

MAJOR PARTITION PLAT NO. 2001-13

A Replat of Parcel Numbers 2 and 3 of Minor Partition Number 1997-22
 Situated in the West 1/2 of the Southwest Quarter, and in the Southeast Quarter of the Southwest Quarter
 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian,
 Island City, Union County, Oregon

Microfilm Number 20012331
 Plat Cabinet Number C-610, 611, 612
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"=200'

LEGEND

- Found 2 1/2" aluminum monument as per Union County Monumentation Records
- ◆ 5/8 iron pin with plastic cap marked "AP&A" set by Survey No. 4-83
- ⊙ 5/8 iron pin with plastic cap marked "AP&A" set by Survey No. 50-84
- ◇ 5/8 iron pin with plastic cap marked "AP&A" set by Survey No. 15-86
- ◆ 5/8 iron pin with plastic cap marked "AP&A" set by Survey No. 011-1994
- 5/8 iron pin with plastic cap marked "AP&A" set by Minor Partition 1994-05
- 5/8 iron pin with aluminum cap marked "Union County Surveyor" MP 1992-022.
- ▲ Found 5/8 iron pin set by Mountain View Third Addition.
- ⊗ Found 3/4" iron pin, Initial Point of Mountain View Third Addition, unless otherwise noted.
- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".

- Centerline
- Easement line
- () Record bearing and distance of Survey No. 4-83.
- { } Record bearing and distance of Minor Partition No. 1997-22.
- [] Record bearing and distance of Minor Partition No. 1994-05.
-] [Record bearing and distance of Mountain View First, Second, Third and Fourth additions

