

CURVE DATA

$R = 260.00'$
 $\Delta = 57^{\circ}00'00''$
 $L = 258.66'$
 $T = 141.17'$
 $L.C. = 248.12'$
 $N 29^{\circ}15'43''$

SCALE: 1" = 100'

BASIS OF BEARING

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

LEGEND

- Set 5/8" x 30" iron rebar with plastic cap marked "BGB SURVEY MARKER"
- Fnd. 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" set by Major Partition Number 1992-22
- ◆ Found 5/8" rebar with plastic cap marked "AP&A" set in water valve box by Survey Number 011-1994
- ⊙ Found 2 1/2" aluminum cap set in water valve box for Section Corner monument as per Union County Remonumentation records.
- ⊙ Found 2" aluminum cap set flush with pavement, set by Minor Partition No. 1995-01
- x— Existing Fence line
- Centerline of Road
- - - 5 ft. Slope easement
- - - Aliquot line of Section 4

REFERENCE MATERIAL

Abstract and Title Report Number 38749

Deeds

Book 28, Page 352 Book 32, Page 329
 Book 93, Page 242 Book 94, Page 153
 Book 101, Page 421 Book 109, Page 233
 Book 111, Page 37 Book 122, Page 229
 Easement MF No. 152010 Deed MF No. 9950304

Surveys

Survey Number 25-84
 MP 1992-22 MP 1997-14

NARRATIVE

This survey was ordered by Ron Nash on behalf of NORTHWOOD GROUP, LLC, a Limited Liability Company. Mr. Nash instructed us to create a three parcel Partition, making two lots fronting on Buchanan Lane and extending North 200 feet from the North line of said Buchanan Lane. I accept the section break of Section 4 as completed on Survey Number 25-84. The South line of this Partition is the South line of Section 4. I accept the monumented West line of the Dedicated Walton Road as the East line of this Partition. I find that this partition was once a part of the South 1/2 of the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter of Section 4, also a certain strip of land thirty feet in width the same being 15 feet off the West side of the Southeast quarter of the Southeast Quarter and 15 feet off the east side of the Southwest Quarter of the Southeast Quarter, as described in Deed Book 28, Page 352 and in Deed Book 32, page 329. I find that this parcel was the first parcel to be deeded out of the original piece, which makes it senior to all other parcels. I find that this parcel was deeded by a metes and bounds description, beginning at the Southeast corner of Section 4, and running North, along the East line of the Section for 120 rods, (1980 ft.). I believe that the intent was to sell to the North line of the property as acquired, which would be an aliquot line, or the North line of the property as deeded. The description then runs West at "Right angles" 717.9 feet. I use the bearing of the aliquot line to control the bearing of the North line, and go record distance. The property then extends South at "Right Angles" a distance of 60 rods, (990 ft.). I keep the West line parallel to the East line of the Section, and go record distance. The deed calls thence East at "Right Angles" 335.9 feet. I keep this line parallel the South line of said Section 4, and go record distance. The deed calls thence South 60 rods (990 ft.). I keep the bearing parallel to the East line of the Section and run to the intersection of the South line of said Section 4, which creates an excess of 1.69 feet. I feel the intent was to sell the entire area to the Section line. The deed continues East along the Section line a distance of 382 feet to the place of beginning, which was the Section corner. Walton Road was dedicated in 1992 by Major partition Plat Number 1992-22. I feel that this is the best fit possible for this description. I find that this fits the existing improvements in the area. I find no problems with this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 13, 1973
GREGORY T. BLACKMAN
 991
 Renewal Date: Dec. 31, 2001

Reference pin
 set N 0°45'43"W
 6.00 feet of
 true position.

