

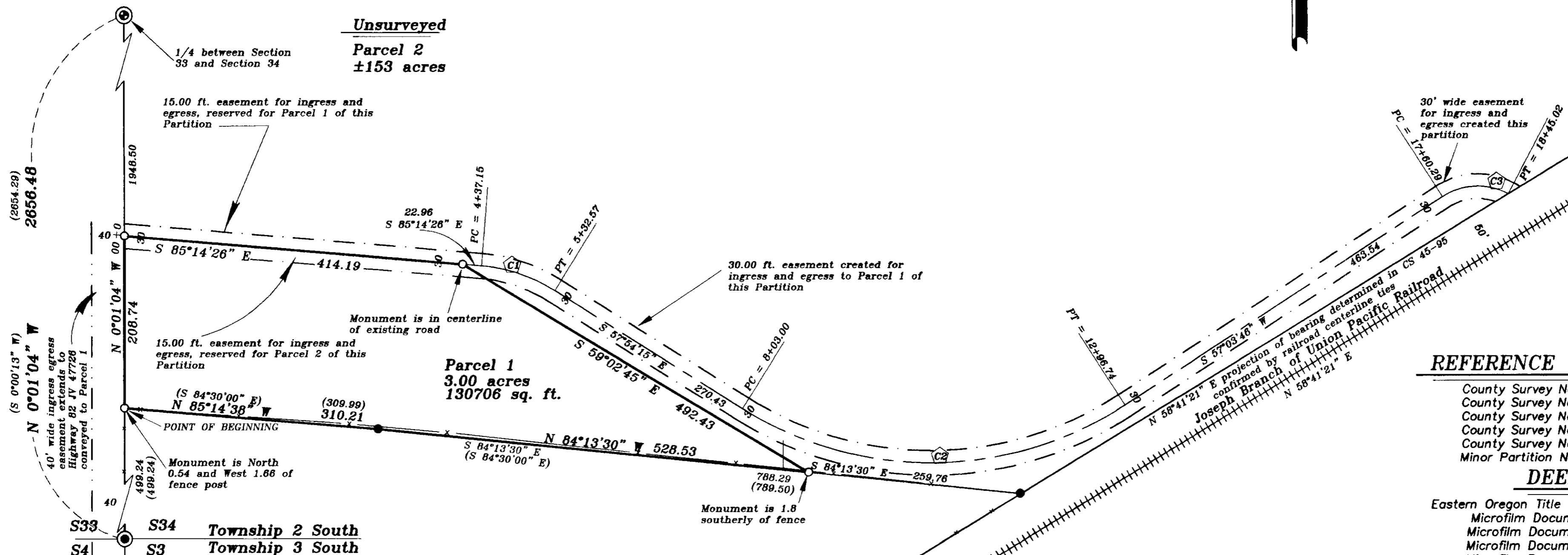
Minor Land Partition Number 1994-007

Microfilm Number 992448
Plat Cabinet Number B-530, B-531

A portion of Parcel 2 of Minor Partition 1994-22, situated in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian.

SCALE: 1"=100'
BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.



CURVE TABLE AT CENTERLINE

CURVE	Δ	R	L	T	LC
C1	27°20'11"	200.00	95.42	48.64	94.52
	N71°34'21"W				
C2	65°01'59"	435.00	493.74	277.30	467.66
	N89°34'45"E				
C3	60°41'14"	80.00	84.74	46.83	80.83
	S87°24'23"W				

REFERENCE MATERIAL

- County Survey No. 19-1970
- County Survey No. 06-1989
- County Survey No. 24-1995
- County Survey No. 33-1995
- County Survey No. 45-1995
- Minor Partition No. 1994-22

DEEDS

- Eastern Oregon Title Report No. 99-10414
- Microfilm Document No. 27112
- Microfilm Document No. 115733
- Microfilm Document No. 156777
- Microfilm Document No. 975974
- Journal Voucher No. 47726

