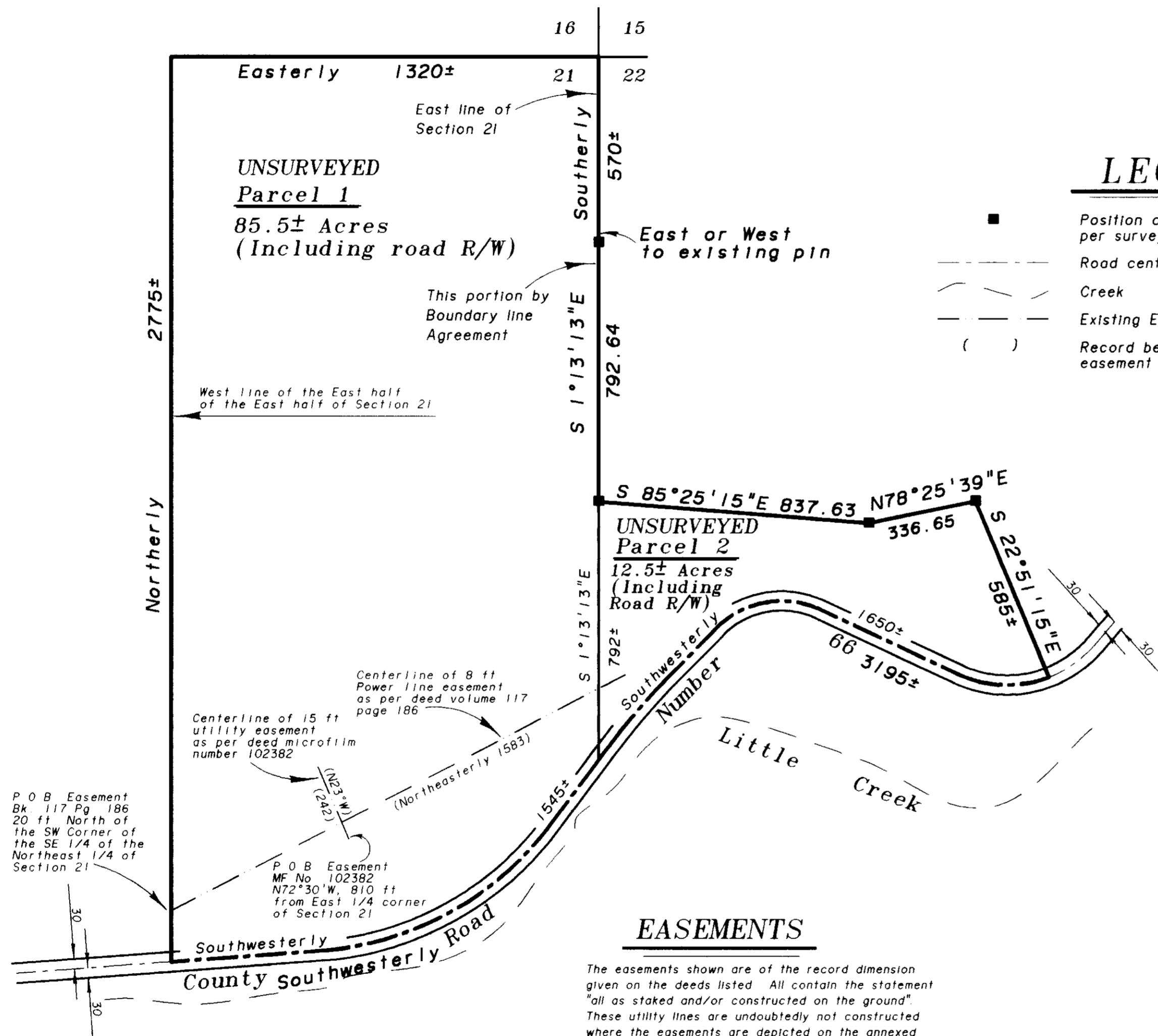
Partition Plat Report Number 37166
Prepared by Abstract and Title Co.

LEGEND

- Position of 5/8" Iron pin as per survey number 88-79
- Road centerline
- - - - - Creek
- - - - - Existing Easement
- () Record bearing and distance of easement instrument as shown

NARRATIVE

THIS IS AN UNSURVEYED PARTITION. This partition was done at the request of Jerry Wright, owner of the tract being partitioned. Survey number 88-79 did monument a portion of Parcel 2 of this partition as the basis for the boundary line agreement with the adjoining owners (Deed Microfilm Number 88176). This survey, by Howard Perry in 1979, did not tie to an existing Section or 1/4 Section corner. It merely gave a bearing and distance to a fence corner near the NW Corner of Section 22. To make an actual tie to a known monument corner for this unsurveyed partition would be impractical, as the nearest monument corner is miles away. A portion of the line between Parcels 1 and 2 of this partition is also a portion of the boundary line agreement. The most northerly portion of the East line of Parcel 1 is the actual section line, until it comes to the portion covered by the boundary line agreement. This makes an additional course of either due east or west necessary to connect the property line to the monument set for the boundary line agreement, as the monument is not necessarily on the true section line. The easements shown are at the record dimension of the deeds, which historically have not been coincident with the actual constructed lines of the utilities (see the Easement notes). I find no other unusual conditions on this partition.



