

Minor Partition Number 2000-01

A Partition of Parcel 1 of Minor Partition Plat Number 1992-23

Situated in the Southeast quarter of the Southeast quarter of Section 8,
and the Northeast quarter of the Northeast quarter of Section 17,
Township 2 South, Range 38 East of the Willamette Meridian.

Microfilm No. 20001210
Plat Cabinet No. B-564

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" = 200'

REFERENCE MATERIAL

- Union County monumentation records
- Survey Number 12-70
 - Survey Number 71-73
 - Survey Number 15-74
 - Survey Number 8-75
 - Survey Number 58-77
 - Survey Number 37-78
 - Survey Number 63-79
 - Survey Number 87-79
 - Survey Number 58-80
 - Survey Number 66-80
 - Survey Number 3-82
 - Survey Number 027-1994
 - Survey Number 022-1995
 - Survey Number 019-1996
- Minor Partition Plat Number 1992-23

DEED REFERENCES

- | | |
|------------------------|---------------------------|
| Volume 152 Page 615 | Microfilm Number 58319 |
| Volume 153 Page 499 | Microfilm Number 93244 |
| Volume 154 Page 78 | Microfilm Number 96564 |
| Volume 156 Page 161 | Microfilm Number 99518 |
| Volume 156 Page 325 | Microfilm Number 113913 |
| Volume 156 Page 355 | Microfilm Number 138916 |
| Microfilm Number 26705 | Microfilm Number 144435 |
| Microfilm Number 28003 | Microfilm Number 144436 |
| Microfilm Number 35455 | Microfilm Number 144882 |
| Microfilm Number 41569 | Microfilm Number 145170 |
| Microfilm Number 50349 | Microfilm Number 152145 |
| Microfilm Number 50590 | Microfilm Number 962666 |
| Microfilm Number 51525 | Microfilm Number 962667 |
| Microfilm Number 51950 | Microfilm Number 20000133 |
| Microfilm Number 56354 | Union County Court Order |
| Microfilm Number 57436 | Number 1990-45 |

Partition Plat report Number 39072
prepared by The Abstract and Title Company

LEGEND

- Found brass cap monument as per Union County monumentation records
- ⊙ Found 1" pipe with 2" brass cap set by survey as shown
- ⊙ Found 5/8" iron pin set by Survey No. 58-77
- ◆ Found 5/8" iron pin with plastic cap marked "TELEK" set by Survey No. 71-73
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey No. 63-79
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey No. 87-79
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey No. 027-1994
- Found 5/8" iron pin with plastic cap marked "LS 1952" set by Survey No. 022-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey No. 019-1996
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

