

BASIS OF BEARING

Microfilm No. 981121
Plat Cabinet No. B-493

Minor Partition No. 1998-07

A Partition of Parcel 3 of Minor Partition Number 1997-32
Situating in the Southeast quarter of the Northeast quarter of
Section 15, Township 3 South, Range 40 East
of the Willamette Meridian.

Solar observation taken at the Southwest
corner of Section 15, Township 3 South,
Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

REFERENCE MATERIAL

Union County Monumentation Records
Minor Partition Plat Number 1994-25
Minor Partition Plat Number 1997-32
Plat of Sunset Heights Estates
Plat of Pleasant View Subdivision
Plat of Sunset Vista Subdivision

DEED REFERENCES
Microfilm Number 154727

Surveyors Report Number 37126
prepared by Abstract and Title Company

LEGEND

- Found brass cap monument as per Union County monumentation records
- ◆ Found 5/8" iron pin with plastic cap marked BGB 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 the plat of Pleasant View 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
- *- Existing fence line

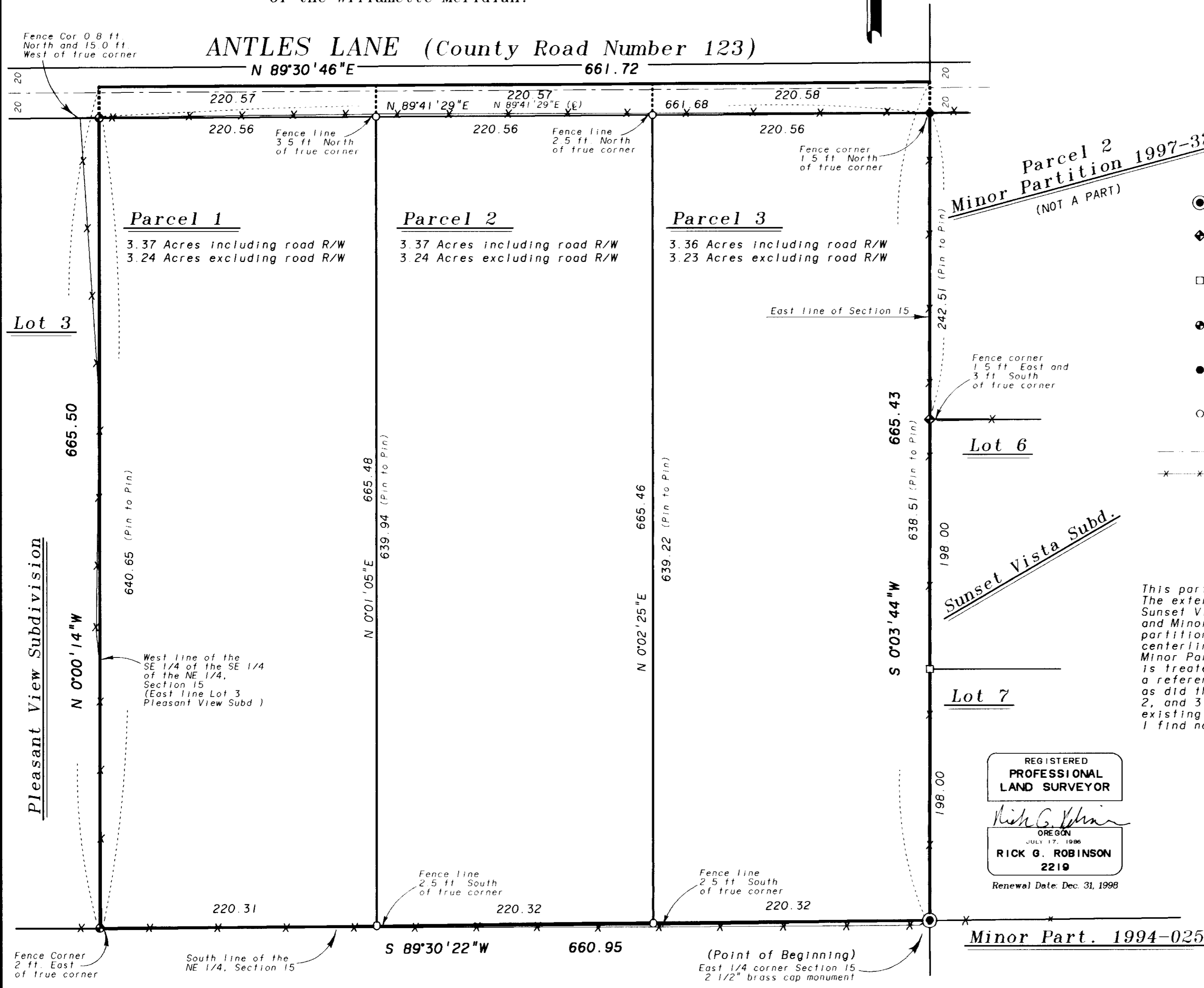
NARRATIVE

This partition was done at the request of John VanSchoonhoven. The exterior of this partition has been monumented by the plat of Sunset Vista Subdivision, the plat of Pleasant View Subdivision and Minor Partition Plat Number 1997-32. The North line of this partition is an aliquot line of Section 15, and differs from the centerline of Antles Lane. This was addressed on the plat of Minor Partition Number 1997-32. 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, 2, and 3 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 Part. 1994-025



Minor Partition No. 1998-07

A Partition of Parcel 3 of Minor Partition Number 1997-32
Situated in the Southeast quarter of the Northeast quarter of
Section 15, 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 3 of Minor Partition Number 1997-32, situated in the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at the quarter corner common to Sections 14 and 15, of said Township and Range, said point being the Southeast corner of said Parcel 3.

Thence: South 89°30'21" West, along the South line of said Parcel 3, said line also being the South line of the Northeast quarter of said Section 15, a distance of 660.95 feet, to the Southwest corner of the Southeast quarter of the Southeast quarter of said Northeast quarter, said point being the Southeast corner of said Parcel 3, said point also being the Southeast corner of Lot 3 of Pleasant View Subdivision.

Thence: North 0°00'14" West, along the West line of said Parcel 3, said line also being the West line of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 15, and also along the East line of said Lot 3, a distance of 665.50 feet, to the Northwest corner of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 15.

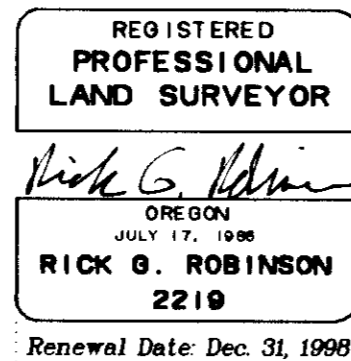
Thence: North 89°30'46" East, along the North line of said Parcel 3, and along the North line of said subdivision of Section 15, a distance of 661.72 feet, to the Northeast corner of said Parcel 3.

Thence: South 0°03'44" West, along the East line of said Parcel 3, said line also being the East line of said Section 15, a distance of 665.43 feet, to the Point of Beginning of this description.

Said tract containing 10.10 Acres, including road right of way.
(Said tract containing 9.71 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
Bagett, 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
SS
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 Godegham
Patty Godegham, 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
Hanley Jenkins
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
SS
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 A.M., and recorded in Plat Cabinet No. B-493 Union County records. Microfilm Number 981121

Union County Clerk by R. Nellie Boque Hebbert
R. Church, deputy