

Minor Land Partition No. 1999-12

Situated in the Northeast quarter of the Northeast quarter of Section 14
Township 2 South, Range 38 East of the Willamette Meridian,
Union County, Oregon

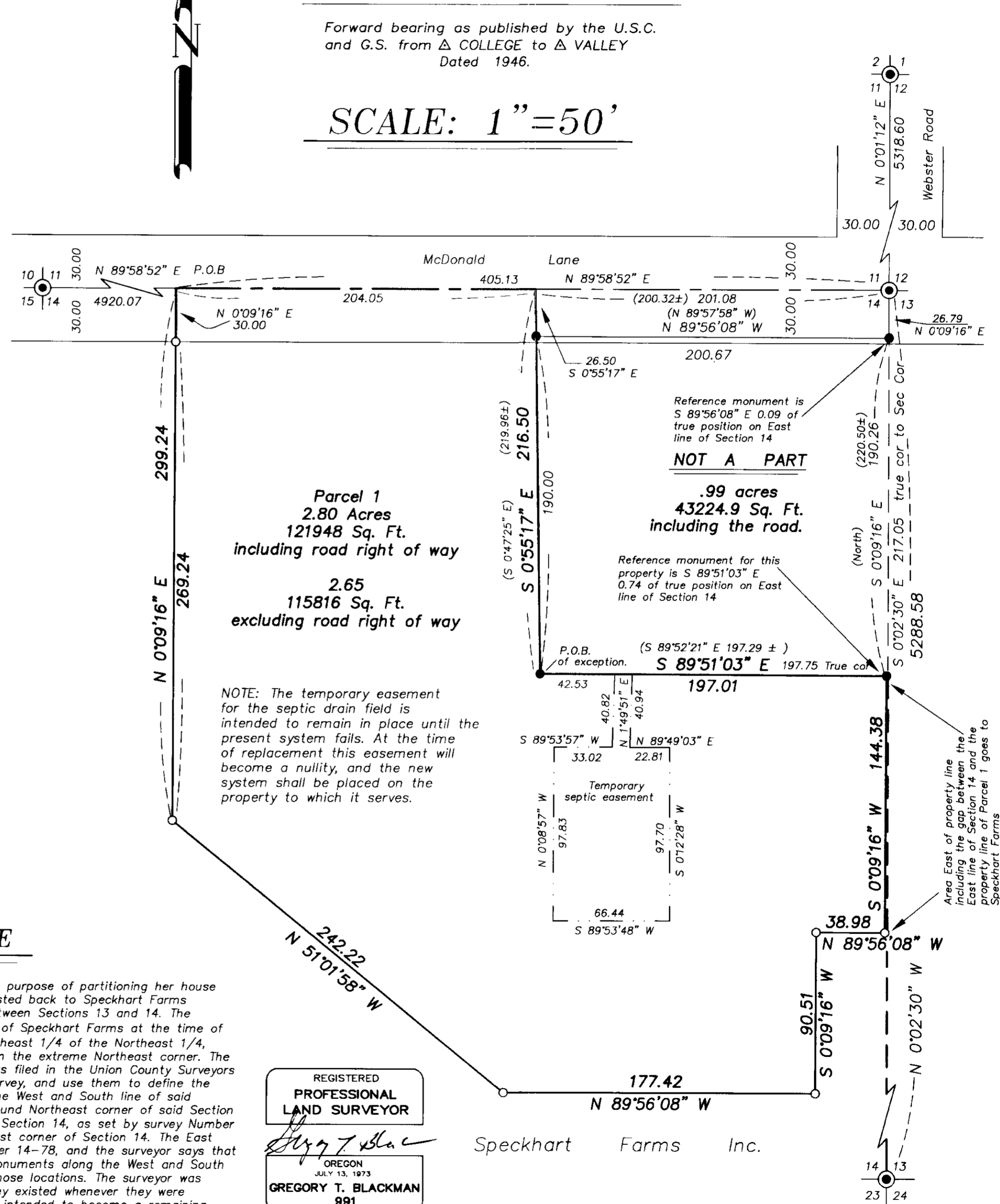
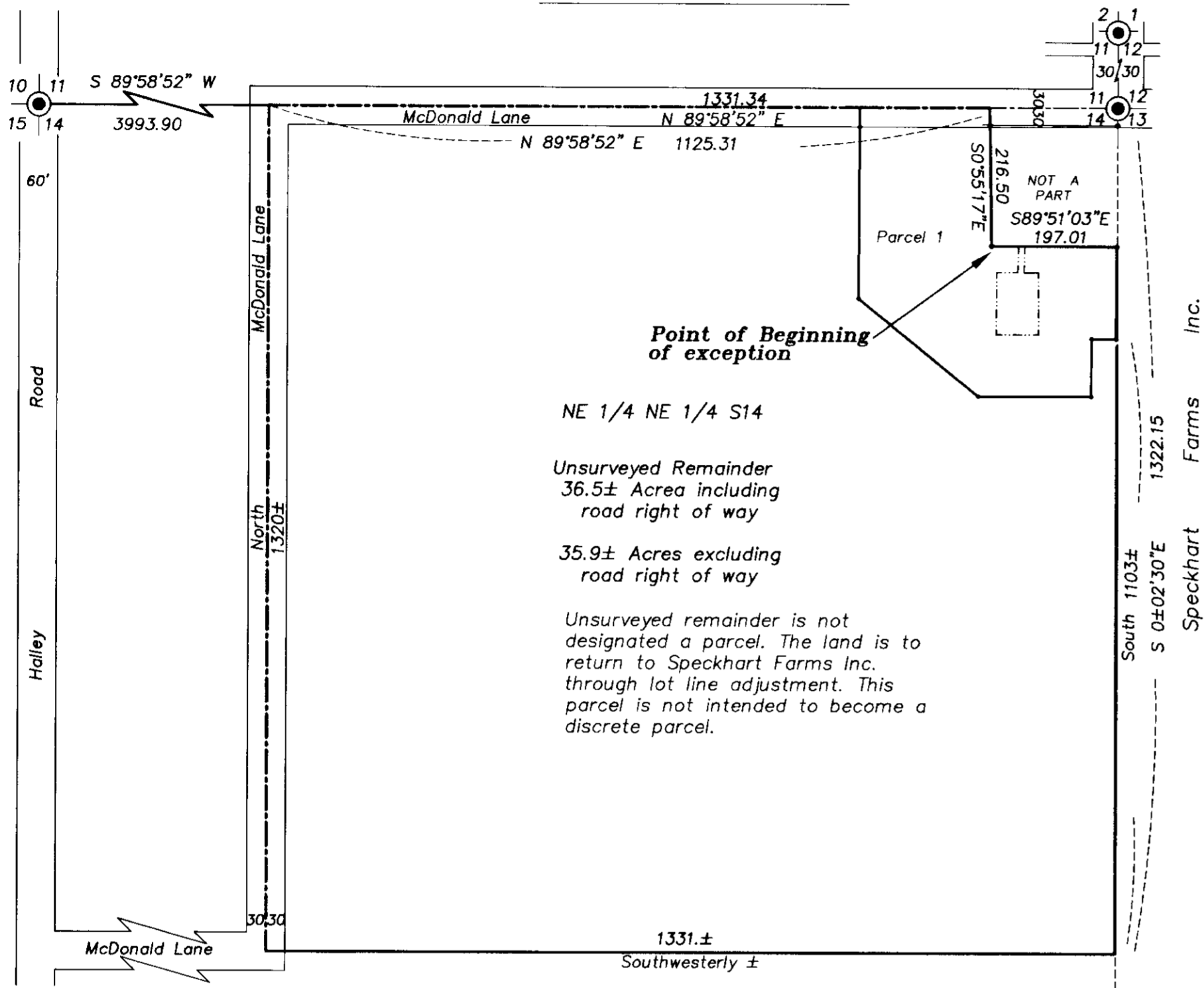
SCALE: 1"=200'

