

MINOR PARTITION NO.

2001-08

Situated in the Southwest 1/4 of Section 7, Township 3 South,
Range 38 East of the Willamette Meridian

Microfilm Number 20011145
Plat Cabinet Number C-601,602

BASIS OF BEARING

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

SCALE: 1"=300'

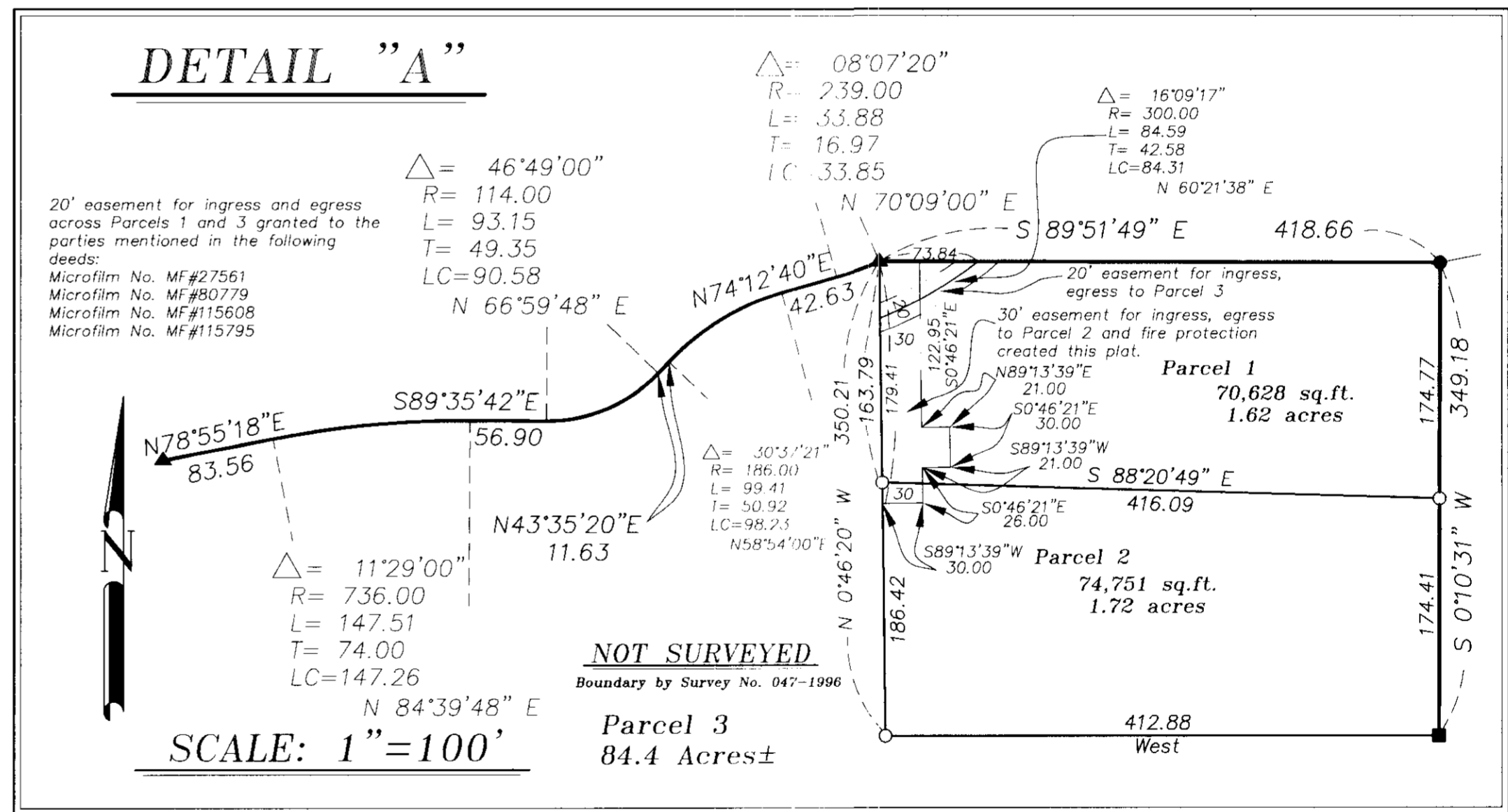
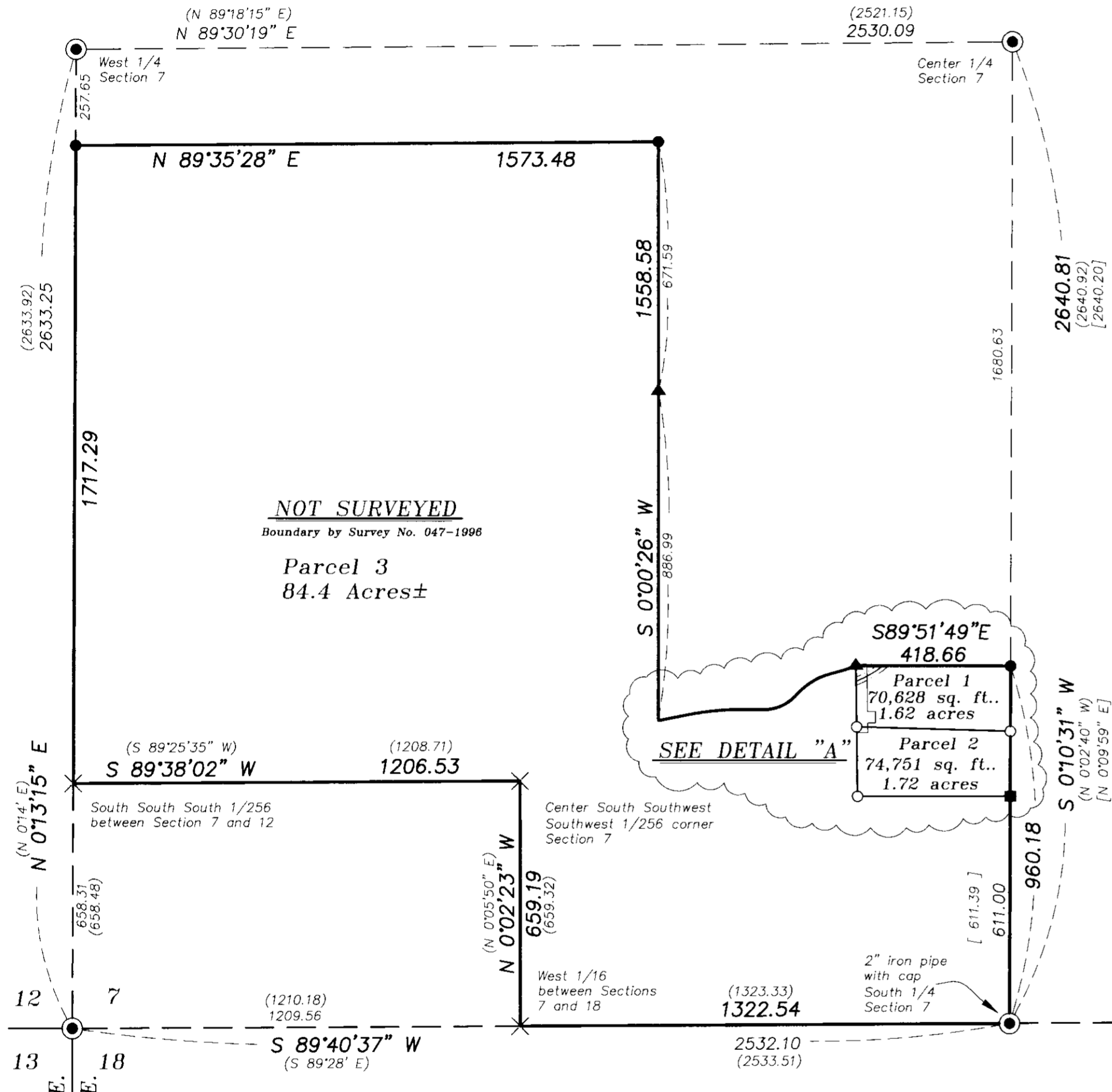
EASEMENTS