These easements are not located on Parcel 1 of this partition

- Book 38 Page 145
- Book 143 Page 352
- Book 144 Page 202
- Book 144 Page 227
- Book 149 Page 93
- Book 155 Page 151
- Microfilm No. 28258
- Microfilm No. 91734

LEGEND

- Set 5/8" x 30" rebar with plastic cap marked BGB SURVEY MARKER
- Found 5/8" rebar set by CS 19-70
- ⊙ Found Aluminum Cap monument in water valve box as per monumentation records
- ⊙ Found brass cylinder set in concrete
- () Record information of CS 19-70
- x-x-x- Existing fence line
- - - - - Easement created this plat
- · - · - Existing easement

NARRATIVE

This partition was done at the request of Harry T. Collman, president of R.D. MAC INCORPORATED. Mr. Collman wanted to break off 3 acres from Parcel 2 of Minor Partition 1994-22, a parcel of approximately 153 acres. On the south line he wished to hold the monuments set by CS 19-70. CS 19-70 and this survey are on two different basis of bearings which accounts for the difference in direction. The monument on the railroad right-of-way was badly bent and probably disturbed in the setting of the fence post at that location. The other lines were set according to Mr. Collman's direction. Note should be taken concerning the easement along the West side of Parcel 1, in that the roadway was originally a public usage road, and was changed to an easement, see Journal Voucher 47726. R.D. Mac has used the easement for at least 13 years. I had a discussion with Mike Becker, who purchased the land to the South and West of this parcel, and whose property this easement crosses, and Mike related that everyone has used this easement for years, and would probably continue to use it. It is our intent to allow Parcel Number 1 to have access to this easement also. I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1999

MINOR PARTITION PLAT No. 1999-007

Microfilm Number 992448
Plat Cabinet Number B-530, B-531

A portion of Parcel 2 of Minor Partition 1994-22, situated in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and platted Parcel 1 of this partition map in accordance with the provisions of O.R.S. Chapter 92, being a partition of Parcel 2 of Minor Partition 1994-22, situated in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Parcel 1 Description

Beginning at a point on the West line of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, said point being N 0°01'04" W, along the west line said Section a distance of 499.24 feet, from the corner common to Sections 33 and 34 of Township 2 South, and sections 3 and 4 of Township 3 South, all in Range 38 East of the Willamette Meridian;

Thence; N 0°01'04" W, along the West line of Section 34, a distance of 208.74 feet;

Thence; S 85°14'26" E, a distance of 414.19 feet;

Thence; S 59°02'45" E, a distance of 492.43 feet;

Thence; N 84°13'30" W, a distance of 528.53 feet;

Thence; N 85°14'38" W, a distance of 310.21 feet, to the West line of Section 34, said point being the Point of Beginning of this description.

Said parcel contains 3.00 acres.

Description of Total Exterior--(Not Platted)

Parcel 2 of Minor Partition Plat Number 1994-22, excepting therefrom the following tract:

A tract of land situated in the South Half of the Southeast quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, and in the North half of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian,

Beginning at a the intersection of the East line of said Section 4 and the Northerly right of way of the Joseph Branch of the Union Pacific Railroad, said point being South 0°35'20" West, a distance of 273.40 feet from the Northeast corner of said Section 4,

Thence; South 58°41'21" West, along said Northerly line, a distance of 467.73 feet, to the Southeasterly corner of that tract of land granted to Michael J. and Marilyn E. Bowen by deed microfilm number 962565,

Thence; North 31°18'38" West, along the Easterly line of said Bowen tract, a distance of 270.91 feet, to the Northeast corner thereof,

Thence; South 58°41'21" West, along the North line of said Bowen tract, a distance of 298.37 feet, to the Northwest corner thereof, said point also being the Northeast corner of that tract of land granted to R.D. Mac, Inc. by deed microfilm number 962566,

Thence; South 31°18'38" East, along the East line of said R.D. Mac, Inc. tract, a distance of 270.91 feet, to the Northerly right of way of the Joseph Branch of the Union Pacific Railroad,

Thence; South 58°41'21" West, along said Northerly line, a distance of 1203.73 feet, to the South line of the Northwest quarter of the Northeast quarter of said Section 4,

