

Minor Partition Number 2000-04

Microfilm No. 20000912
Plat Cabinet No. B-561

A Partition of Parcel 1 of Minor Partition Plat Number 1999-02

Situated in the Northeast quarter 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.

REFERENCE MATERIAL

Union County monumentation records
Survey Number 6-68
Survey number 64-78
Survey Number 031-1995
Minor Partition Plat Number 1998-20
Minor Partition Plat Number 1999-02

DEED REFERENCES

Volume X Page 536 Volume 158 Page 198
Volume 81 Page 160 Microfilm Number 126463
Volume 84 Page 88 Microfilm Number 991193
Volume 133 Page 249 Microfilm Number 991194
Volume 157 Page 563 Microfilm Number 991195
Partition Plat report Number 99-11258
prepared by Eastern Oregon Title Company

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 set by survey number 6-68
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1998-20 (Unless otherwise noted)
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-02 (Unless otherwise noted)
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- x-x- Existing fence line
- ~~~ Creek
- ⊕ Power Pole
- P- Overhead Power Line

EASEMENT NOTES

Easements in Volume X Page 536, Volume 133 Page 249, and Volume 157 Page 563 do not fall within this partition

Easement for spring cited in Volume 81 Page 160 grants the right to a spring and the right to "enter upon said land and pipe or ditch the water from said spring". No specific width stated.

Easements for construction and maintenance of a water pipeline cited in Volume 158 Page 198 is unlocatable

Utility easement in Volume 84 Page 88 is for all utility lines "as Constructed" within a majority of the land within this partition

NARRATIVE

This partition was done at the request of Steve McKern. The exterior of this partition was defined and monumented by partition plat number 1999-02. The dividing line between the parcels on this partition was placed at the direction of Mr. McKern. The 30 ft. easement for ingress and egress created by this plat is along an existing gravel driveway. Other than the difficulty in the location of some of the easements as discussed in the "Easement Notes", I find no other unusual conditions on this partition.

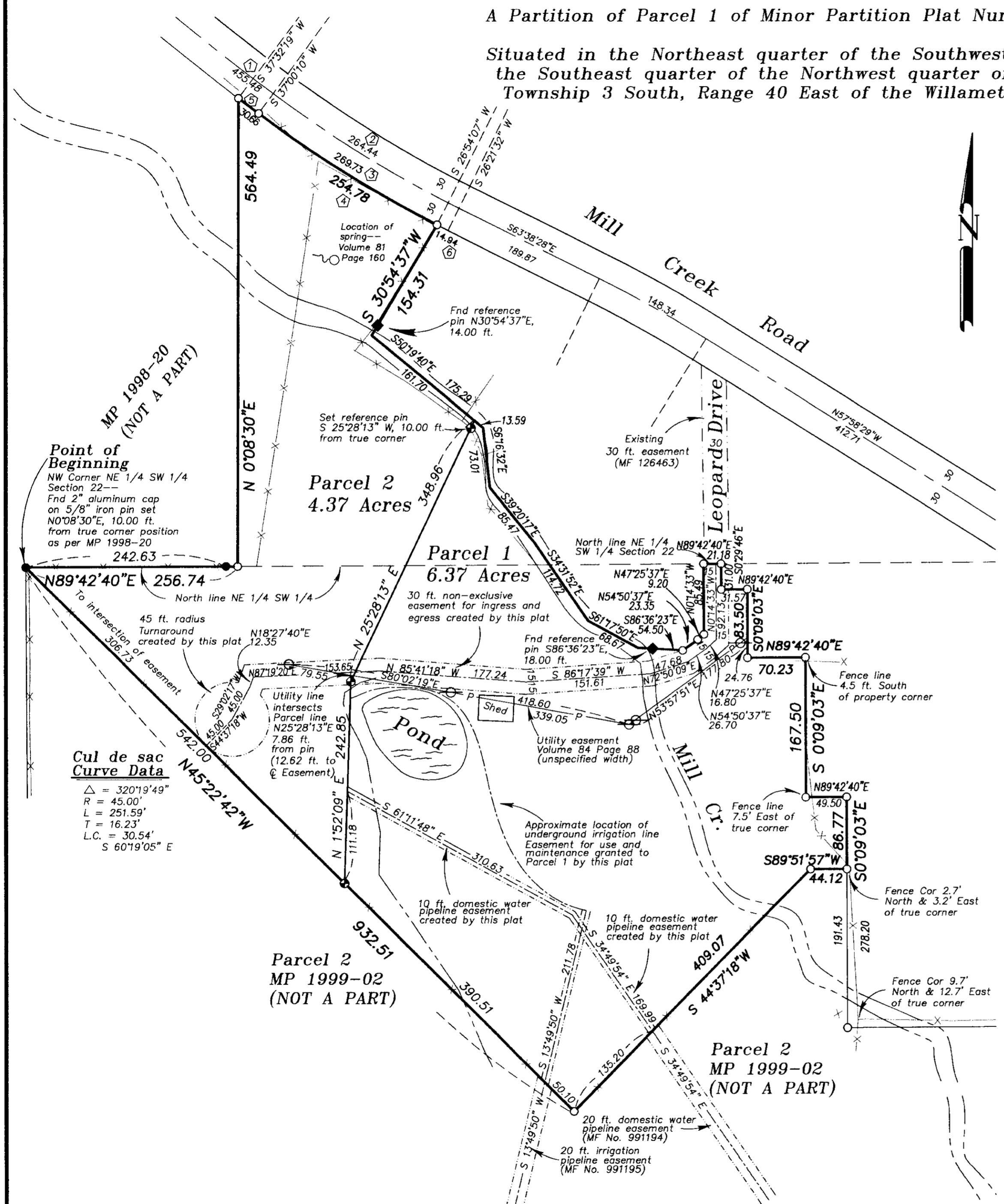
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2000

CURVE DATA

① CL West of Partition	② CL along NW portion of this Partition	Total Easterly curve ③ S RW Line NW Portion
Δ = 8°02'03"	Δ = 10°06'03"	Δ = 10°06'03"
R = 3248.27'	R = 1500.00'	R = 1530.00'
L = 455.48'	L = 264.44'	L = 269.73'
T = 228.11'	T = 132.56'	T = 135.21'
L.C. = 455.11'	L.C. = 264.10'	L.C. = 269.38'
S49°15'52"E	S58°19'55"E	S58°19'55"E
Easterly Curve ④ along Parcel 2	⑤ NW Curve Parcel 2	Easterly curve S RW ⑥ East of Parcel 2
Δ = 9°32'28"	Δ = 0°32'09"	Δ = 0°33'35"
R = 1530.00'	R = 3278.27'	R = 1530.00'
L = 254.78'	L = 30.66'	L = 14.94'
T = 127.69'	T = 15.33'	T = 7.47'
L.C. = 254.49'	L.C. = 30.66'	L.C. = 14.94'