Microfilm Number 982728
Plat Cabinet Number B-534

BASIS OF BEARING

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

SCALE: 1"=50'



LEGEND

- Set 5/8" iron pin with plastic cap marked, "BGB SURVEY MARKER."
- ⊙ Found 2 1/2" aluminum cap, see Union County monumentation records.
- Found 5/8" iron pin with cap, set by Survey No. 14-78.
- Centerline existing road.
- - - Section line

REFERENCE MATERIAL

DEEDS
MF 63300 MF 75982
MF 82165 MF 972966
MF 990543 MF 990661
MF 990543

County Surveys
Survey number 35-64
Survey Number 51-72
Survey Number 58-77
Survey Number 14-78
Survey Number 017-1993

NARRATIVE

This survey was ordered by Mary Koza for the purpose of partitioning her house from the remaining land that is to be lot line adjusted back to Speckhart Farms Incorporated, which lies East of the Section line between Sections 13 and 14. The Northeast 1/4 of the Northeast 1/4 was a portion of Speckhart Farms at the time of original division in 1976. Mary owned all of the Northeast 1/4 of the Northeast 1/4, except the parcel listed as the exception situated in the extreme Northeast corner. The exception was surveyed by Survey Number 14-78, as filed in the Union County Surveyors office. I found all of the monuments set by this survey, and use them to define the direction and limits of Koza property adjacent to the West and South line of said survey. I located the North Section line from the found Northeast corner of said Section 14, driving a line to the found Northwest corner of Section 14, as set by survey Number 017-1993. I then drive a line South to the Southeast corner of Section 14. The East line of Section 14 was not located by Survey Number 14-78, and the surveyor says that his monuments are to fix direction and that his monuments along the West and South lines of the exception are to fix the boundary at those locations. The surveyor was intending to intersect the section lines wherever they existed whenever they were located. The remainder of the Koza property is not intended to become a remaining parcel on this partition. The parcel will lot line adjust back to Speckhart Farms Incorporated. I find no other problems with this survey.

