

Minor Partition Plat Number 1999-003

A Partition of Parcel 3 of Minor Partition Number 1998-26, situated in the North half of the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 991209
Plat Cabinet Number B 524

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"=100'

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB Survey Marker" set by Minor Partition Number 1998-26
- Found 5/8" iron pin with plastic cap marked "BGA Survey Marker" set by Robinson's Subdivision
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA Survey Marker" set by survey number 29-89
- Set 5/8" x 30" iron pin with plastic cap marked "BGB Survey Marker"
- Centerline
- x — Barbed wire fence
- - - Ditch/Creek
- - - Aliquot line of Section 15

REFERENCE MATERIAL

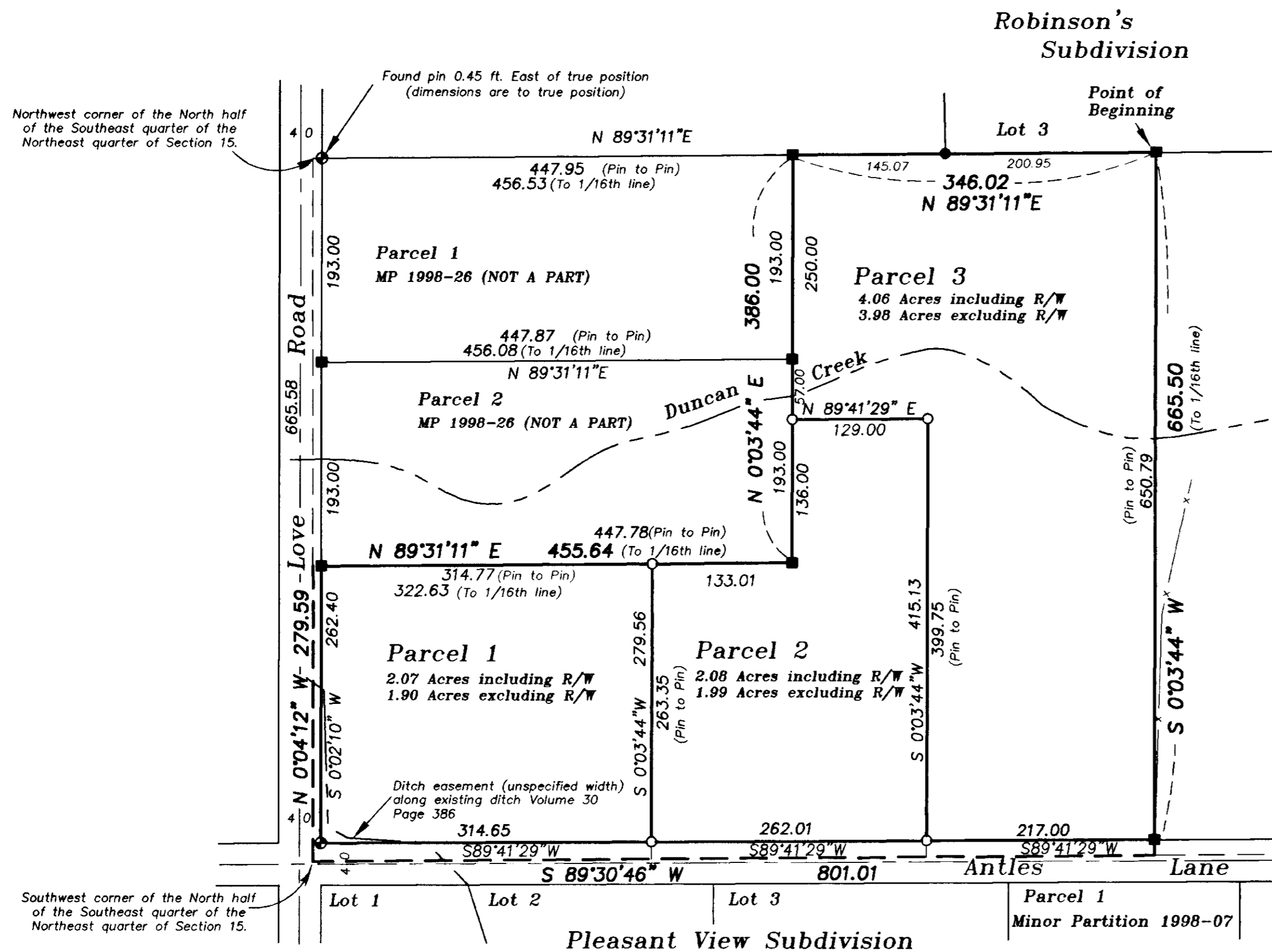
Union County Monumentation Records
Plat of Robinson's Subdivision
Plat of Pleasant View Subdivision
Survey Number 5-80
Survey Number 29-89
Survey Number 038-1998

Minor Partition Number 1998-07
Minor Partition Number 1998-26

DEED REFERENCES

Deed Volume 30 Page 386
Microfilm Number 132163
Microfilm Number 154581
Microfilm Number 154625
Microfilm Number 973970
Microfilm Number 985451

