

Minor Partition Plat No. 1999-002

Situated in the Northwest quarter of the Southeast quarter, the East half of the Southwest quarter, and the Southeast quarter of the Northwest quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian.

Microfilm Number 991191
 Plat Cabinet Number B 523

BASIS OF BEARING

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

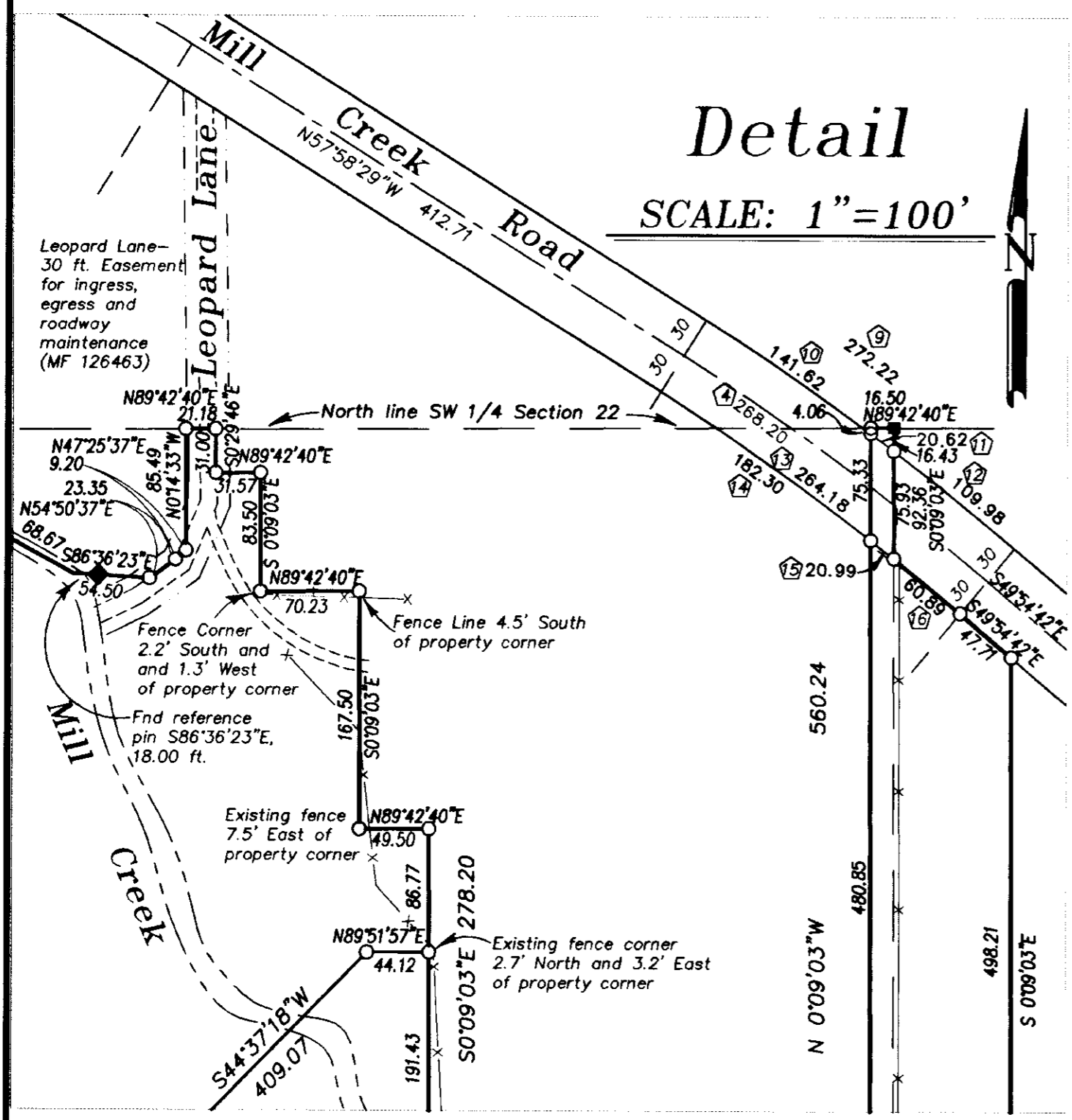
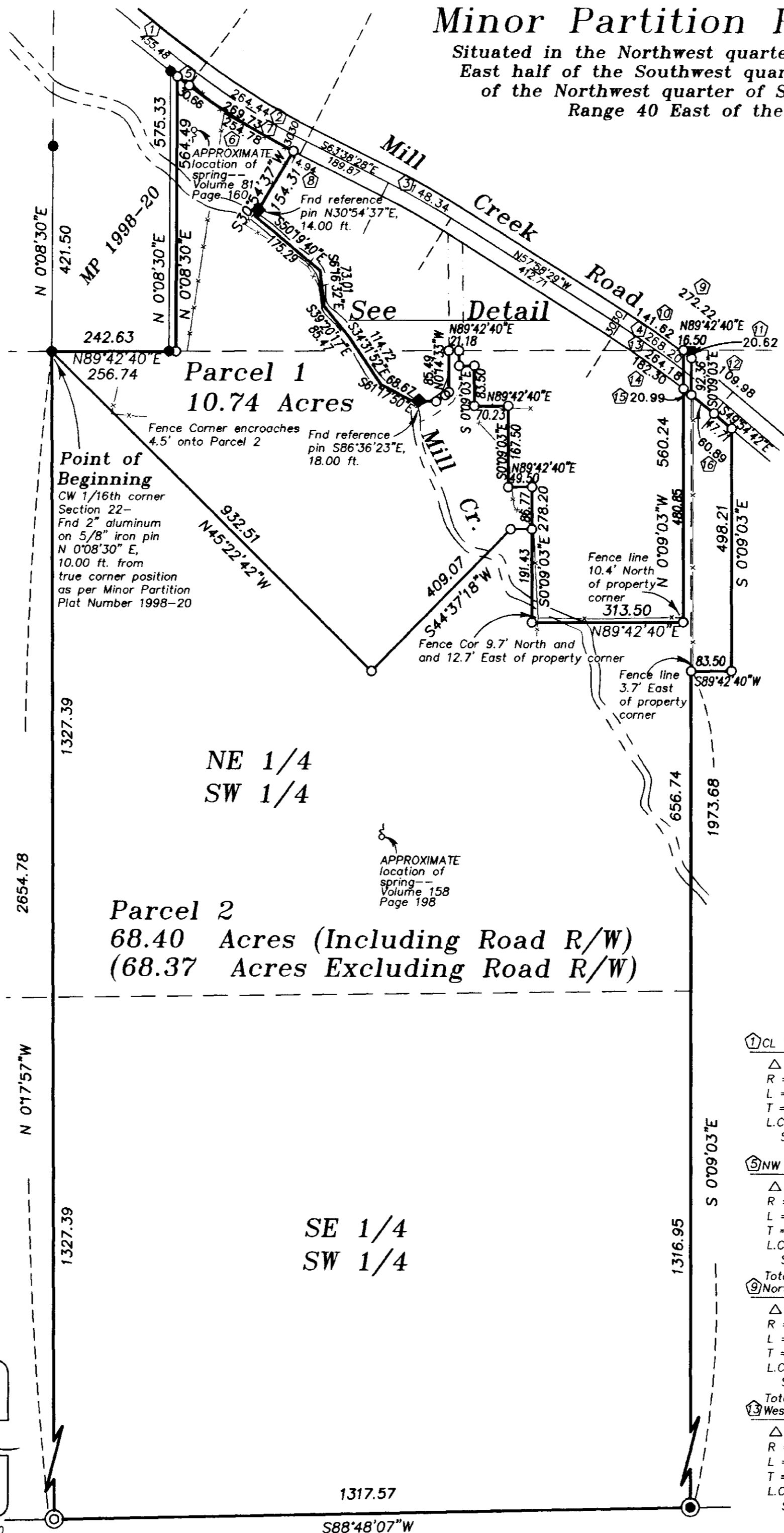
SCALE: 1"=200'