S58°03'08"E	S53°00'49"E	S63°06'09"E



Cul de sac Curve Data
Δ = 320°19'49"
R = 45.00'
L = 251.59'
T = 16.23'
L.C. = 30.54'
S 60°19'05" E

Parcel 2
MP 1999-02
(NOT A PART)

Parcel 2
MP 1999-02
(NOT A PART)

A Partition of Parcel 1 of Minor Partition Plat Number 1999-02

Situated in the Northeast quarter 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, being a partition of Parcel 1 of Minor Partition Plat Number 1999-02, situated in the Northeast quarter of the Southwest quarter and in 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;

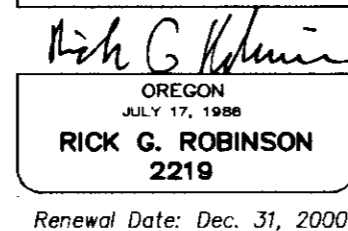
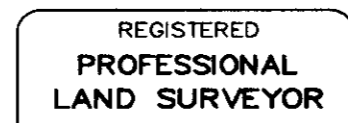
Beginning at the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 22,

- 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 86.77 feet,
Thence; South 89°51'57" West, a distance of 44.12 feet,
Thence; South 44°37'18" West, a distance of 409.07 feet,
Thence; North 45°22'42" West, a distance of 932.51 feet, to the Point of Beginning of this description.

Said tract containing 10.74 Acres.

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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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, are the owners of and STEVEN W. McKERN and DENISE K. McKERN are the contract purchasers 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, and do hereby create the easements for the purposes described and in the locations shown on page 1 of this partition plat, and do hereby place the restriction on this property that the right to further divide these parcels is waived, all 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
Steven W. McKern
STEVEN W. McKERN,
Contract Purchaser

Emily V. Noble
EMILY V. NOBLE, Co-Trustee
Denise K. McKern
DENISE K. McKERN,
Contract Purchaser

ACKNOWLEDGMENTS

State of California SS
County of Solano

Know all people by these presents, on this 3 day of March, 2000, 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.

Karen S. Talley
Notary Public for
the State of California



Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 18 day of February, 2000, before me a Notary Public in and for said State and County, personally appeared STEVEN W. McKERN and DENISE K. McKERN, 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.

Sandi Stevens
Notary Public for
the State of Oregon



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 1999-2000 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: 3/8/00
Patty Gooderham, Union County Assessor

Union County Planning Commission

Approved this 9th day of March, 2000.

Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 7th day of MARCH, 2000.

by Wallowa County Surveyor Jack W. Burris

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 9th day of March, 2000, at 11:58 o'clock A.M., and recorded in Plat Cabinet No. B-561 Union County records. Microfilm Number 20000912

R. Nellie Bogue Hibbert,
Union County Clerk by R. Church, deputy