

Minor Partition No. 1998-06

A Partition of Parcel 2 of Minor Partition Number 1997-32
Situated in the Southwest quarter of the Northwest 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.

SCALE: 1" = 50'

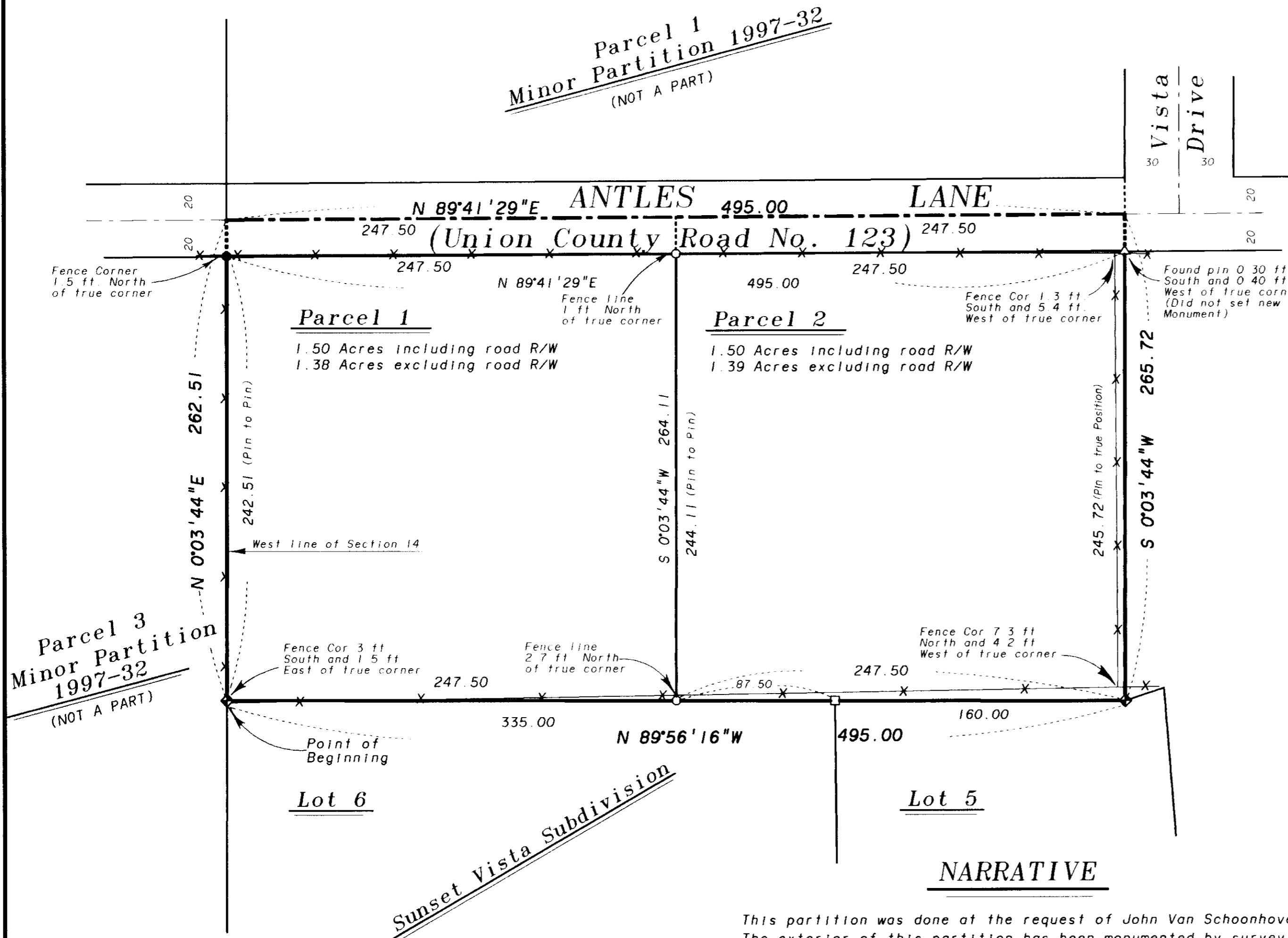
REFERENCE MATERIAL

Survey Number 39-75
Minor Partition Plat Number 1997-32
Plat of Buena Vista Subdivision
Plat of Sunset Heights Estates
Plat of Sunset Vista Subdivision

