

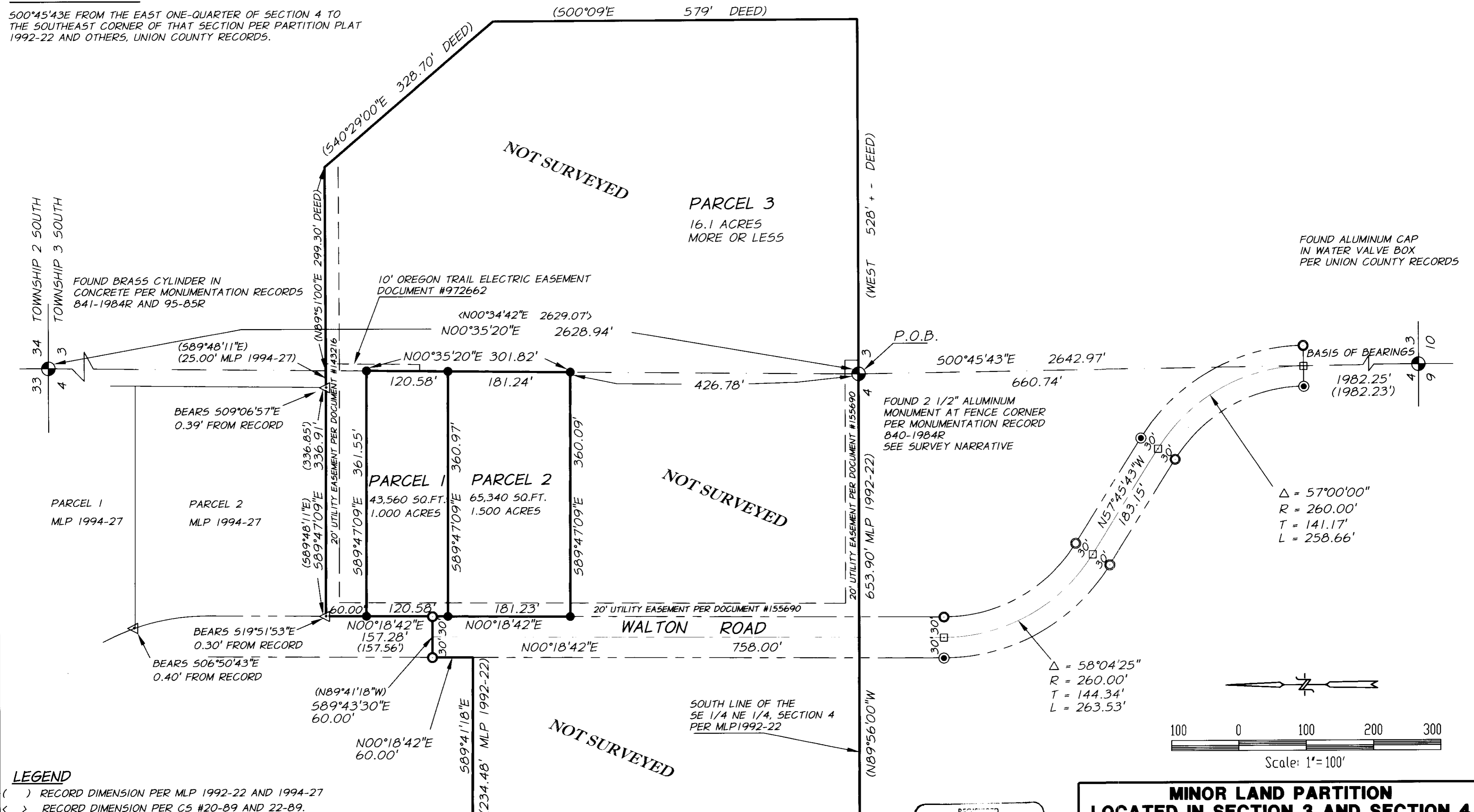
**PARTITION PLAT NO. 1998-15**  
 PLAT CAB. No. B-504

**REFERENCE MATERIAL**

COUNTY SURVEYS 7-67, 20-89, 25-84, 5-1993, 11-1994  
 PARTITION PLATS 1992-014, 1992-022, 1994-27  
 CORNER MONUMENTATION RECORDS 840-1984R, 841-1984R, 95-85R  
 PRELIMINARY TITLE REPORT FROM EASTERN OREGON  
 LAND TITLE COMPANY # 98-9570, DATED 5/15/98  
 EXCEPTIONS #6 & #7 OF THIS POLICY NOT APPURTENANT  
 TO THIS PARTITION.

**BASIS OF BEARINGS**

500°45'43E FROM THE EAST ONE-QUARTER OF SECTION 4 TO  
 THE SOUTHEAST CORNER OF THAT SECTION PER PARTITION PLAT  
 1992-22 AND OTHERS, UNION COUNTY RECORDS.