Minor Partition Number 20002881

Microfilm Number 20002881
Plat Cabinet Number B-574

A Partition located in the East half of the Southeast quarter, Section 4,
Township 3 South, Range 38 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and platted the land within this partition map in accordance with the provisions of O.R.S. Chapter 92, being a partition of a portion of the East half of the Southeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point on the South line of Section 4, said point being N 89°52'31" W, a distance of 30.00 feet from the Southeast corner of said Section 4;

Thence; N 89°52'31" W, along said Section Line, a distance of 352.00 feet;

Thence; N 0°45'43" W, a distance of 991.69 feet;

Thence; N 89°52'31" W, a distance of 335.90 feet;

Thence; N 0°45'43" W, a distance of 990.00 feet to the North line of the South Half of the Northeast Quarter of the Southeast Quarter;

Thence; S 89°55'07" E, along said North line, a distance of 687.90 feet, to the West line of Walton Road as platted, said point being the intersection of a curve right with a radius of 230.00;

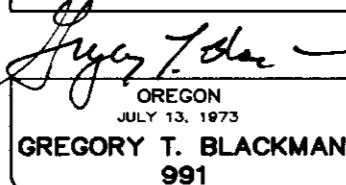
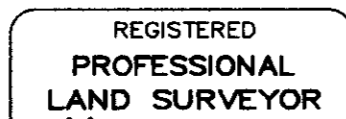
Thence; around said curve, (long chord bears S 0°48'47" E, 0.44 feet), a distance of 0.44 feet, to the P.T. of said curve;

Thence; S 0°45'43" E, along the West line of said Walton Road, a distance of 1981.77 feet to the point of beginning.

Said parcel containing 1,030,159 sq. ft, 23.65 acres, including road.

Parcel subject to County road over and across the south 30.00 feet of said Partition.

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 O.R.S 92.050 and 92.060.



Renewal Date: Dec. 31, 2000

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

DECLARATION

Know all people by these presents that Northwood Group LLC, an Oregon Limited Liability Company; depose and say that they are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and WASHINGTON MUTUAL BANK, doing business as WESTERN BANK, is a mortgage holder of the land within this partition, and have caused the same to be surveyed and platted as shown on the annexed plat all in accordance with the provisions of O.R.S. Chapter 92.

Ronald L. Nash, President
Northwood Group LLC

Robert J. Ullan, Business Banking Officer
Washington Mutual Bank
dba Western Bank

APPROVALS

CITY OF ISLAND CITY

Approved this 5 day of July, 2000.

Dale DeLong, Island City Mayor

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~~ 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: 7/17/2000

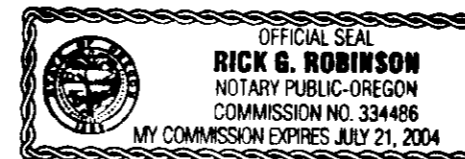
Patty Gooderham, Union County Assessor

ACKNOWLEDGMENTS

STATE OF OREGON
SS
COUNTY OF UNION

Know all people by these presents, on this 17th day of JULY, 2000, before me a Notary Public in and for said County and State, personally appeared Ronald L. Nash, President of Northwood Group LLC, who stated that he 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



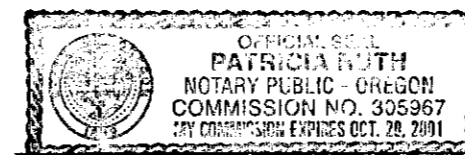
Notarial seal

ACKNOWLEDGMENTS

STATE OF OREGON
SS
COUNTY OF UNION

Know all people by these presents, on this 17th day of July, 2000, before me a Notary Public in and for said County and State, personally appeared Robert J. Ullan, Business Banking officer of Western Bank, who stated that he 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

UNION COUNTY SURVEYOR

Approved this 14th day of July, 2000.

Jack W. Burris, Wallowa County Surveyor

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
SS
County of Union

I do hereby certify that the attached minor partition plat was received for record on the 18th day of July, 2000. At 10:15 o'clock AM, and recorded as Partition Plat No 2000-15, Plat Cabinet No B-574 Microfilm No 20002881 Union County Records

Union County Clerk R. DelleBogue Herbert
by H. Church, deputy