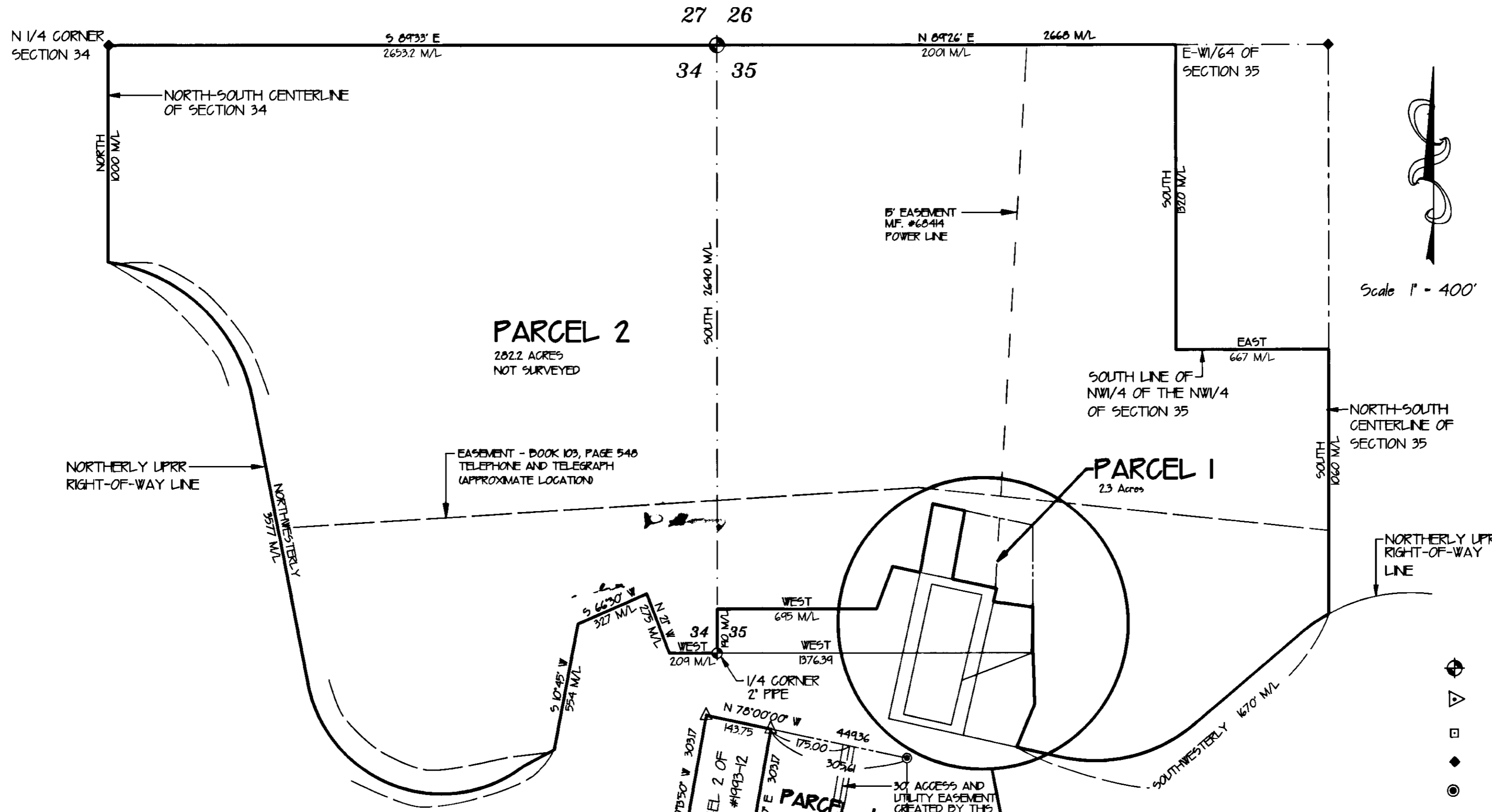


Major Partition No. 2000-014

Located in the E 1/2 of Section 34 and the W 1/2 of Section 35,
 Township 2 South, Range 37 East in the Willamette
 Meridian located in Union County, Oregon



Basis Of Bearing
 THE SOUTH LINE OF C.S. #181 BEING S 77°26'55" E

Scale 1" = 400'

References

- COUNTY SURVEY #181
- COUNTY SURVEY # 033-91
- ORIGINAL G.L.O. NOTES
- ABSTRACT AND TITLE REPORT #36281
- INSURANCE PLATTING MAPS (SEE NARRATIVE)
- DEED BOOK 141, PAGE 159
- DEED BOOK 141, PAGE 581
- MF. #38289
- DEED BOOK 140, PAGE 216
- DEED BOOK 103, PAGE 548
- MF. #68414
- DEED BOOK 103, PAGE 246
- MINOR LAND PARTITION #1993-12

