

Minor Partition Number 2000-10

A Partition of a tract of land situated in the Southeast quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

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'

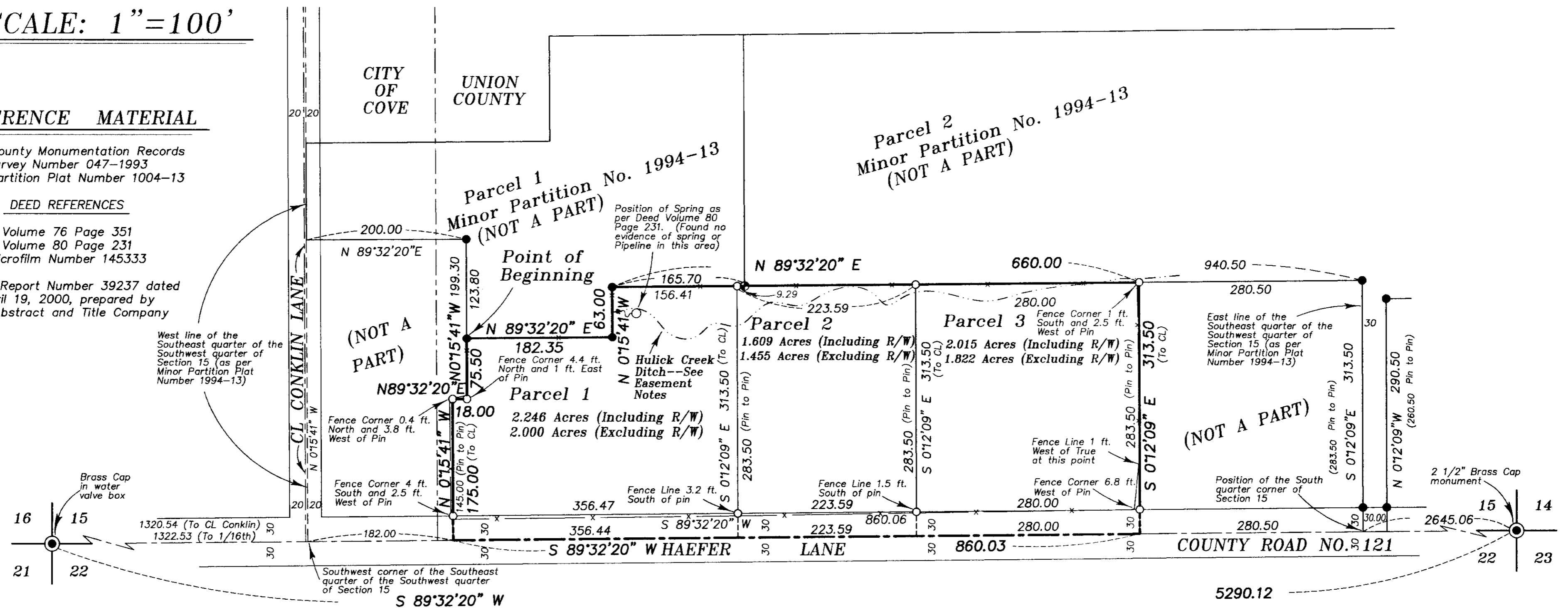
REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 047-1993
Minor Partition Plat Number 1004-13

DEED REFERENCES

Volume 76 Page 351
Volume 80 Page 231
Microfilm Number 145333

Survey Report Number 39237 dated
April 19, 2000, prepared by
The Abstract and Title Company



EASEMENT NOTES

Item 3 of the stated title report excepts "the rights of the public to that portion of said land, if any, lying within the right of way for the ditch easement for Hulick Creek Ditch along the North line of land described herein, as disclosed and shown on Union County tax assessment maps." The location shown is as per actual field ties.

Item 4 of the stated title report excepts the pipeline right of way (Volume 80 Page 231) for a "pipeline running from a spring located 17 rods from the South line and 25 rods from the West line of the SW 1/4 of the SE 1/4 of said Section 15, West, to the West line of said sectional subdivision." I have plotted the location of the spring as per these calls, but could find no evidence of a spring or a pipeline at or near this location on the ground.

Item 5 of the stated title report excepts the rights granted to E.F. Roberts (Volume 76 Page 351) for the "use of water of two springs and to maintain a pipeline. Also grants right of ingress and egress." I could find no evidence of the springs, pipeline or use of ingress or egress on the land within this partition.