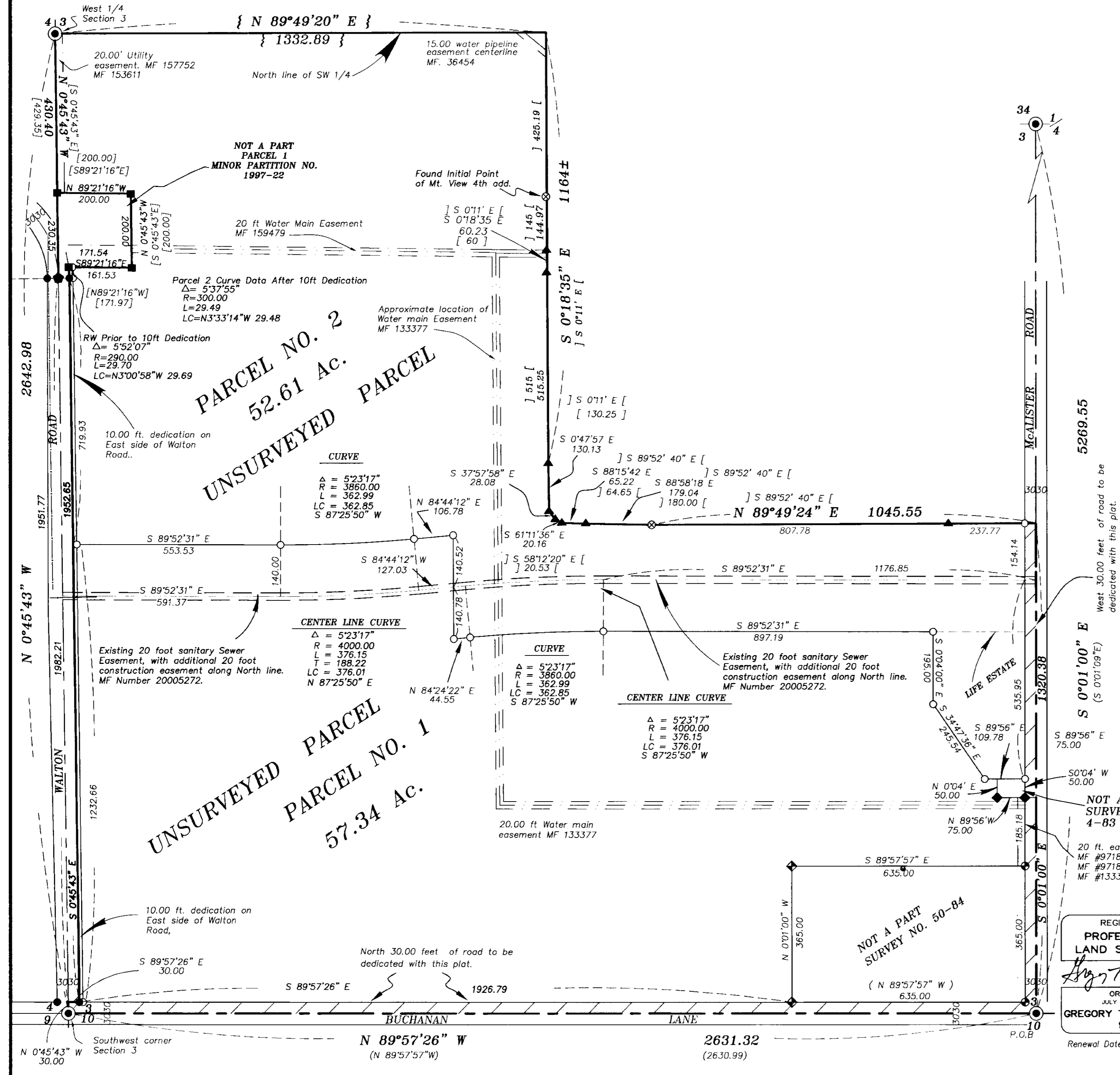
REFERENCE MATERIAL

Survey No. 4-83 Survey No. 50-84
 Survey No. 15-86 Survey No. 011-1994
 Minor Partition No. 1994-05 Minor Partition No. 1997-22.
 Mountain View Second, Third and Fourth Additions
 Minor Partition 1992-22, Abstract & Title Report No. 39953
 Union County Monumentation Records
 DEEDS
 Microfilm No. 133377 Microfilm No. 971897
 Microfilm No. 971898 Microfilm No. 20005272
 Microfilm No. 159479

NARRATIVE

This partition was the result of a division as per Circuit Court Decree on Case Number 98-04-38645 in Union County, Oregon. The decree defined in detail the division of the Partnership property. I created Parcel 1 and Parcel 2 in the exact manner that Judge Phillip A. Mendiguren decreed. I set the monuments along the division lines only, and did not survey the remainder of the Partition. I find no problems with this survey.

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Gregory T. Blackman
 OREGON
 JULY 13, 1973
**GREGORY T. BLACKMAN
 991**
 Renewal Date: Dec. 31, 2001



Major Partition Plat No. 3001-13

Microfilm No. 30012331
Plat Cabinet C-610,611,612

A replat of Parcel Numbers 2 and 3 of Minor Partition Number 1997-22 Situated in the West 1/2 of the Southwest Quarter, and in the Southeast Quarter of the Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted Parcel 1 and Parcel 2 (unsurveyed parcels) within this partition, situated in the West half of the Southwest Quarter, and in the Southeast Quarter of the Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

The West half of the Southwest Quarter, excepting therefrom all that portion included in the right of way of Walton Road as said road is described in Major Partition Plat Number 1992-022 filed in Plat Cabinet "A" 323, Union County Plat Records;

Also the Southeast quarter of the Southwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Commencing at the South Quarter corner of Said Section 3;

Thence; N 0°01'00" West, 1320.38 feet to the South boundary of Mountain View Addition if extended to the East line of the Southwest Quarter;

Thence; S 89°49'24 " W, along the South line of said Mountain View First and Second Addition, a distance of 1045.55 feet, to the Initial Point of Mountain View Third Addition;

Thence; N 88°58' 18" W, along said South line of Mountain View Third Addition, a distance of 179.04 feet;

Thence; N 88°15'42" W, along said South line, 65.22 feet;

Thence; N 61°11'36" W, along said South line, a distance of 20.16 feet;

Thence; N 37°57'58" W, along the Westerly line of said Mountain View Third Addition, a distance of 28.08 feet, to the intersection of the West line of said Third Addition;

Thence; N 0°47'57" W, along said West line a distance of 130.13 feet;

Thence; N 0°18'35" W, along the West line of said Mountain View Third Third and Fourth Additions a distance of 1164± feet, to the North line of the Northwest Quarter of the Southeast Quarter of said Section 3;

Thence; S 89°49'20" W, along said North line of said Northwest Quarter of the Southeast Quarter, a distance of 1332.89 feet, to the West line of said Section 3;

Thence; S 0°45'43"E, along said West line of Section 3, a distance of 430.40 feet, to the Northwest corner of Parcel 1 of Minor Partition Number 1997-22;

Thence; S 89°21'16" E, along the North line of said Parcel 1, a distance of 200.00 feet, to the Northeast Corner of said Parcel 1;

Thence; S 0°45'43" E, along the East line of Parcel 1, a distance of 200.00 feet, to the Southeast corner of said Parcel 1;

Thence; N 89°21'16" W, along the South line of said Parcel 1, a distance of 171.54 feet to the Southwest Corner of said Parcel 1, being on the East line of Walton Road;

Thence; around a curve right (radius of 290.00 feet, Long Chord Bears S 3°00'58" E, 29.69 feet) a distance of 29.70 feet, to the P.T. of said curve;

Thence; S 0°45'43" E, along said East line of Walton Road, a distance of 1952.65 feet, to the Southeast corner of Walton Road as dedicated by Major Partition Number 1992-022;

Thence; N 89°57'26" W, along the South line of said dedicated Walton Road a distance of 30.00 feet, to the West line of said Section 3;

Thence; S 0°45'43"E, along said Section line, a distance of 30.00 feet to the Southwest corner of said Section 3;

Thence; S 89°57'26"E, along the South line of said Section 3, a distance of 2631.32 feet, to the point of beginning of this description.