**LEGEND**

- ( ) RECORD DIMENSION PER MLP 1992-22 AND 1994-27
- < > RECORD DIMENSION PER CS #20-89 AND 22-89.
- △ FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED APA PER MLP 1994-27.
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "APA" THIS SURVEY.
- FOUND BGA SURVEY MARKER PER MLP 1992-22.
- FOUND IRON ROD IN MONUMENT CASE WITH YELLOW PLASTIC CAP MARKED "APA" PER CS #1994-11.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "APA" PER CS #1994-11.
- ⊕ FOUND PUBLIC LAND CORNER MONUMENT AS DESCRIBED HEREON.

(N00°27'01"E 573.49' MLP 1992-22)  
 WEST LINE OF THE E 1/2 OF THE SE 1/4  
 OF THE NE 1/4 OF SEC 4, PER MLP 1992-22)

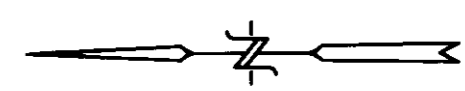
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JAN. 21, 1992  
 HARMON E. MCLENDON  
 2537  
 Renewed 12/31/98

<b>MINOR LAND PARTITION</b>	
<b>LOCATED IN SECTION 3 AND SECTION 4</b>	
<b>T.3S., R.38E., W.M., UNION COUNTY, OR.</b>	
FOR: ERNEST G. AND DOROTHY N. KELTZ	
SCALE: 1" = 100'	 ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.
DATE: MAY 1998	
JOB NO. 2720-70	
SHEET <b>1/2</b>	

FOUND ALUMINUM CAP  
 IN WATER VALVE BOX  
 PER UNION COUNTY RECORDS

P.O.B.

FOUND 2 1/2" ALUMINUM  
 MONUMENT AT FENCE CORNER  
 PER MONUMENTATION RECORD  
 840-1984R  
 SEE SURVEY NARRATIVE



Scale: 1"=100'

PARTITION PLAT NO. 1998-15  
Plat Cab. No. B-504

SURVEYOR'S CERTIFICATE

I, HARMON E. MCLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, THE EXTERIOR OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 3, OF MINOR LAND PARTITION PLAT NO. 1994-27, FILED IN PLAT CABINET A-379 OF THE UNION COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