LEGEND

- ⊙ Found brass or aluminum monument as noted as per Union County Monumentation Records
- ◆ Found 5/8" iron pin set by survey number 6-68
- Found 3/4" iron pipe as per survey number 64-78
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1998-20 (Unless otherwise noted)
- ⊙ Set 5/8"x30" iron pin with 2" aluminum cap for 1/16th corner (See monumentation record filed separately)
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- x - Existing fence line

Creek Curve Table

① CL West of Partition	② CL along NW portion of this Partition	③ CL North of Partition	④ CL North of Parcel 2
Δ = 8'02"03" R = 3248.27' L = 455.48' T = 228.11' L.C. = 455.11' S49°15'52"E	Δ = 10'06"03" R = 1500.00' L = 264.44' T = 132.56' L.C. = 264.10' S58°19'55"E	Δ = 10'06"03" R = 1500.00' L = 264.44' T = 132.56' L.C. = 264.10' S58°19'55"E	Δ = 7'41"00" R = 2000.00' L = 268.20' T = 134.30' L.C. = 268.00' S53°45'11"E
⑤ NW Curve Parcel 1	⑥ Easterly Curve along Parcel 1	⑦ Total Easterly curve S RW Line NW Portion	⑧ Easterly curve S RW East of Parcel 1
Δ = 0'32"09" R = 3278.27' L = 30.66' T = 15.33' L.C. = 30.66' S53°00'49"E	Δ = 9'32"28" R = 1530.00' L = 254.78' T = 127.69' L.C. = 254.49' S58°03'08"E	Δ = 10'06"03" R = 1530.00' L = 269.73' T = 135.21' L.C. = 269.38' S58°19'55"E	Δ = 0'33'35" R = 1530.00' L = 14.94' T = 7.47' L.C. = 14.94' S63°06'09"E
⑨ Total North RW North of Parcel 2	⑩ NW Portion North RW North of Parcel 2	⑪ Portion of North RW Within Parcel 2	⑫ Easterly Portion North RW East of Parcel 2
Δ = 7'41"00" R = 2030.00' L = 272.22' T = 136.31' L.C. = 272.02' S53°45'11"E	Δ = 3'59'50" R = 2030.00' L = 141.62' T = 70.84' L.C. = 141.59' S55°35'46"E	Δ = 0'34'55" R = 2030.00' L = 20.62' T = 10.31' L.C. = 20.62' S53°18'24"E	Δ = 3'06'15" R = 2030.00' L = 109.98' T = 55.00' L.C. = 109.97' S51°27'49"E
⑬ Total South RW West of Parcel 2	⑭ NW Portion South RW West of Parcel 2	⑮ Portion of South RW Within Parcel 2	⑯ Easterly Portion South RW North line Parcel 2
Δ = 7'41"00" R = 1970.00' L = 264.18' T = 132.29' L.C. = 263.98' S53°45'11"E	Δ = 5'18'08" R = 1970.00' L = 182.30' T = 91.22' L.C. = 182.24' S54°56'38"E	Δ = 0'36'37" R = 1970.00' L = 20.99' T = 10.49' L.C. = 20.99' S51°59'15"E	Δ = 1'46'15" R = 1970.00' L = 60.89' T = 30.45' L.C. = 60.88' S50°47'49"E



REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Rick G. Robinson
 OREGON
 JULY 17, 1988
**RICK G. ROBINSON
 2219**

Renewal Date: Dec. 31, 2000

Situated in the Northwest quarter of the Southeast quarter, the East half of the Southwest quarter, and the Southeast quarter of the Northwest quarter of Section 22, 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 partition, situated in the Northwest quarter of the Southeast quarter, the East half of the Southwest quarter, and the Southeast quarter of the Northwest quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Northwest corner of the East half of the Southwest quarter of said Section 22,