EXCEPT THE FOLLOWING TRACTS:

Commencing at the South Quarter Corner of said Section 3;
Thence; West along the South boundary of said Section 3, 35.00 feet;
Thence; N 0°04' E, along the West line of McAlister Lane, 580.00 feet to the true point of beginning ;
Thence; N 89°56' W, 75.00 feet;
Thence; N 0°04' E, 50.00 feet;
Thence; S 89°56' E, 75.00 feet;
Thence; S 0°04' W, 50.00 feet, to the true point of beginning.

ALSO EXCEPTING:

Beginning at a point which is N 0°01'09" W, 30.00 feet, Thence N 89°57'57" W, 30.00 feet from the South Quarter Corner of Said Section 3;

Thence; N 89°57'57" W, along the North line of Buchanan Lane, 635.00 feet;

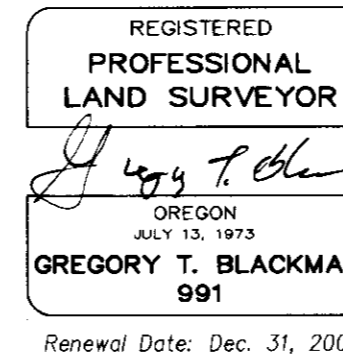
Thence; N 0°01'09" W, 365.00 feet;

Thence; S 89°57'57" E, parallel to the North line of said Buchanan Lane, 635.00 feet to the West line of McAlister Lane;

Thence; S 0°01'09" E, along said West line, 365.00 feet to the point of beginning of this description;

Said parcel containing 110.5 Acres more or less.

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



ACKNOWLEDGEMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 4th day of JUNE, 2001, before me a Notary Public in and for said County and State, personally appeared Roy R. Leonard, Sharon L. Lester, Russell L. Lester, Russell Elmer, and Norma Jean Elmer, Known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.



Rick G. Robinson
Notary Public for
the State of Oregon

Notarial seal

DEDICATION

Know all people by these presents that we, Russell L. Lester Sharon L. Lester, Russell Elmer, Norma Jean Elmer, as individuals and as Contract Purchasers, under the assumed business name of L & E FARMS, an Oregon Partnership, do state that they are the owners of the land represented within this partition, 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 plat, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever the easements as shown, and portions of Walton Road, Buchanan Lane, and McAlister Road as shown, with O.R.S Chapter 92.

Russell Elmer
Russell Elmer
Sharon L. Lester
Sharon L. Lester

Norma Jean Elmer
Norma Jean Elmer
Russell L. Lester
Russell L. Lester

Know all people by these presents that I, Roy R. Leonard, an interest holder of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, do hereby consent to the partition and the dedication of the roads as shown on the annexed plat. All in accordance with the provisions of O.R.S Chapter 92.

Roy R. Leonard
Roy R. Leonard

Major Partition Plat No. 2001-13

Microfilm No. 20012331
Plat Cabinet C-610,611,612

A replat of Parcel Numbers 2 and 3 of Minor Partition Number 1997-22
Situating in the West 1/2 of the Southwest Quarter, and in the Southeast
Quarter of the Southwest Quarter of Section 3, Township 3 South, Range
38 East of the Willamette Meridian, Union County, Oregon.

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 4TH day of
JUNE, 2001, before me a Notary Public in and for said
County and State, personally appeared Roy R. Leonard, Sharon L. Lester,
Russell L. Lester, Russell Elmer, and Norma Jean Elmer, Known to me to
be the identical persons named in the foregoing instrument, and who
acknowledged to me that they executed the same freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

CITY OF ISLAND CITY

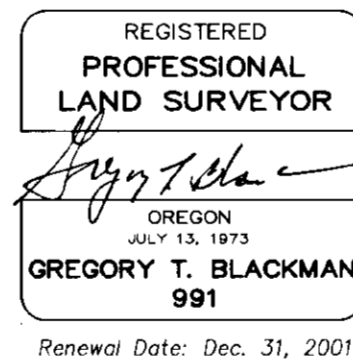
Approved this 1st day of June, 2001.

Judy A. Rygg
Judy Rygg, Planning Officer, City of Island City

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: June 5, 2001
Patty Gooderham, Union County Assessor/Tax Collector



UNION COUNTY SURVEYOR

Approved this 31ST day of MAY, 2001.

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

UNION COUNTY COMMISSION

Approved this 6TH day of JUNE, 2001

John Howard
John Howard
Steve McClure
Steve McClure
Colleen MacLeod
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 6th day of JUNE, 2001, at 10:12 o'clock
A.M. and recorded in Plat Cabinet No. C-610,611,612
Microfilm No. 20012331, Union County records.

R. NELLIE BOGUE HIBBERT
Union County Clerk
by *B. Nelson, Deputy*