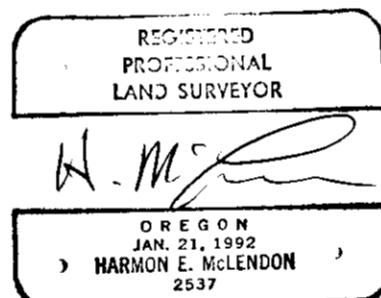
A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 3 AND IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON ONE-QUARTER CORNER BETWEEN SAID SECTIONS 3 AND 4, THENCE N89°56'00"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4 A DISTANCE OF 653.90 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4, THENCE N00°27'01"E ALONG SAID WEST LINE A DISTANCE OF 573.49 FEET; THENCE S89°41'18"E A DISTANCE OF 234.48 FEET; THENCE N00°18'42"E A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO LA GRANDE'S NEW LIFE CENTER ASSEMBLY OF GOD, AN OREGON NON-PROFIT CORPORATION BY DEED RECORDED AS MICROFILM DOCUMENT NO. 141212, UNION COUNTY RECORDS; THENCE S89°43'30"E A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THE WAL-MART TRACT CONVEYED BY DEED RECORDED AS MICROFILM DOCUMENT NO. 141213, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF WALTON ROAD; THENCE N00°18'09"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 157.28 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF MLP NO. 1994-27; THENCE S89°47'09"E ALONG THE SOUTH LINE OF SAID PARCEL 2 A DISTANCE OF 336.92 FEET; THENCE S89°48'11"E A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 4; THENCE N89°51'E A DISTANCE OF 299.3 ALONG THE SOUTH LINE OF LAND CONVEYED TO FRANK E. YOUNG AND OTHERS BY DEED RECORDED IN BOOK 136, PAGE 698 OF THE UNION COUNTY RECORDS TO THE SOUTHWEST CORNER OF LAND CONVEYED TO FRANK W. POOLE AND OTHERS BY DEED RECORDED IN BOOK 104, PAGE 268 UNION COUNTY RECORDS; THENCE S40°29'E 328.7 FEET ALONG THE SOUTHERLY LINE OF SAID POOLE TRACT, TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO ALVERT KEEFER AND WIFE BY DEED RECORDED IN BOOK 133 AT PAGE 235 OF UNION COUNTY RECORDS; THENCE S0°09'E ALONG THE WEST LINE OF SAID KEEFER TRACT 579 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3 AT A POINT WHICH IS 2,111.7 FEET WEST OF THE CENTER OF SAID SECTION 3, THENCE WEST 528 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION INCLUDED WITHIN THE RIGHT-OF-WAY OF WALTON ROAD, AS SAID ROAD IS MORE PARTICULARLY DESCRIBED IN MAJOR PARTITION PLAT NO. 1992-22, FILED NOVEMBER 16, 1992, IN PLAT CABINET A, SLIDE 323, UNION COUNTY RECORDS.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PARTITIONERS FOR THE PURPOSE OF DIVIDING THEIR PROPERTY INTO THE PARCELS SHOWN ON THIS PARTITION PLAT. IT IS A SUBDIVISION OF PARCEL NO. 3 OF MINOR PARTITION PLAT NO. 1994-27. IT WAS THE INTENT OF THIS SURVEYOR TO USE THAT PARTITION PLAT TO CONTROL THIS PARTITION. HOWEVER DURING THE COURSE OF THE MONUMENTATION OF THE NEW PARCELS DISCREPANCIES WERE DISCOVERED BETWEEN THE PHYSICAL LOCATION OF THE MONUMENTS AND THEIR RECORD POSITIONS. TO DISCOVER THE MAGNITUDE AND DIRECTION OF THESE DISCREPANCIES A TRAVERSE WAS RAN, USING A LIECA T1610 TOTAL STATION AND A D11600 ELECTRONIC DISTANCE METER, FROM THE SOUTHEAST CORNER OF SECTION 4 TO THE NORTHEAST CORNER OF THE SECTION, LOCATING THE MONUMENTS SHOWN HEREON. THE TRAVERSE CLOSED WITH AN UNBALANCED RATIO OF PRECISION EXCEEDING 1 PART IN 69,000. THIS TRAVERSE REVEALED THAT THE ONE-QUARTER CORNER WAS OUT OF POSITION BY APPROXIMATELY 0.42'. THIS MATTER WAS DISCUSSED WITH THE COUNTY SURVEYOR AND HE STATED THAT HIS OWN MEASUREMENTS HAD FOUND THAT MONUMENT TO BE OUT OF POSITION AND THAT IT IS HIS INTENTION TO RESET THE MONUMENT SOMETIME IN THE FUTURE. THIS SURVEY USES THE RECORD POSITION OF THAT CORNER AS SHOWN ON MLP1994, C51994-11 AND OTHERS TO CONTROL THE EAST LINE OF THE PARCELS BEING CREATED. THE MONUMENTS FOUND ON THE SOUTH LINE OF PARCEL TWO OF MLP1994-27 WERE ACCEPTED AND USED TO CONTROL THE DIRECTION OF THE NORTH LINE OF THE NEW PARCEL ONE. IT SHOULD BE NOTED THAT PARCEL NO. 3 OF THIS PARTITION WAS NOT SURVEYED AND THAT ITS DESCRIPTION DOES NOT CLOSE MATHEMATICALLY.



Expires 12/31/98

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ERNEST GEORGE KELTZ AND DOROTHY N. KELTZ, HUSBAND AND WIFE, OWNERS OF THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY STATE THAT THEY, AS OWNERS, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO THE PARCELS SHOWN IN ACCORDANCE WITH PROVISIONS OF CHAPTER 92, O.R.S.

Ernest George Keltz  
ERNEST GEORGE KELTZ

Dorothy N. Keltz  
DOROTHY N. KELTZ

ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 28 DAY OF MAY, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERNEST GEORGE KELTZ AND DOROTHY N. KELTZ AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Jacqueline J. Scott  
NOTARY PUBLIC OF THE STATE OF OREGON



APPROVALS

APPROVED THIS 27th DAY OF May, 1998.

APPROVED THIS 28th DAY OF May, 1998.

July A. Reyer  
CITY OF ISLAND CITY

Gregory T. Blackman  
UNION COUNTY SURVEYOR

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 1998-1999 TAX ROLL WHICH BECAME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

Patty Gooderham  
PATTY GOODERHAM, UNION COUNTY ASSESSOR

DATE 5/20/98

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  
PEGGY SUTTON, UNION COUNTY TREASURER

DATE 5/28/98

STATE OF OREGON  
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 27 DAY OF May, 1998, AT 9:45 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 1998-15, UNION COUNTY RECORDS.

R. Nellie Boque Hibbert  
By: B. Nelson, Deputy  
UNION COUNTY CLERK

<b>MINOR LAND PARTITION LOCATED IN SECTION 3 AND SECTION 4 T.3S., R.38 E., W.M., UNION COUNTY, OR.</b>	
FOR: ERNEST G. AND DOROTHY N. KELTZ	
SCALE: N/A	11215 KELTZ LANE ISLAND CITY, OREGON SHEET <b>2/2</b>
DATE: MAY 1998	 ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.
JOB NO. 2720-70	