Thence; North 89°48'09" West, along said South line, a distance of 298.92 feet, to the East line of Middletown Addition,

Thence; North 0°08'08" East, along said East line, a distance of 645.47 feet,

Thence; North 0°10'21" East, a distance of 630.51 feet, to a point 30 feet South of the North line of said Section 4,

Thence; North 89°42'45" West, parallel with said North line, a distance of 660.16 feet, to the West line of West Road,

Thence; North, along said West line, a distance of 30.00 feet, to the quarter corner common to said Sections 4 and 33,

Thence; South 89°42'45" East, along the line common to said Sections, a distance of 810.25 feet, to the Southeast corner of that tract of land granted to Dale K. and Erin L. Wolford and is described as parcel "B" by deed microfilm number 154844,

Thence; North 0°03'39" West, along the East line of said Wolford tract, a distance of 630.72 feet, to the Northeast corner thereof, said point being on the North line of that tract of land granted to R.D. Mac, Inc. by deed microfilm number 960899,

Thence; North 89°59'42" East, along said North line, a distance of 537.58 feet,

SURVEYOR'S CERTIFICATE (Cont.)

Thence; South 1°02'45" West, a distance of 426.84 feet,

Thence; North 89°58'40" East, a distance of 681.51 feet,

Thence; North 0°01'20" West, a distance of 96.00 feet,

Thence; North 89°58'40" East, a distance of 151.06 feet,

Thence; North, a distance of 238.59 feet,

Thence; South 89°57'00" East, a distance of 469.00 feet, to the East line of said Section 33,

Thence; South 0°00'26" East, along said East line, a distance of 298.00 feet, to the Northeast corner of that tract of land granted to Kurtis L. and Wendy K. Kohl, by deed microfilm number 152402,

Thence; South 89°58'40" West, along the North line of said Kohl tract, a distance of 560.00 feet, to the Northwest corner thereof,

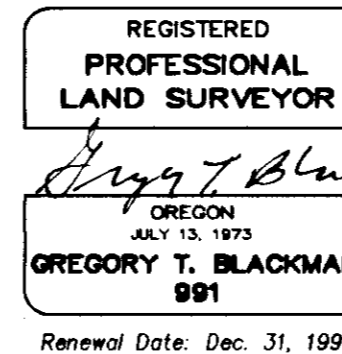
Thence; South 0°01'20" East, along the West line of said Kohl tract, a distance of 396.00 feet, to the Southwest corner thereof,

Thence; North 89°58'40" East, along the South line of said Kohl tract, a distance of 558.45 feet, to the Southeast corner thereof, said point being on the East line of said Section 4,

Thence; South 0°35'20" West, along said East line, a distance of 127.08 feet, to the Point of Beginning of this description.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the corners of Parcel 1 are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett, Griffith, and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that R.D. MAC INCORPORATED, an Oregon Corporation, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this partition, more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted and has created the easement as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92, and pursuant to a resolution of its Board of Directors, has duly authorized its President to sign on its behalf.

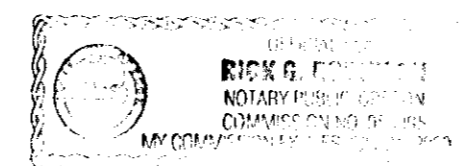
Harry T. Collman
Harry T. Collman, President

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF UNION

Know all people by these presents, on this 4th day of MAY, 1999, before me a Notary Public in and for said County and State, personally appeared Harry T. Collman, President of R. D. Mac, Inc., an Oregon Corporation, who stated that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nick G. Nelson
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 30th day of April, 1999.

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

City of Island City

Approved this 4 day of May, 1999.

Dale DeLong
Dale DeLong, Mayor

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: 5/7/99
Patty Gooderham, Union County Assessor

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 7th day of MAY, 1999, at 9:35 o'clock A.M., and recorded in Plat Cabinet No. B-530, B-531 Union County records. Microfilm Number 992448

R. Nellie Joque Hibbert
Union County Clerk by *S. Nelson Deputy*