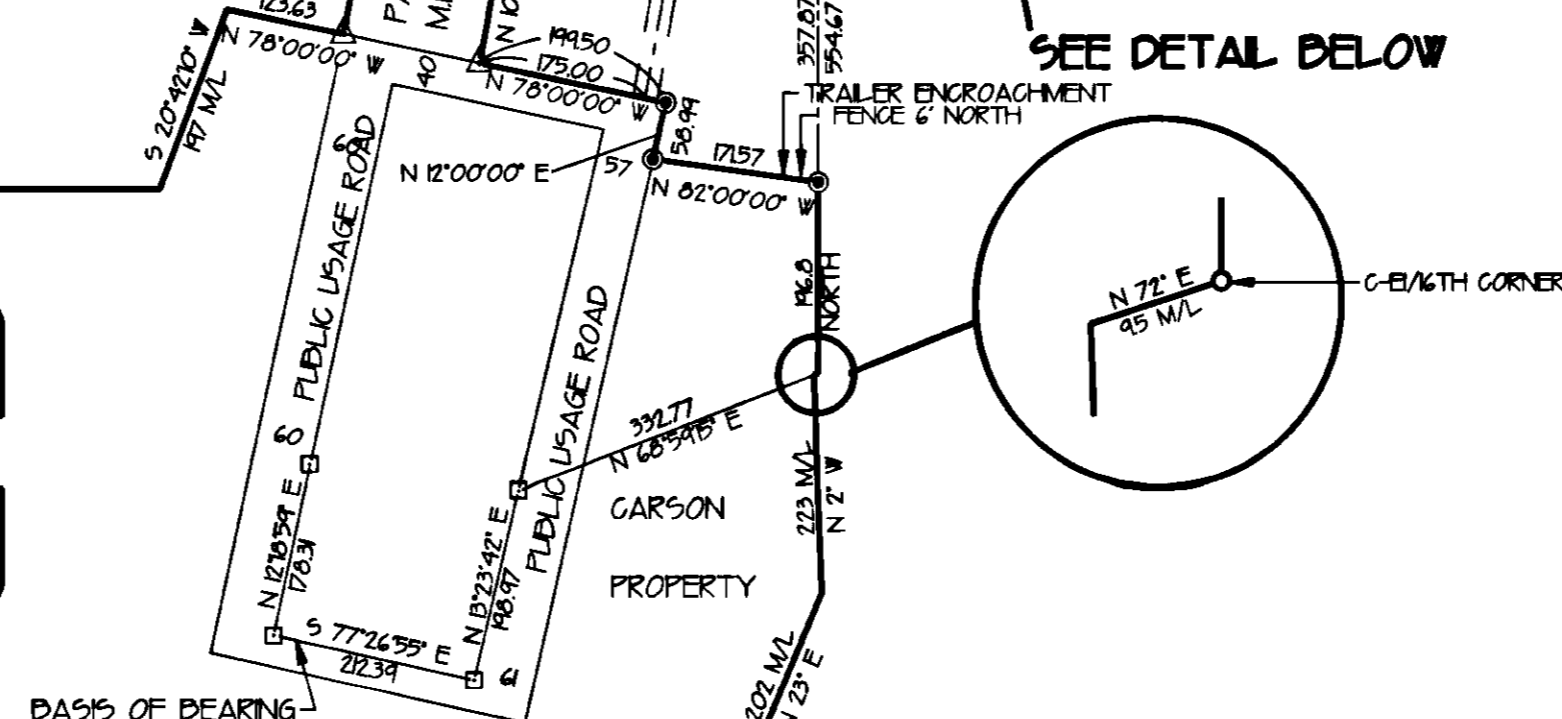
Legend

- ⊕ G.L.O. CORNER OF RECORD NOT SEARCHED FOR
- ▷ FOUND 5/8" REDBAR BY MLP #1993-12
- FOUND 1" PIPE BY C.S. 181
- ◆ 1/4 CORNER NOT SEARCHED FOR
- ⊙ SET 5/8" x 30" REDBAR WITH CAP MARKED L.S. 1952
- EXISTING FENCE