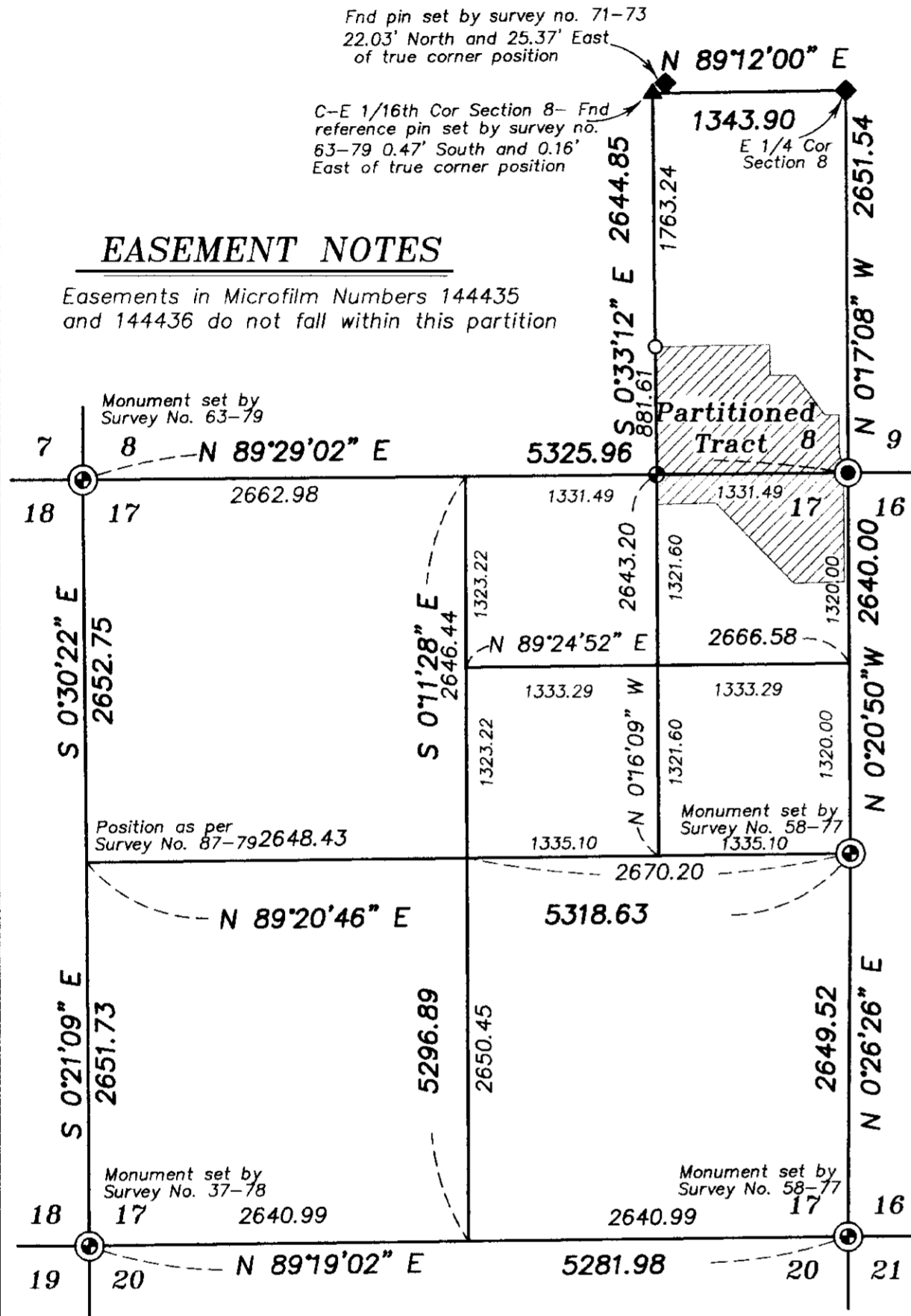
Rick G. Robinson

OREGON
JULY 17, 1980
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2000.

EASEMENT NOTES

Easements in Microfilm Numbers 144435 and 144436 do not fall within this partition

