

MAJOR PARTITION PLAT NO. 2001-05

Microfilm Number 20010843
 Plat Cabinet Number B-597

A Partition of Parcel 1 of Minor Partition 1995-22, situated in
 the Southwest 1/4 of the Northwest 1/4 of Section 34,
 Township 2 South, Range 38 East of the
 Willamette Meridian



SCALE: 1"=60'

BASIS OF BEARING

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

LEGEND

REFERENCE MATERIAL

Minor Partition No. 1995-022
 Union County Monumentation Records
 Survey No. 32-84 Survey No. 008-1993
 Survey No. 77-80 Survey No. 016-1993
 Survey No. 6-89 Survey No. 033-1995

Deed Records

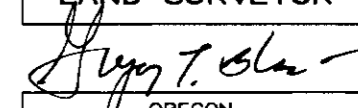
Microfilm No. 962756
 Abstract & Title Co.
 Partition Report #39957

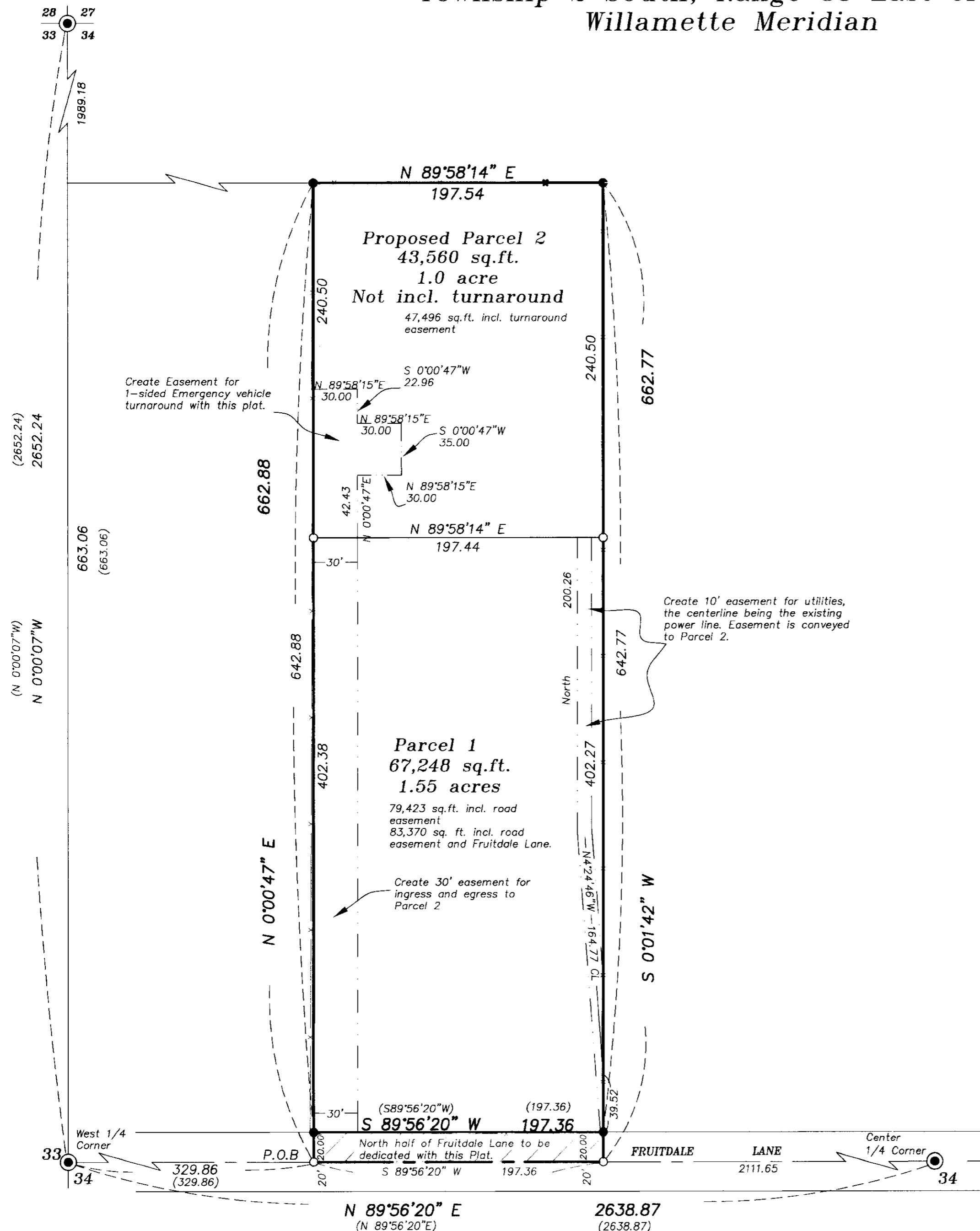
- Found 5/8"x 30" rebar with yellow plastic cap marked "BGB SURVEY MARKER" set by Minor Partition No. 1995-22.
- Set 5/8"x 30" rebar with yellow plastic cap marked "BGB SURVEY MARKER"
- ⊙ Found Aluminum Cap Monument in water valve box as per monumentation records.
- Easement line
- - - - - Fence line
- Centerline
- () Record bearing or distance MP 1995-22