A blanket easement for utilities across Parcel 3 to
Parcels 1 and 2 is created by this plat.

The following easements fall on Parcel 3 and do
not affect Parcels 1 and 2;
Deed Book 103 Page 589
Deed Book 104 Page 400
Deed Book 103 Page 589
Microfilm No. MF#52581
Microfilm No. MF#52947

LEGEND

- Found 1 1/2" brass cap monument, unless otherwise noted, as per Union County Monumentation Records
- ▲ Found 5/8" iron pin set by Survey No. 60-79
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 047-1996
- × Computed position of Survey No. 047-1996
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 1994-15
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement line
- () Record measurement Survey No. 16-77
- [] Record measurement Minor Partition No. 1994-15



REFERENCE MATERIAL

UNION COUNTY MONUMENTATION RECORDS

UNION COUNTY SURVEYS
Survey No. 16-77
Survey No. 32-79
Survey No. 60-79
Survey No. 047-1996

UNION COUNTY PLATS
Minor Partition No. 1994-15

DEED REFERENCES

Abstract & Title Company
Survey Report No. 39589

Book 103 Page 589
Book 104 Page 400
Microfilm No. MF#27561
Microfilm No. MF#52581
Microfilm No. MF#52947
Microfilm No. MF#80779
Microfilm No. MF#115797
Microfilm No. MF#983421
Microfilm No. MF#995263

NARRATIVE

This partition was performed at the request of David Miller. Mr. Miller wished to divide his ownership into 3 parcels. The exterior of Mr. Miller's ownership was located by Survey No. 047-1996. I accept said survey's location of Mr. Miller's boundary and place the dividing lines at Mr. Miller's direction. There is a blanket easement for utilities to Parcels 1 and 2 across Parcel 3. There is also a 30' easement for ingress, egress, and fire protection across Parcel 1 to Parcel 2.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2001

