

Major Partition Plat Number 2000-18

Microfilm Number 20003745

Plat Cabinet Number B-578

Situated in a portion of the Northeast 1/4 of the Southeast 1/4 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"=60'

LEGEND

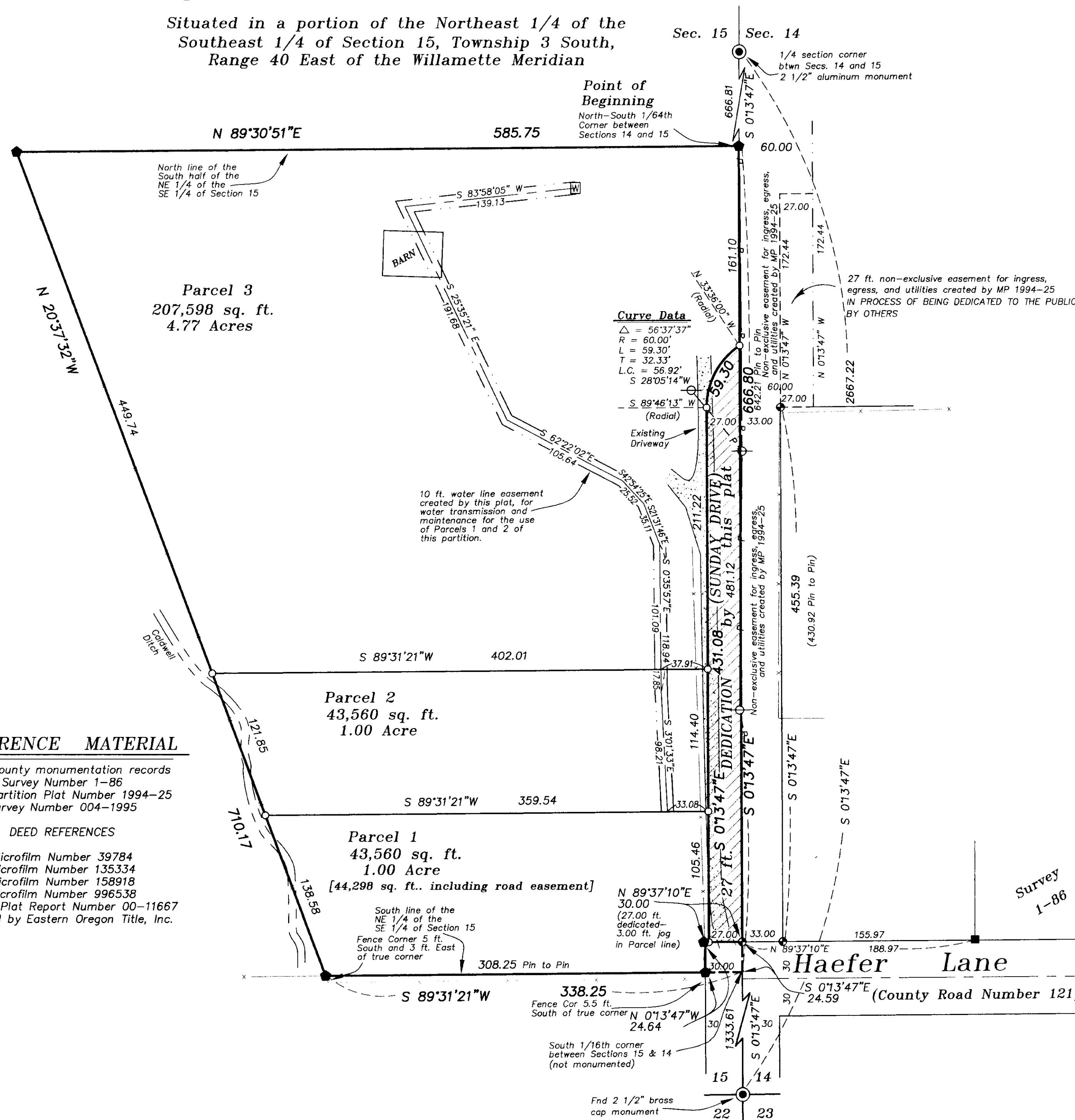
- Found monument as described as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 1-86
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Major Partition plat number 1994-25
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 004-1995
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- x — Existing fence line
- - - Easement line
- - - Centerline
- - - Ditch
- P - Power line
- ⊕ Power Pole
- ⊞ Well

NARRATIVE

This partition was done at the request of Steve and Lorraine Knott, owners of the partitioned tract. The exterior of this partition was located and monumented by survey number 004-1995. As a condition of approval, the Union County Planning Department required the 27 ft. wide area shown to be dedicated by this plat. The curve at the Northerly end of the dedication was located so as to assure a minimum width of 60.00 feet when combined with the non-exclusive easement created by Major Partition plat number 1994-25. This plat also creates an easement for a water line from Parcel 3 to Parcels 1 and 2. This centerline of this easement is the existing water line, as pointed out to me by Mr. Knott. This water line runs under the existing barn as shown. I place the lines of Parcels 1 and 2 at the direction of Mr. and Mrs. Knott. The easement for the Caldwell Ditch specifies no width or specific location. I show the location of the ditch as it exists on this date. The existing driveway wanders West of the area dedicated by this plat as shown. The existing fence lines are away from the true property lines as shown. 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



REFERENCE MATERIAL

Union County monumentation records
Survey Number 1-86
Major Partition Plat Number 1994-25
Survey Number 004-1995

DEED REFERENCES

Microfilm Number 39784
Microfilm Number 135334
Microfilm Number 158918
Microfilm Number 996538
Partition Plat Report Number 00-11667
prepared by Eastern Oregon Title, Inc.