DEED REFERENCES
Microfilm Number 154727
Surveyors Report Number 37126
prepared by Abstract and Title Company

LEGEND

- △ Found 5/8" iron pin set by survey number 39-75
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Sunset Heights Estates Subdivision
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by the plat of Sunset Vista Subdivision
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition Plat Number 1997-32
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- x-x-x- Existing fence line



NARRATIVE

This partition was done at the request of John Van Schoonhoven. The exterior of this partition has been monumented by survey number 39-75, the plat of Sunset Vista Subdivision and Minor Partition Plat Number 1997-32. I find the pin set at the Northeast corner of parcel 2 by survey number 39-75 to be offset from the true corner position as shown. The right of way of Antles Lane is treated as an easement in the stated surveyor's report. I set a reference pin along the South right of way line of Antles Lane, as did the previous surveys. I place the line dividing Parcels 1 and 2 at the direction of Mr. Van Schoonhoven. I find the existing fences to be away from the true parcel corners as shown. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1998

Minor Partition No. 1998-06

A Partition of Parcel 2 of Minor Partition Number 1997-32
Situated in the Southwest quarter of the Northwest 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, hereby certify that I have surveyed and platted the land within this Minor Partition Plat, being a partition of Parcel Number 2 of Minor Partition Number 1997-32, situated in the Southwest quarter of the Northwest quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at the Southwest corner of said Parcel 2, said point being on the West line of said Section 14, said point also being the Northwest corner of Lot 6 of Sunset Vista Subdivision.

Thence: North 0°03'44" East, along the West line of said Parcel 2, and along the West line of said Section 14, distance of 262.51 feet, to the Northwest corner of said Parcel 2, said point being on the centerline of Union County Road Number 123 (Anties Lane).

Thence: North 89°41'29" East, along the North line of said Parcel 2, and along said centerline, a distance of 495.00 feet, to the Northeast corner of said Parcel 2.

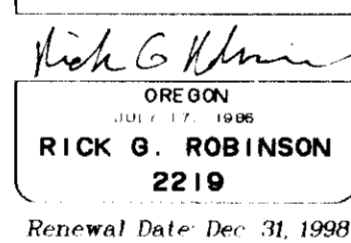
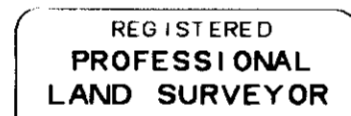
Thence: South 0°03'44" West, along the East line of said Parcel 2, a distance of 265.72 feet, to the Southeast corner of said Parcel 2, said point being on the North line of Sunset Vista Subdivision.

Thence: North 89°56'16" West, along the South Line of said Parcel 2, along the North line of Sunset Vista Subdivision, a distance of 495.00 feet, to the Point of Beginning of this description.

Said tract containing 3.00 Acres, including road right of way (Said tract containing 2.77 Acres, excluding road right of way)

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

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



DECLARATION

Know all people by these presents that JOHNNIE M. VAN SCHOONHOVEN 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.

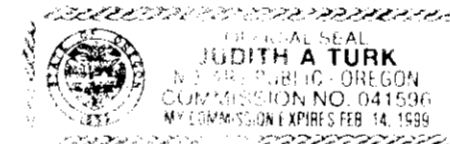
Johnnie M. Van Schoonhoven
JOHNNIE M. VAN SCHOONHOVEN

ACKNOWLEDGEMENT

State of Oregon
County of Union

Know all these people by these presents, on this 4th day of MARCH, 1998, before me a Notary Public in and for said State and County, personally appeared JOHNNIE M. VAN SCHOONHOVEN, 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.

Judith A. Turk
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 1997-1998 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.

3/11/98
Date *Patty Poederham*
Patty Poederham, 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.

3/11/98
Date *Peggy Sutton*
Peggy Sutton, Union County Treasurer

Union County Planner

Approved this 11 day of March, 1998

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 27th day of Feb., 1998

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

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 12th day of March, 1998, at 9:30 o'clock AM, and recorded in Plat Cabinet No. B-492 Union County records. Microfilm Number 981120

R. Nellie Boyce Seibert
Union County Clerk
by *L. Church, Deputy*