Narrative

THIS SURVEY WAS DONE AT THE REQUEST OF DANIEL A. HOYT FOR THE PURPOSE TO SEPARATE A 2.5 ACRE PARCEL OF LAND FROM A LARGER PARCEL. THE BREAKDOWN AND LOT BOUNDARY WERE THE SAME AS I HAD FOUND WHEN I HAD DONE MINOR LAND PARTITION #1993-12. IN REVIEWING THE INFORMATION I FOUND THAT THE DEEDS HAVE A LOT OF DISCREPANCIES AND HAVE LARGE GAPS AND OVERLAPS. TO RESOLVE THIS I RELIED ON THE FIRE INSURANCE MAPS ON FILE AT THE CITY OF LA GRANDE TO DETERMINE THE INTENT OF OWNERSHIP. THESE MAPS WERE DONE IN THE EARLY 1900'S AND APPEAR TO BE THE BEST AVAILABLE EVIDENCE IN REESTABLISHING THOSE LINES. SINCE COUNTY SURVEY #181 WAS THE ONLY KNOWN RECORDED SURVEY IN THIS AREA, A LOT OF WEIGHT WAS PLACED ON THIS SURVEY AND MINOR LAND PARTITION #1993-12. BY DOING THIS IT CREATES CONTINUITY BETWEEN THE PROPERTIES AND DEED LINES. IN REVIEWING THE DEEDS I FOUND THAT THE DEEDED SOUTH PROPERTY LINE CONFLICTED WITH THE OWNERSHIP LINES. I HAD DISCUSSED THIS WITH DANIEL E. HOYT AND WAS DIRECTED TO ESTABLISH THE LINE AT THE DEEDED LINE AND THE POSSESSION LINES WOULD BE DONE LATER WITH A BOUNDARY LINE AGREEMENT. THIS IS THE ONLY PROBLEM THAT WAS ENCOUNTERED IN ESTABLISHING THE MONUMENTED LINES AS SHOWN ON THE PLAT. THE SURVEY WAS COMPLETED AS SHOWN.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Norman Paulus Jr.
 OREGON
 July 17, 1988
 Norman J. Paulus Jr.
 1952
 Expires December 31, 2000



Detail Drawing
 SCALE 1" = 200'

microfilm 20002741
Plat Cab. No. 3573

Surveyor's Certificate

I, Norman J. Paulus Jr., OPLS #1952, do hereby certify and say that I have surveyed, divided and platted this Minor Partition situated in the E 1/2 Section 34 and W 1/2 of Section 35, Township 2 South, Range 37 East in the Willamette Meridian more particularly described below:

Beginning at the Northwest corner of Section 35 in said Township 2 South, Range 37 East, said point being the True Point of Beginning,

Thence N 89°26' E along the North line of said Section 35 a distance of 2001.0 feet m/l to the E-W 1/64th corner of Section 35;

Thence South along the 1/64th line a distance of 1320.0 feet m/l to the South line of the NW 1/4 of the NW 1/4;

Thence East along the South line of said NW 1/4 of the NW 1/4 line a distance of 667 feet m/l to the North-South centerline of said Section 35;

Thence South along the said centerline a distance of 1060 feet m/l to the North right-of-way line of Union Pacific Railroad;

Thence Southwesterly along said right-of-way a distance of 1670 feet m/l to the Southeast corner of the Carson property as described in Book 141, Page 59 in the Union County Deed Records;

Thence N 23° E along the East line of said Carson property a distance of 202.0 feet m/l;

Thence N 2° W along said Carson property a distance of 223.0 feet m/l;

Thence N 72° E a distance of 9.5 feet m/l to the C-E 1/16th corner;

Thence North along the 1/16th line and along that property described in M.F. #38289 a distance of 196.80 feet;

Thence N 82°00'00" W a distance of 171.57 feet to the easterly right-of-way line of the public usage road;

Thence N 12°00'00" E a distance of 58.99 feet to the northerly right-of-way line of said public usage road;

Thence N 78°00'00" W a distance of 199.50 feet to a 5/8" rebar set by MLP #1993-12;

Thence N 10°35'00" E a distance of 303.17 feet to a 5/8" rebar set by MLP #1993-12;

Thence N 78°00'00" W a distance of 143.75 feet to a 5/8" rebar set by MLP #1993-12;

Thence S 10°35'00" W a distance of 303.17 feet to a 5/8" rebar set by MLP #1993-12;

Thence N 78°00'00" W a distance of 123.63 feet;

Thence S 20°42'10" W along the Westerly line of that property described in Book 141, Page 581 a distance of 197 feet m/l;

Thence West a distance of 695.0 feet m/l to the West line of Section 35;

Thence South a distance of 190.0 feet m/l to the West 1/4 corner of said Section 35;

Thence West a distance of 209.0 feet m/l;

Thence N 21° W a distance of 275.0 m/l;

Thence S 66°30' W a distance of 327.0 feet m/l;

Thence S 10°45' W a distance of 554.0 feet m/l to the North right-of-way line of the Union Pacific Railroad;