- Thence; North 89°42'40" East, along the North line of said Southwest quarter, a distance of 256.74 feet,
Thence; North 0°08'30" East, a distance of 564.49 feet, to the South right of way line of Mill Creek Road, said point being the Point of Curvature of a 3278.27 ft. radius curve left,
Thence; Southeasterly, along said South line, and around said curve left, a distance of 30.66 feet (Long Chord bears South 53°00'49" East, a distance of 30.66 feet), to the Point of Curvature of a 1530.00 ft. radius curve left,
Thence; Southeasterly, along said South line, and around said curve left, a distance of 254.78 feet (Long Chord bears South 58°03'08" East, a distance of 254.49 feet),
Thence; South 30°54'37" West, departing from said South line, a distance of 154.31 feet, to the center of Mill Creek,
Thence; Southeasterly, along the centerline of Mill Creek the following Courses:
South 50°19'40" East, a distance of 175.29 feet,
South 6°16'32" East, a distance of 73.01 feet,
South 39°20'17" East, a distance of 85.47 feet,
South 34°31'52" East, a distance of 114.72 feet,
South 61°17'50" East, a distance of 68.67 feet,
Thence; South 86°36'23" East, departing from said centerline, a distance of 54.50 feet,
Thence; North 54°50'37" East, a distance of 23.35 feet,
Thence; North 47°25'37" East, a distance of 9.20 feet,
Thence; North 0°14'33" West, a distance of 85.49 feet, to the North line of the Southwest quarter of said Section 22,
Thence; North 89°42'40" East, along said North line, a distance of 21.18 feet, to the East edge of asphalt of that roadway known as Leopard Lane,
Thence; South 0°29'46" East, along said East line, a distance of 31.00 feet,
Thence; North 89°42'40" East, a distance of 31.57 feet,
Thence; South 0°09'03" East, a distance of 83.50 feet,
Thence; North 89°42'40" East, a distance of 70.23 feet,
Thence; South 0°09'03" East, a distance of 167.50 feet,
Thence; North 89°42'40" East, a distance of 49.50 feet,
Thence; South 0°09'03" East, a distance of 278.20 feet,
Thence; North 89°42'40" East, a distance of 313.50 feet,
Thence; North 0°09'03" West, a distance of 560.24 feet, to the North line of the Southwest quarter of said Section 22,
Thence; North 89°42'40" East, along said North line, a distance of 16.50 feet, to the Northeast corner of said Southwest quarter,
Thence; South 0°09'03" East, along the East line of said Southwest quarter, a distance of 92.36 feet, to the South right of way line of Mill Creek Road, said point being the Point of Curvature of a 1970.00 ft. radius curve right,
Thence; Southeasterly, along said South line, and around said curve right, a distance of 60.89 feet (Long Chord bears South 50°47'49" East, a distance of 60.88 feet),
Thence; South 49°54'42" East, continuing along said South line, a distance of 47.71 feet,
Thence; South 0°09'03" East, a distance of 498.21 feet,
Thence; South 89°42'40" West, a distance of 83.50 feet, to the East line of the Southwest quarter of said Section 22,
Thence; South 0°09'03" East, along said East line, a distance of 1973.68 feet, to the Southeast corner of said Southwest quarter,
Thence; South 88°48'07" West, along the South line of said Southwest quarter, a distance of 1317.57 feet, to the Southwest corner of the East half of said Southwest quarter,
Thence; North 0°17'57" West, along the West line of the East half of said Southwest quarter, a distance of 2654.78 feet, to the Point of Beginning of this description.

Said tract subject to the rights of the public to that portion of land lying within the right of way for the County Road known as Mill Creek Road within a portion of Parcel 2 of this partition.

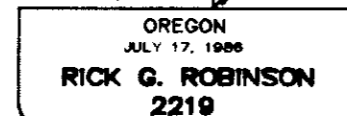
Said tract containing 79.14 Acres (Including County Road right of way) (79.11 Acres excluding County Road right of way.)

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

Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Rick G. Robinson



Renewal Date: Dec. 31, 2000

DECLARATION

Know all people by these presents that JOHN D. NOBLE, SR. and EMILY V. NOBLE, Co-Trustees of the JOHN D. NOBLE, SR. REVOCABLE FAMILY TRUST, dated December 12, 1983, and LESTER F. MILLER and EVERDINE H. MILLER, Co-Trustees of the LESTER F. MILLER LIVING TRUST AGREEMENT, dated the 7th day of June, 1993, are the owners of the land 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, in accordance with the provisions of O.R.S. Chapter 92.