NARRATIVE

This Partition was ordered by Larry and Pamela Mattison for the purpose of creating a 1.00 acre parcel from Parcel 1 of Minor Partition 1995-022. The one acre parcel does not include the area for the emergency turnaround situated on the new Parcel 2. This plat is also dedicating the 20.00 foot area within Fruitdale Lane to the public.

I found the exterior corners of the original Parcel 1 of Minor Partition Number 1995-022 and accept the exterior corners. I then created a one acre parcel excluding the turnaround. This plat also creates a 30 foot easement for ingress and egress to parcel 2, and also creates a 10 foot easement for existing power and utilities to Parcel 2. I find no other problems with this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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



Minor Partition Plat No. 2001-05

A partition of Parcel 1 of Minor Partition No. 1995-022, situated in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Major Partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows;

A partition of Parcel 1 of Minor Partition No. 1995-022, situated in the Southwest 1/4 of the Northwest 1/4 of Section 34, in Township 2 South, Range 38 East of the Willamette Meridian

Beginning at a point on the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 34, said point being N 89°56'20"E, a distance of 329.86 feet from the West 1/4 corner of said Section 34.

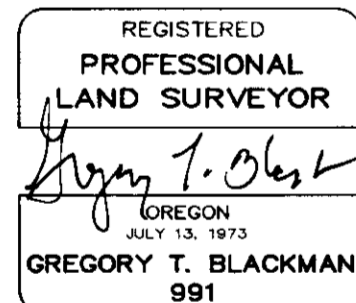
Thence; North 0°00'47" East, along the West line of said Parcel 1, a distance of 662.88 feet,

Thence; North 89°58'14" East, along said North line of said Parcel 1, a distance of 197.54 feet, to the East line of said Parcel 1;

Thence; South 0°01'42" West, along said East line, a distance of 662.77 feet, to the South line of said Southwest 1/4 of the Northwest 1/4,

Thence; South 89°56'20" West, along said South line of said Southwest 1/4 Northwest 1/4 a distance of 197.36 feet to the point of beginning of this description.

Said Parcel containing 130,875 square feet (3.00 acres) (Including road right of way)



Renewal Date: Dec. 31, 2001

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon 97850

DECLARATION

Know all people by these presents that Larry L. and Pamela S. Mattison 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 partitioned into the parcels shown on the annexed map, and we create the utility, the ingress and egress and turnaround easements as shown on page one of this plat, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever the North half of Fruitdale Lane as shown on page one, all in accordance with the provisions of O.R.S Chapter 92.

Larry L. Mattison
Larry L. Mattison

Pamela S. Mattison
Pamela S. Mattison

Know all people by these presents that PIONEER BANK, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the partition and road dedication and the easements on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

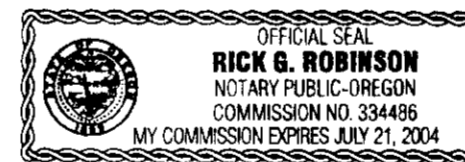
Jeff Puckett
Jeff Puckett, Vice President of Pioneer Bank

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 28th day of FEBRUARY, 2001, before me a Notary Public in and for said State and County, personally appeared Larry L. and Pamela S. Mattison husband and wife, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon

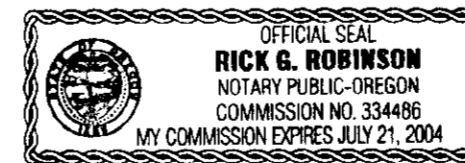


Notarial Seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 28th day of FEBRUARY, 2001, before me a Notary Public in and for said State and County, personally appeared Jeff Puckett a authorized representative of PIONEER BANK, being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Union County Surveyor

Approved this 20th day of FEBRUARY, 2001.

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

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 Gooderham Date: 2/28/2001
Patty Gooderham, Union County Assessor/Tax Collector

Union County Planning Department City of Island City

Approved this 5th day of March, 2001.

Paul DeLong
Paul DeLong, Island City Mayor
Hanley Jenkins II
Union County Planning Director

UNION COUNTY COMMISSION

Approved this _____ day of _____, 2001.

John Howard
John Howard
Steve McClure
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 7th day of March, 2001, at 9:11 o'clock A.M., and recorded in Plat Cabinet No. B-597 Union County records. Microfilm Number 20010843

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