LEGEND

- Found monument as described, as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 047-1993
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1994-13
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x - - - Existing fence line
- - - Centerline of right of way
- - - Corporate limits of the City of Cove

NARRATIVE

This partition was done at the request of Robert Ottersburg, potential buyer of a portion of the land within this partition. The North line of this partition was monumented by Survey Number 047-1993 and Minor Partition Plat Number 1994-13. The East and West lines of this partition were placed at record deed calls as per the stated title report. These calls are at particular offsets to the aliquot lines of Section 15. I use the breakdown of Section 15 called for on said minor partition. The South line of the partition is the South line of Section 15. The right of way of Haefer Lane is centered on the Section line. The right of way is treated as an easement in the stated title report. I set reference pins at the intersection of the lot lines and the North right of way line of Haefer Lane. The location of the interior lines of the parcels were determined by Mr. Ottersburg, and the representatives of Mr. Neufeld. I find the existing fences to be reasonably harmonious, with the locations referenced to the true corners shown. I could find no evidence of the springs or pipelines called for in the title report. (See Easement Notes). I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bob G. Robinson
OREGON
JULY 17, 1906
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2000

A Partition of a tract of land situated in the Southeast quarter of the Southwest quarter of Section 15, 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 a tract of land situated in the Southeast quarter of the Southwest 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 a Southwesterly corner of Parcel 1 of Minor Partition Plat Number 1994-13, said point being on a line 200.00 feet East and parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 15,

Thence; North 89°32'20" East, along the exterior of said Parcel 1, a distance of 182.35 feet, to the an angle point in the exterior of said Parcel 1,

Thence; North 0°15'41" West, along the exterior of said Parcel 1, a distance of 63.00 feet, to the an angle point in the exterior of said Parcel 1,

Thence; North 89°32'20" East, along the exterior of said Parcel 1, and the exterior of a Parcel 2 of said Minor Partition, a distance of 660.00 feet,

Thence; South 0°12'09" East, parallel with the East line of the Southeast quarter of the Southwest quarter of said Section 15, a distance of 313.50 feet, to the South line of said Section 15,

Thence; South 89°32'20" West, along said South line, a distance of 860.03 feet, to the a point 182.00 feet East of the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 15,

Thence; North 0°15'41" West, parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 15, a distance of 175.00 feet,

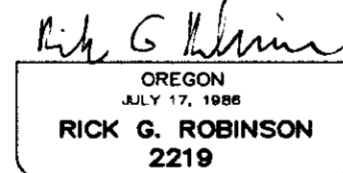
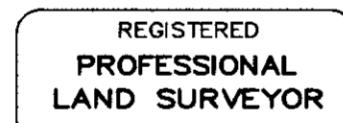
Thence; North 89°32'20" East, parallel with the South line of said Section 15, a distance of 18.00 feet,

Thence; North 0°15'41" West, parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 15, a distance of 75.50 feet, to the Point of Beginning of this description.

Said tract subject to the rights of the public on the land lying within the right of way of Hoefler Lane, (County Road Number 121).

Said tract containing 5.870 Acres (255,688 Sq. Ft.) Including road right of way.
Said tract containing 5.277 Acres (229,887 Sq. Ft.) Excluding 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 the provisions of O.R.S. 92.050 and 92.060.



Renewal Date: Dec. 31, 2000

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 ^{JANIS}JANICE A. CONKLIN is the owner of, and THE NEUFELD FAMILY TRUST, as created by instrument dated November 13, 1991, GORDON T. NEUFELD and JERRALDINE M. NEUFELD, Trustees, 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, in accordance with the provisions of O.R.S. Chapter 92.

Janis A. Conklin
JANICE A. CONKLIN
JANIS

Gordon T. Neufeld
GORDON T. NEUFELD, Trustee
THE NEUFELD FAMILY TRUST

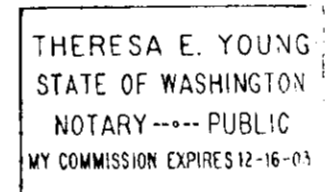
Jerraldine M. Neufeld
JERRALDINE M. NEUFELD, Trustee
THE NEUFELD FAMILY TRUST

ACKNOWLEDGMENTS

State of Oregon
County of Union SS

Know all people by these presents, on this 25 day of April, 2000, before me a Notary Public in and for said State and County, personally appeared JANICE A. CONKLIN, who is known to me to be identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Theresa E. Young
Notary Public for
the State of Oregon
Washington

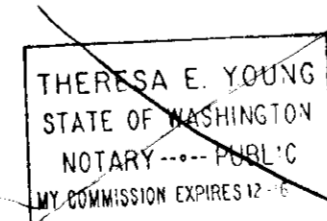


Notarial seal

State of California
County of San Diego SS

Know all people by these presents, on this 19 day of May, 2000, before me a Notary Public in and for said State and County, personally appeared GORDON T. NEUFELD and JERRALDINE M. NEUFELD, who are known to me to be identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Tracy D. Dorfman
Notary Public for
the State of California



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: May 23, 2000
Patty Gooderham, Union County Assessor

Union County Planning Commission

Approved this 24th day of May, 2000.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 21st day of APRIL, 2000.

by Wallowa County Surveyor Jack W. Burris
Jack W. Burris

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 24th day of May, 2000, at 11:49 o'clock A.M., and recorded in Plat Cabinet No. B-568 Union County records. Microfilm Number 20002049

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