Thence Northwesterly along the said North right-of-way line a distance of 3,577 feet m/l to the North-South centerline of Section 34;

Thence North along said centerline a distance of 1000.0 feet m/l to the North line of said Section 34;

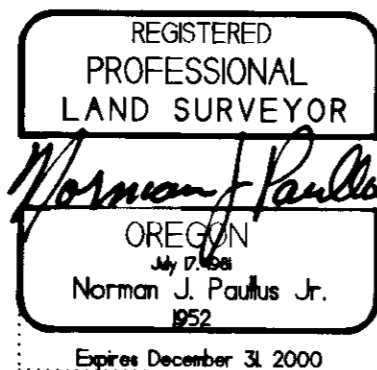
Thence S 89°33' E along the North line of said Section 34 a distance of 2653.2 feet m/l to the True Point of Beginning.

Said Parcel Contains 284.7 Acres.

I have made such survey and plat by order of and under the direction of the owners thereof; that the size of all lots and the widths of all streets and easements are as shown on the annexed plat; and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat as per O.R.S. Chapter 92.

Norman J. Paulus Jr.
Norman J. Paulus Jr.
2907 North Depot St.
La Grande, Oregon 97850

7-6-2000
Date



Major Partition No. 2000-014

Located in the E 1/2 of Section 34 and the W 1/2 of Section 35, Township 2 South, Range 37 East in the Willamette Meridian located in Union County, Oregon



Declaration

STATE OF OREGON)
Washington) ss.
COUNTY OF UNION)
King

Know all people by these presents that Daniel E Hoyt and Brenda S. Hoyt, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, have caused the same to be surveyed and platted and do dedicate a 30 foot exclusive access and utility easement to Parcel 2 of this Minor Partition Plat as shown on the annexed plat in accordance with the provisions of O.R.S. 92.

Daniel E. Hoyt
Daniel E. Hoyt

Brenda S. Hoyt
Brenda S. Hoyt

Declaration

STATE OF TEXAS)
HARRIS) ss.
COUNTY OF TARRANT)

Know all people by these presents that P. GONZALES and EDDIE TAYLOR are legally authorized and entrusted representatives of Chase Bank of Texas (N.A. Custodian), a deed of trust holder (Microfilm #982475) of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, approve and consent to the partition and creation of the easement as shown on the annexed plat in accordance with the provisions of O.R.S. 92.

P. Gonzales
P. Gonzales
Best Vice President
Chase Bank of Texas, N.A. Custodian

Eddie Taylor
Eddie Taylor
Loan Admin. Officer
Chase Bank of Texas, N.A. Custodian

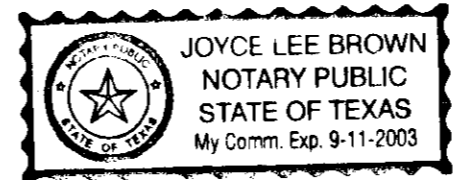
Be it remembered that on this 20th day of MARCH 2000, personally appeared before me Daniel E. Hoyt and Brenda S. Hoyt, who are known to me to be the identical persons described in and who executed the above instrument, and who acknowledge to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notary seal this 20th day of MARCH, 2000.
Regan La Rue
NOTARY PUBLIC FOR OREGON
Washington
My Commission Expires 11-22-03

STATE OF TEXAS)
HARRIS) ss.
COUNTY OF TARRANT)

Be it remembered that on this 13th day of MAY 2000, personally appeared before me P. Gonzales, Best Vice President & Eddie Taylor, Loan Admin. Officer, who are known to me to be the identical persons described in and who executed the above instrument, and who acknowledge to that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notary seal this 13th day of MAY, 2000.
Joyce Lee Brown
NOTARY PUBLIC FOR TEXAS
My Commission Expires 9/11/2003



Union County Assessor/Tax Collector

I hereby certify that pursuant to ORS 92.095, all ad valorem taxes and all special assessments, fees and other charges required by the law to be placed on the 1999-2000 tax rolls which become a lien on this property or will become a lien during the calendar year but not yet certified to the tax collector for collection have been paid.

6/19/00
Date

Connie Swaman Chief Deputy
Union County Assessor/Tax Collector

Union County Surveyor

Approved this 15th day of JUNE, 2000.

Rich G. Minn, DEPUTY
Union County Surveyor

Union County Planner

Approved this 28th day of JUNE, 2000.

Janet Johnson
Union County Planner

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 7th day of July, 2000, at 7 o'clock P.M., and recorded in Plat Cabinet No. 13-573 Union county records. Microfilm Number 20002741
R. VELLIE BOQUE HOBERT
Union County Clerk

by S. DeLeon, Deputy