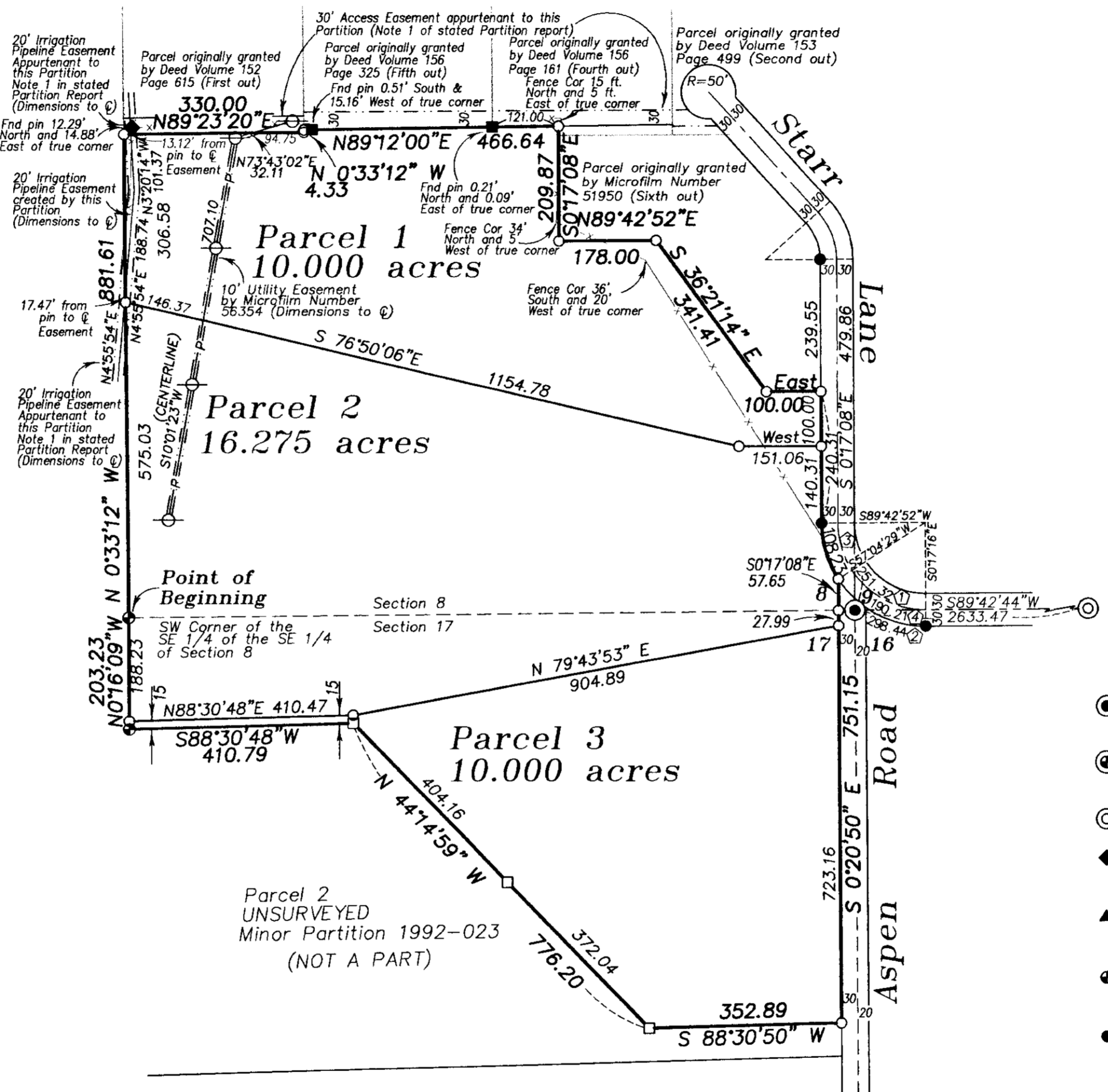


CURVE DATA

| ① Total CL Starr Lane | ② Total South R/W | ③ South R/W along Parcel 2 | ④ South R/W East of Parcel 2 |
|------------------------------|------------------------------|------------------------------|------------------------------|
| $\Delta = 90^{\circ}00'08''$ | $\Delta = 90^{\circ}00'08''$ | $\Delta = 32^{\circ}38'23''$ | $\Delta = 57^{\circ}21'45''$ |
| R = 159.99' | R = 189.99' | R = 189.99' | R = 189.99' |
| L = 251.32' | L = 298.44' | L = 108.23' | L = 190.21' |
| T = 160.00' | T = 190.00' | T = 55.63' | T = 103.94' |
| L.C. = 226.27' | L.C. = 268.69' | L.C. = 106.77' | L.C. = 182.37' |
| N 45°17'12"W | N 45°17'12"W | S 16°36'15"E | S 61°36'24"E |

NARRATIVE

This partition was done at the request of Mike Weaver. I base the subdivision of Sections 8 and 17 on the found monuments as shown. The South line of this partition was monumented by survey numbers 87-79 and 027-1994, with the Southeast corner of Parcel 3 being placed in accordance with unsurveyed partition plat number 1992-23. The East line of this partition lying South of Starr Lane was placed 30 ft. West of and parallel with the East line of Sections 8 and 17, as per deed microfilm number 99518, which is a quit claim deed to Union County. The deed encompasses the land from the South line of Starr Lane, Southerly beyond the land within this partition. Union County Court Order Number 1990-45 officially designates the East 30 feet of the East 1/2 of the NE 1/4 of Section 17 and the West 20 feet of the NW 1/4 of Section 16 only. This leaves the portion of deed microfilm number 99518 within Section 8 as being in the ownership of the County, but not officially designated as a Public Use Road. The West line of this tract was placed along the aliquot lines of Sections 8 and 17 as per the previous surveys. The North line of this tract was located by first locating the tracts adjacent to the North. The partitioned tract is a remnant from additional land within the East 1/2 of the East 1/2 of Section 8. I have shown the order in which the tracts were granted on the face of the map. The first tract separated out was described in part as the "North 1/3 of the West 330 feet of the SE 1/4 of the SE 1/4 of Section 8". Survey number 71-73 attempted to locate the tract, but did not properly subdivide Section 8. This was also discussed on survey numbers 63-79 and 022-1995. The remainder of the tracts to the North were described as being 1760 feet South of the North line of the SE 1/4 of Section 8. This creates the 4.33 ft. jog along the Northerly line of this partition. The irrigation line cited in the partition report as being appurtenant to this partition does cross into the partition. This plat creates an easement across Parcel 1 for the benefit of Parcel 2 for this line. I find the existing fences to be away from the true property lines as shown. I find no other unusual conditions on this partition.