Major Partition Number 2000-18

Microfilm No. 20003745
Plat Cabinet No. B-578

Situated in the Northeast quarter of the Southeast 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 situated in the Northeast quarter of the Southeast 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 the North-South 1/64th corner between Sections 14 and 15 of said Township and Range, said point being South 0°13'47" East, a distance of 666.81 feet from the East quarter corner of said Section 15,

Thence; South 0°13'47" East, along the East line of said Section 15, a distance of 666.80 feet, to the South 1/16th corner between said Sections 14 and 15,

Thence; South 89°31'21" West, along the South line of the Northeast quarter of the Southeast quarter of said Section 15, a distance of 338.25 feet,

Thence; North 20°37'32" West, a distance of 710.17 feet, to a point on the North line of the South half of the Northeast quarter of the Southeast quarter of said Section 15,

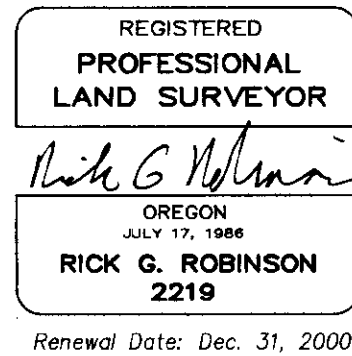
Thence; North 89°30'51" East, along said North line, a distance of 585.75 feet, to the Point of Beginning of this description.

Said tract subject to County Road right of way as shown near the Southeast corner of the above described land (Haefler Lane, also known as County Road Number 121)

Said tract containing 7.07 Acres including said County Road right of way. Said tract containing 7.06 Acres Excluding said County 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.

Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DEED RESTRICTION

The right to further partition Parcel 3 of this partition is hereby waived until the non-exclusive easement for ingress, egress and utilities lying East of the portion of Sunday Drive dedicated as a road by this plat is also dedicated to the public as a public usage road.

DEDICATION

Know all people by these presents that GORDON STEVE KNOTT and LORRAINE C. KNOTT are the owners of the land within this partition, and OREGON DEPARTMENT OF VETERANS' AFFAIRS, STATE OF OREGON is a mortgage holder by virtue of microfilm number 158918 of the deed records of Union County, Oregon, and U.S. BANK NATIONAL ASSOCIATION ND, is a mortgage holder by virtue of microfilm number 996538 of the mortgage records of Union County, Oregon, 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 map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the area designated as Sunday Drive, as shown on the annexed map, and create the 10 ft. water line easement for the use and enjoyment of Parcels 1 and 2 of this partition, also as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

GORDON STEVE KNOTT

LORRAINE C. KNOTT

Joyce Hlopek
Authorized representative of OREGON DEPARTMENT OF VETERANS' AFFAIRS, STATE OF OREGON

Kathleen M. Lolkken
Authorized representative of U.S. BANK NATIONAL ASSOCIATION ND,

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 30th day of July, 2000, before me a Notary Public in and for said State and County, personally appeared GORDON STEVE KNOTT and LORRAINE C. KNOTT, 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

State of Oregon SS
County of Marion

Know all people by these presents, on this 28th day of July, 2000, before me a Notary Public in and for said State and County,

personally appeared Joyce Hlopek who is known to me to be an authorized representative of OREGON DEPARTMENT OF VETERANS' AFFAIRS, STATE OF OREGON, and who being duly sworn did say that they executed the same freely and voluntarily.

Tina Witherell
Notary Public for the State of Oregon



Notarial seal

State of North Dakota SS
County of Cass

Know all people by these presents, on this 11th day of August, 2000, before me a Notary Public in and for said State and County,

personally appeared Kathleen M. Lolkken who is known to me to be an authorized representative of U.S. BANK NATIONAL ASSOCIATION ND, and who being duly sworn, did say that they executed the same freely and voluntarily.

Lori Martin
Notary Public for the State of North Dakota



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 2000-2001 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 Godderham Date: 8/24/2000
Patty Godderham, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 30 day of August, 2000.

Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 21st day of July, 2000.

by Wallawa County Surveyor Jack W. Burris

Union County Commission

Approved this 5th day of September, 2000.

John Howard
Steve McClure
Colleen MacLeod

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 5th day of Sept, 2000, at 9:30 o'clock A.M., and recorded in Plat Cabinet No. B-578 Union County records. Microfilm Number 20003745

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