Minor Partition Plat No. 2001-08

Plat Cabinet No. C-601, C-602
Microfilm No. 2001145

Situated in the Southwest 1/4 of Section 7, Township 3 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 Minor Partition map in accordance with O.R.S. Chapter 92, said partition situated in the Southwest 1/4 of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at the South 1/4 of Section 7, Township 3 South, Range 38 East of the Willamette Meridian,

- Thence; South 89°40'37" West, along the South line of Section 7, a distance of 1322.54 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 7,
- Thence; North 0°02'23" West, along the East line of the Southwest 1/4 of the Southwest 1/4, a distance of 659.19 feet, to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 7,
- Thence; South 89°38'02" West, along the North line of the Southwest 1/4 of the Southwest 1/4 of Section 7, a distance of 1206.53 feet, to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 7,
- Thence; North 0°13'15" East, along the West line of Section 7, a distance of 1717.29 feet,
- Thence; North 89°35'28" East, a distance of 1573.48 feet, to the intersection of the west line (if extended) of the land conveyed to Robert Sherer and Angela J. Sherer by Microfilm No. MF#152904;
- Thence; South 0°00'26" West, along said west line, a distance of 1558.58, to the South line of land conveyed to Robert Sherer and Angela J. Sherer by Microfilm No. MF#152904;
- Thence; Along South line of land conveyed to Robert Sherer and Angela J. Sherer by Microfilm No. MF#152904 the following calls:

- Thence; North 78°55'18" East, a distance of 83.56 feet, to the Point of Curvature of a 736.00 foot radius curve to the right;
- Thence; Easterly, along said curve, a distance of 147.51 feet (Long Chord bears North 84°39'48" East, a distance of 147.26 feet),
- Thence; South 89°35'42" East, a distance of 56.90 feet, to the Point of Curvature of a 114.00 foot radius curve to the left,
- Thence; Northeasterly, along said curve, a distance of 93.15 feet (Long Chord bears North 66°59'48" East, a distance of 90.58 feet),
- Thence; North 43°35'20" East, a distance of 11.63 feet, to the Point of Curvature of a 186.00 foot radius curve to the right,
- Thence; Northeasterly, along said curve, a distance of 99.41 feet (Long Chord bears North 58°54'00" East, a distance of 98.23 feet),
- Thence; North 74°12'40" East, a distance of 42.63 feet, to the Point of Curvature of a 239.00 foot radius curve to the right,
- Thence; Northeasterly, along said curve, a distance of 33.88 feet (Long Chord bears North 70°09'00" East, a distance of 33.85 feet),

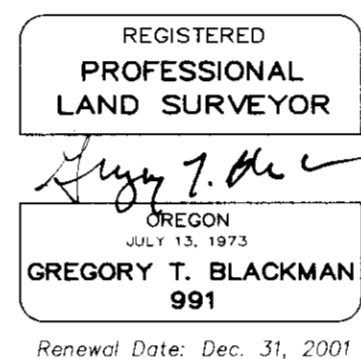
SURVEYOR'S CERTIFICATE

Thence; leaving said South line, South 89°51'49" East, a distance of 418.66 feet, to the East line of the Southwest 1/4 of Section 7,

Thence; South 0°10'31" West, along said East line, a distance of 960.18 feet, to the Point of Beginning of this description;

Said tract containing 87.7 Acres

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 DAVID D. MILLER, a.k.a. DAVID DEE MILLER, and JAMES C. DOWNING 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 do hereby create the 20' easement for ingress, egress, to Parcels 1, 2, and 3, a 15' easement for power to Parcels 1 and 2, and a 30' easement across Parcel 1 to Parcel 2 as shown on page 1 of this partition, in accordance with O.R.S. Chapter 92.

David D. Miller
 David D. Miller
 a.k.a. David Dee Miller

James C. Downing
 James C. Downing

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 5th day of MARCH, 2001, before me a Notary Public in and for said State and County, personally appeared David D. Miller, a.k.a. David Dee Miller, and James C. Downing, 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.

Hick G. Robinson
 Notary Public for
 the State of Oregon



Notarial Seal

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 5th day of March, 2001.

by *Norman J. Paulus, Jr.*
 Norman J. Paulus, Jr.
 City Surveyor

City of LaGrande Community Development Director/Planner

Approved this 26th day of March, 2001.

Michael A. Hyde
 Michael A. Hyde
 Community Development Director/Planner

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: 11 March 2001
 Patty Gooderham, Union County Assessor

Union County Planning Commission

Approved this 29 day of March, 2001.

Hanley Jenkins
 Hanley Jenkins
 Union County Planning Director

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 29th day of MARCH, 2001, at 10:08 o'clock A.M., and recorded in Plat Cabinet No. C-601, C-602 Union County records. Microfilm Number 2001145.

R. Nellie Bogue Hibbert
 Union County Clerk, by

B. Gibson, Deputy