Surveyor Report number 37984 prepared by the Abstract and Title Company



NARRATIVE

This partition was done at the request of Rod Gilstrap, contract purchaser of this parcel. The exterior of the original boundaries of this tract of land was monumented by Minor Partition Number 1998-26. I place the dividing lines of the parcels created by this plat at the direction of Mr. Gilstrap. The deed description for this tract includes part of the aliquot portion of Section 15. This includes a portion of the County Road right of way. The aliquot lines shown are as located on Minor Partition 1998-26. I set the corner monuments at the right of way line of the County Road. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2000

Minor Partition Plat Number 1999-03

Microfilm No. 991209
Plat Cabinet No. B524

A Partition of Parcel 3 Minor Partition 1998-26 situated in the North half of the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

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 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 Northeast corner of Minor Partition 1998-26, said point being on the North line of the Southeast quarter of the Northeast quarter of said Section 15,

Thence; South 0°03'44" West, along the East line of said Parcel 3, a distance of 665.50 feet, to the South line of the North half of the Southeast quarter of the Northeast quarter of said Section 15,

Thence; South 89°30'46" West, along said South line, a distance of 801.01 feet, to the Southwest corner of said North half of the Southeast quarter of the Northeast quarter,

Thence; North 0°04'12" West, along the West line of said North half of the Southeast quarter of the Northeast quarter, a distance of 279.59 feet, to the Southwest corner of Parcel 2 Minor Partition Number 1998-26,

Thence; North 89°31'11" East, along the South line of said Parcel, a distance of 455.64 feet, to the Southeast corner of said Parcel,

Thence; North 0°03'44" East, along the East line of said Parcel and Parcel 1 of Minor Partition 1998-26, a distance of 386.00 feet, to the Northeast corner of Parcel 1 of said Partition also being on the North line of the Southeast 1/4 of the Northeast 1/4 of Section 15,

Thence; North 89°31'11" East, along said North line, a distance of 346.02 feet to the Point of Beginning of this description.

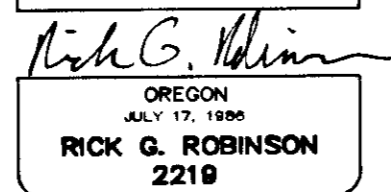
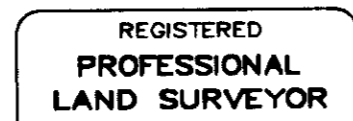
Said tract subject to the rights of the public to that portion of land lying within the right of way for the County Road known as Antles Lane along the South side of said tract, and also that of the County Road known as Love Road along the West line of said tract.

Said tract containing 8.21 Acres (357,555 square feet) including County Road right of way.

Said tract containing 7.87 Acres (342,769 square feet), 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 O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all people by these presents that CHARLES L. PHINNEY and JO ANN PHINNEY Trustees of the Phinney Family Trust, under agreement dated April 25, 1994, are the owners, and RODERIC W. GILSTRAP and JEANNE S. GILSTRAP, are contract purchasers as disclosed by Memorandum of Contract dated September 4, 1997, and recorded as Microfilm Number 973970 in the deed records of Union County, 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.

Charles L. Phinney
CHARLES L. PHINNEY, Trustee
Phinney Family Trust

Jo Ann Phinney
JO ANN PHINNEY, Trustee
Phinney Family Trust

Roderic W. Gilstrap
RODERIC W. GILSTRAP

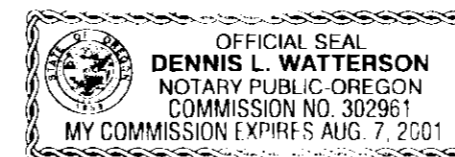
Jeanne S. Gilstrap
JEANNE S. GILSTRAP

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 17 day of FEB, 1999 before me a Notary Public in and for said State and County, personally appeared CHARLES L. PHINNEY and JO ANN PHINNEY, 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.

Dennis L. Waterson
Notary Public for
the State of Oregon

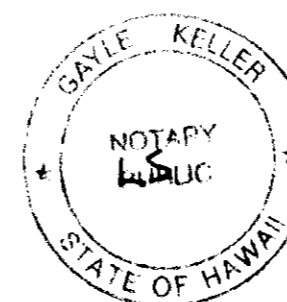


Notarial seal

State of Hawaii SS
County of Hawaii

Know all people by these presents, on this 23 day of February, 1999 before me a Notary Public in and for said State and County, personally appeared RODERIC W. GILSTRAP and JEANNE S. GILSTRAP, 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.

Gayle Keller
Notary Public for
the State of Oregon Hawaii



Notarial seal

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 Gorderham Date: 3/2/99

Patty Gorderham, Union County Assessor

Union County Planning Commission

Approved this 3rd day of March, 1999.

Harley Jenkins III
Harley Jenkins III
Union County Planning Director

Union County Surveyor

Approved this 15th 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 11:15 o'clock A.M., and recorded in Plat Cabinet No. B524 Union County records. Microfilm Number 991209

Union County Clerk by Bonnie Begue Hibbert