NOTE: The temporary easement for the septic drain field is intended to remain in place until the present system fails. At the time of replacement this easement will become a nullity, and the new system shall be placed on the property to which it serves.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991
Renewal Date: Dec. 31, 1999

Speckhart Farms Inc.

Minor Partition Number 1999-12

Microfilm Number 992728
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Situated in the Northeast quarter of the Northeast quarter
of Section 14 Township 2 South, Range 38 East of the
Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within Parcel 1 of this partition, situated in the Northeast quarter of the Northeast quarter of Section 14, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon. The exterior of the total partition being described as follows;

All of the Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4) of Section 14, Township 2 South, Range 38 East of the Willamette Meridian, EXCEPTING a tract of land described as follows:

Beginning at a 5/8" x 30" steel pin which is South 42°22'52" W, a distance of 293.14 feet from the Northeast corner of Section 14, said point being the Southwest corner of the tract conveyed to Mary Virginia Koza in Microfilm Document Number 990543, as filed in Union County Deed Records;

Thence; N 0°55'17" W, along the West line of said Koza property, a distance of 216.50 feet, to the North line of said Section 14;

Thence; N 89°58'52" E, along said North line of said Section 14, a distance of 201.08 feet, to the Northeast corner of said Section 14;

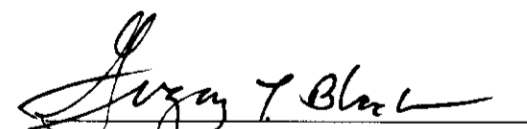
Thence; S 0°02'30" E, along the East line of said Section 14, a distance of 217.05 feet, to the South line of said Koza tract;

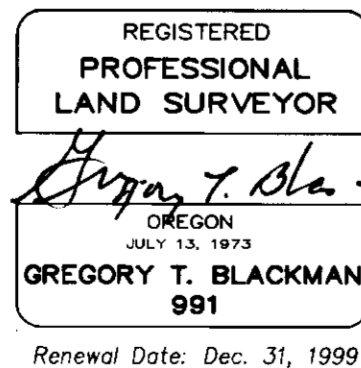
Thence; N 89°51'03" W, along said South line of Koza, a distance of 197.76 feet, to the point of beginning of this description.

Said exception containing 0.99 acres, including County Road.

Said parcel of land containing approximately 38 acres excluding the county road right of way;


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


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



DECLARATION

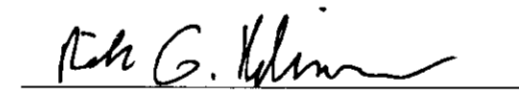
Know all people by these presents that Mary Virginia Koza is the owner of the land within this partition, more particularly described in the accompanying Surveyors Certificate, and has caused the same to be surveyed and platted and has created the temporary septic easement as shown on the annexed plat, in accordance with the provisions of O.R.S. chapter 92.

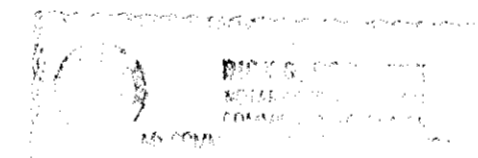

Mary Virginia Koza

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 13TH day of MAY, 1999, before me a Notary Public in and for said County and State, personally appeared Mary Virginia Koza, who stated that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.


Notary Public for
the State of Oregon

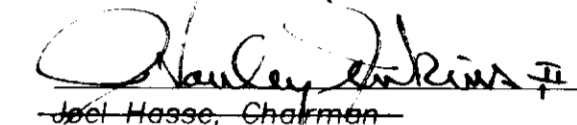


Notarial seal

APPROVALS

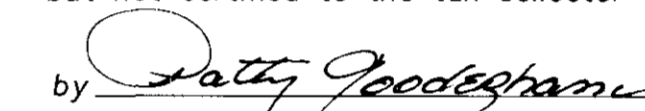
UNION COUNTY PLANNING COMMISSION

Approved this 13 day of May, 1999.


Joel Hesse, Chairman

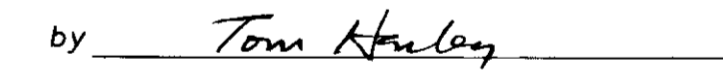
UNION COUNTY ASSESSOR / TAX COLLECTOR

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  Date: 5/19/99
Patty Gooderham, Union County Assessor

UNION COUNTY SURVEYOR

Approved this 12TH day of May, 1999.

by 
Tom Hanley, Baker County Surveyor

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 19th day of May, 1999, at 4:00 o'clock P.M., and recorded in Plat Cabinet No. B-534 Union County records. Microfilm Number 992728

R. Nellie Bogue Hibbert
Union County Clerk by 