Minor Partition Number 2000-07

Microfilm No. 20001210
Plat Cabinet No. B-564

A Partition of Parcel 1 of Minor Partition Plat Number 1992-23

Situated in the Southeast quarter of the Southeast quarter of Section 8,
and the Northeast quarter of the Northeast quarter of Section 17,
Township 2 South, Range 38 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

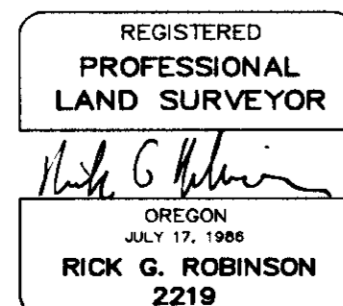
I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of Parcel 1 of Minor Partition Plat Number 1992-23, situated in the Southeast quarter of the Southeast quarter of Section 8, and in the Northeast quarter of the Northeast quarter of Section 17, Township 2 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

- Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 8,
- Thence; North 0°33'12" West, along the West line of said Southeast quarter of the Southeast quarter, a distance of 881.61 feet, to the Southwest corner of land conveyed to Richard D. and Elizabeth Sue Borgaard by Volume 152 Page 615 of the Deed records of Union County,
- Thence; North 89°23'20" East, a distance of 330.00 feet, to the Southeast corner of said Borgaard tract,
- Thence; North 0°33'12" West, along the East line of said Borgaard tract, a distance of 4.33 feet to the Southwest corner of land conveyed to Edward G. and Jane H. Hegele by Volume 156 Page 325 of the Deed records of Union County,
- Thence; North 89°12'00" East, along the South line of said Hegele tract, and along the South line of that tract conveyed to James McFarland by Volume 156 Page 161 and corrected by Volume 156 Page 355 of the Deed records of Union County, a distance of 466.64 feet, to the Northerly prolongation of the West line of that tract conveyed to Robert G. and Karen E. Lester by Microfilm Number 51950 of the Deed records of Union County,
- Thence; South 0°17'08" East, along said West line and its' prolongation, a distance of 209.87 feet, to a corner of said Lester tract,
- Thence; North 89°42'52" East, along the exterior of said Lester tract, a distance of 178.00 feet, to a corner of said Lester tract,
- Thence; South 36°21'14" East, along the exterior of said Lester tract, a distance of 341.41 feet, to a corner of said Lester tract,
- Thence; East, along the exterior of said Lester tract, a distance of 100.00 feet, to the West right of way line of Starr Lane,
- Thence; South 0°17'08" East, along said West right of way line, a distance of 240.31 feet, to the Point of Curvature of a 189.99 ft. radius curve left,
- Thence; Southeasterly along said curve left, a distance of 108.23 feet, to the Northwest corner of that tract conveyed to Union County by Microfilm Number 99518 of the Deed records of Union County, (Long Chord bears South 16°36'15" East, a distance of 106.77 feet),
- Thence; South 0°17'08" East, along the West line of said Union County Tract, a distance of 57.65 feet, said point being on the South line of said Section 8, said point also being an angle point in said West line,
- Thence; South 0°20'50" East, continuing along said West line, a distance of 751.15 feet, to the North line of Parcel 2 of Minor Partition Plat Number 1992-23,
- Thence; South 88°30'50" West, along said North line, a distance of 352.89 feet, to the Southeast corner of that tract conveyed to Mary Jane Sabin-Davis by Microfilm Number 962666 of the Deed records of Union County,
- Thence; North 44°14'59" West, along the Northeasterly line of said Sabin-Davis tract, and along the Southwesterly line of that tract conveyed to Mike L. and Nancy A. Weaver by Microfilm Number 962667 of the Deed records of Union County, a distance of 776.20 feet, to the Northerly line of said Parcel 2,
- Thence; South 88°30'48" West, along said Northerly line, a distance of 410.79 feet, to the Northwest corner of said Parcel 2, said point being on the West line of the Northeast quarter of the Northeast quarter of said Section 17,
- Thence; North 0°16'09" West, along said West line, a distance of 203.23 feet, to the Point of Beginning of this description.

Said tract containing 36.275 Acres (1,580,158 Square Feet)

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
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 MIKE L. WEAVER, a.k.a. Michael Lee Weaver, and NANCY A. WEAVER, a.k.a. Nancy Andres Weaver, 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, and do hereby create the 20 ft. irrigation line easement across Parcel 1, for the benefit and use of Parcel 2 of this partition, as shown on the annexed map, and all in accordance with the provisions of O.R.S. Chapter 92.

Michael L. Weaver
MIKE L. WEAVER
a.k.a. Michael Lee Weaver

Nancy A. Weaver
NANCY A. WEAVER
a.k.a. Nancy Andres Weaver

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 10 day of March, 2000 before me a Notary Public in and for said State and County, personally appeared MIKE L. WEAVER, a.k.a. Michael Lee Weaver and NANCY A. WEAVER, a.k.a. Nancy Andres Weaver, 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.

Mary Lou Dean
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: 3/29/00
Patty Gooderham, Union County Assessor

Union County Planning Commission

Approved this 30th day of March, 2000.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 7th day of MARCH, 2000.

by Wallowa County Surveyor Jack W. Burris
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 30th day of March, 2000, at 11:50 o'clock A.M., and recorded in Plat Cabinet No. B-564 Union County records. Microfilm Number 20001210

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