EASEMENTS

The easements shown are of the record dimension given on the deeds listed. All contain the statement "all as staked and/or constructed on the ground". These utility lines are undoubtedly not constructed where the easements are depicted on the annexed map, however without survey they cannot be accurately located.

There is an easement for telephone lines (Deed Microfilm Number 71702) that is an easement of no specified width or location and cannot be accurately located without benefit of survey.

There is also an agreement for reciprocal use of a TV Antenna located on this property, and the use of water from the creek lying Southerly and Easterly of this property (Deed Microfilm Number 92591) that cannot be accurately located without survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1998

Minor Partition No. 1997-29

Microfilm No. 975660
Plat Cabinet No. B 479

Situated in the East half of the East half of Section 21, and in the Northwest quarter of Section 22, Township 4 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted this UNSURVEYED Minor Partition Plat, situated in the East half of the East half of Section 21, and in the Northwest quarter of Section 22, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at the Northeast corner of said Section 21.

Thence: Southerly, along the East line of said Section 21, a distance of 570 feet, more or less, to a point either due East or due West of the iron pin set by survey number 88-79, said pin being the Point of Beginning of the boundary line agreement recorded as microfilm document number 88176, recorded October 19, 1979, in the deed records of Union County.

Thence: Either Due East, or Due West to said pin.

Thence: South 1°13'13" East, along said agreement line, a distance of 792.64 feet, to an iron pin set by said survey.

Thence: South 85°25'15" East, along said agreement line, a distance of 837.63 feet, to an iron pin set by said survey.

Thence: North 78°25'39" East, along said agreement line, a distance of 336.65 feet, to an iron pin set by said survey.

Thence: South 22°51'15" East, along said agreement line, a distance of 585 feet, more or less, to the centerline of Union County Road Number 66.

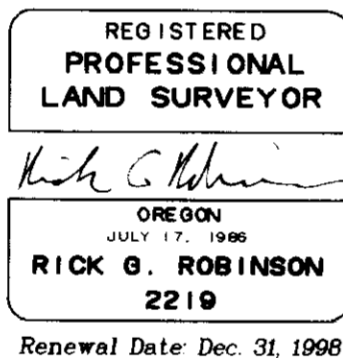
Thence: Southwesterly, along said Centerline, a distance of 3195 feet, more or less, to the West line of the East half of the East half of said Section 21.

Thence: Northerly, along said West line, a distance of 2775 feet, more or less, to the North line of said Section 21.

Thence: Easterly, along said North line, a distance of 1320 feet, more or less, to the Point of Beginning of this description.

Said tract containing 98 Acres, more or less, including road right of way.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bogett, Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



Renewal Date: Dec. 31, 1998

DECLARATION

Know all people by these presents that JERRY WRIGHT is the sole owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Jerry Wright
JERRY WRIGHT

Know all people by these presents that PIONEER BANK, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to said partition, in accordance with the provisions of O.R.S. Chapter 92

Jeff Puckett
Jeff Puckett, Vice President of Pioneer Bank

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 1997-1998 tax roll which become 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.

12/2/97 *Patty Gooderham*
Date 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.

2-2-97 *Peggy Sutton*
Date Peggy Sutton, Union County Treasurer

Union County Planning Commission

Approved this 2 day of December, 1997.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 20th day of November, 1997.

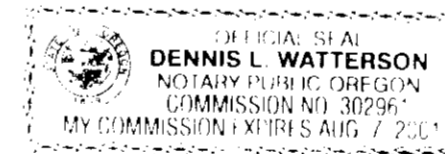
by Baker County Surveyor *Thomas J. Hanley*
Thomas J. Hanley

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 25 day of Nov., 1997 before me a Notary Public in and for said State and County, personally appeared JERRY WRIGHT, known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

Dennis L. Watterson
Notary Public for
the State of Oregon



Notarial seal

State of Oregon
County of Union

Know all these people by these presents, on this 25 day of November, 1997, before me a Notary Public in and for said County and State, personally appeared Jeff Puckett, Vice President of the above named Pioneer Bank, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he is an authorized representative of said Pioneer Bank, and that said instrument was executed freely and voluntarily.

Stacey Rynearson
Notary Public for
the State of Oregon



Notarial seal

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 2nd day of Dec., 1997, at 4:10 o'clock P.M., and recorded in Plat Cabinet No. B 479 Union County records. Microfilm Number 975660

Union County Clerk
by *R. G. Robinson*