John D. Noble, Sr.
JOHN D. NOBLE, SR., Co-Trustee
JOHN D. NOBLE, SR. REVOCABLE FAMILY TRUST

Emily V. Noble
EMILY V. NOBLE, Co-Trustee

Lester F. Miller
LESTER F. MILLER, Co-Trustee
LESTER F. MILLER LIVING TRUST AGREEMENT

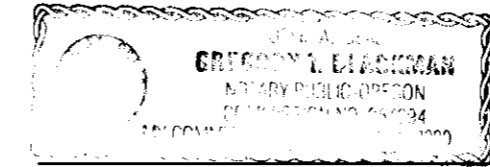
Everdine H. Miller
EVERDINE H. MILLER, Co-Trustee

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of February, 1999 before me a Notary Public in and for said State and County, personally appeared JOHN D. NOBLE, SR., and EMILY V. NOBLE, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

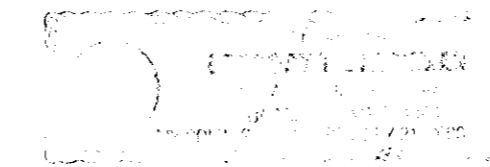
Gregory T. Black
Notary Public for
the State of Oregon



State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of February, 1999 before me a Notary Public in and for said State and County, personally appeared LESTER F. MILLER and EVERDINE H. MILLER, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Gregory T. Black
Notary Public for
the State of Oregon



NARRATIVE

This partition was done at the request of Patty Glaze, on behalf of the owners of the land within this partition. This is also being processed as a boundary line adjustment of the portion of Parcel 2 within the NW 1/4 of the SE 1/4 of Section 22. This area was needed to meet the planning requirement of at least 100 ft. frontage on a dedicated road. I locate Mill Creek Road by the physical location as constructed. I base the section breakdown on Survey Number 031-1995. Extensive retracement of deeds was required on this partition. The property in this area was transferred by metes and bounds, assuming the quarter sections to be a neat 1320 feet. The area North of Parcel 2 was placed at record deed dimension with the lines parallel with the North and East lines of the quarter section. I find a gap in title between the East line of Minor Partition 1998-20 and the Northeasterly line of Parcel 1 of this partition. The description for both of these parcels begin at the Point of Beginning of this partition, but have different distances for the first course East from that point. I find the existing fences to be away from the property lines as shown. There were some encroachments of buildings across the original ownership. I have prepared legal descriptions to adjust these boundaries and the deeds will be filed in conjunction with this plat. That is why the deeds are not listed in the reference material. I find no other unusual conditions on this partition.

APPROVALS

Union County Assessor / Tax Collector

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 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: 2/29/99
Patty Gooderham, Union County Assessor

Union County Planning Commission

Approved this 25 day of February, 1999.

Harley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 26th day of Feb., 1999.

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 4th day of March, 1999, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. B-523 Union County records. Microfilm Number 991191

Union County Clerk by M. Quinn Bogue Nibbert

REFERENCE MATERIAL

- Union County monumentation records
Survey Number 6-68
Survey number 64-78
Survey Number 031-1995
Minor Partition Plat Number 1998-20
DEED REFERENCES
Volume 0 Page 144 Volume 136 Page 627
Volume 5 Page 465 Volume 138 Page 427
Volume X Page 536 Volume 139 Page 458
Volume 42 Page 368 Volume 139 Page 472
Volume 42 Page 371 Volume 140 Page 680
Volume 46 Page 615 Volume 143 Page 306
Volume 48 Page 80 Volume 143 Page 308
Volume 56 Page 269 Volume 144 Page 608
Volume 68 Page 533 Volume 146 Page 400
Volume 74 Page 53 Volume 146 Page 401
Volume 80 Page 352 Volume 155 Page 441
Volume 81 Page 160 Volume 157 Page 563
Volume 84 Page 88 Volume 158 Page 197
Volume 90 Page 27 Volume 158 Page 198
Volume 92 Page 42 Microfilm Number 85814
Volume 96 Page 360 Microfilm Number 109237
Volume 97 Page 322 Microfilm Number 126463
Volume 133 Page 249 Microfilm Number 126624
Partition Plat report Number 99-10361
prepared by Eastern Oregon Title Company

EASEMENT NOTES

- Easement in Volume X Page 536 does not fall within the limits of this partition
Easements for springs cited in Volume 81 Page 160 and Volume 158 Page 198 are shown as per deed call.
Utility easement in Volume 84 Page 88 is for all utility lines "as Constructed" within a majority of the land within this partition
Utility easement in Volume 157 Page 563 is for all utility lines "as Constructed" within a portion of the land within this partition. There are no utility lines in the area specified.
Easement in Volume 133 Page 249 is for the "construction and maintenance of a lawful fence along the property line". The ownership at the date of the document includes all of the land within the SW 1/4 of Section 22 that is within this partition.