

MINOR PARTITION NUMBER 2001-015

A Partition of Parcel Number 1 of Minor Partition Number 1992-04
 Situated in the East Half of the Northwest Quarter and in the West
 half of the Northeast Quarter of Section 16, Township 3 South,
 Range 38 East of the Willamette Meridian, Union County Oregon

Microfilm Number 20012660

Plat Cabinet Number C615-616

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'

REFERENCE MATERIAL

Union County Monumentation Records
 Survey No. 31-83
 Survey No. 004-1991
 Survey No. 016-1997
 Minor Partition No. 1994-010
 Minor Partition No. 1995-005

DEED REFERENCES

Volume D Page 24
 Microfilm Number 90816
 Microfilm Number 121520
 Microfilm Number 141340
 Microfilm Number 20005527
 Microfilm Number 20012573

Partition Plat Report Number 01-12122
 prepared by Eastern Oregon Title, Inc.

Found brass cap or aluminum monument as
 per Union County monumentation records.

Set 5/8 x 30" iron pin with yellow plastic
 cap marked "BGB SURVEY MARKER"

Found 5/8" rebar with yellow plastic cap marked
 PCA 1952 set by Survey number 040-1991.

Existing fence line

Centerline of road

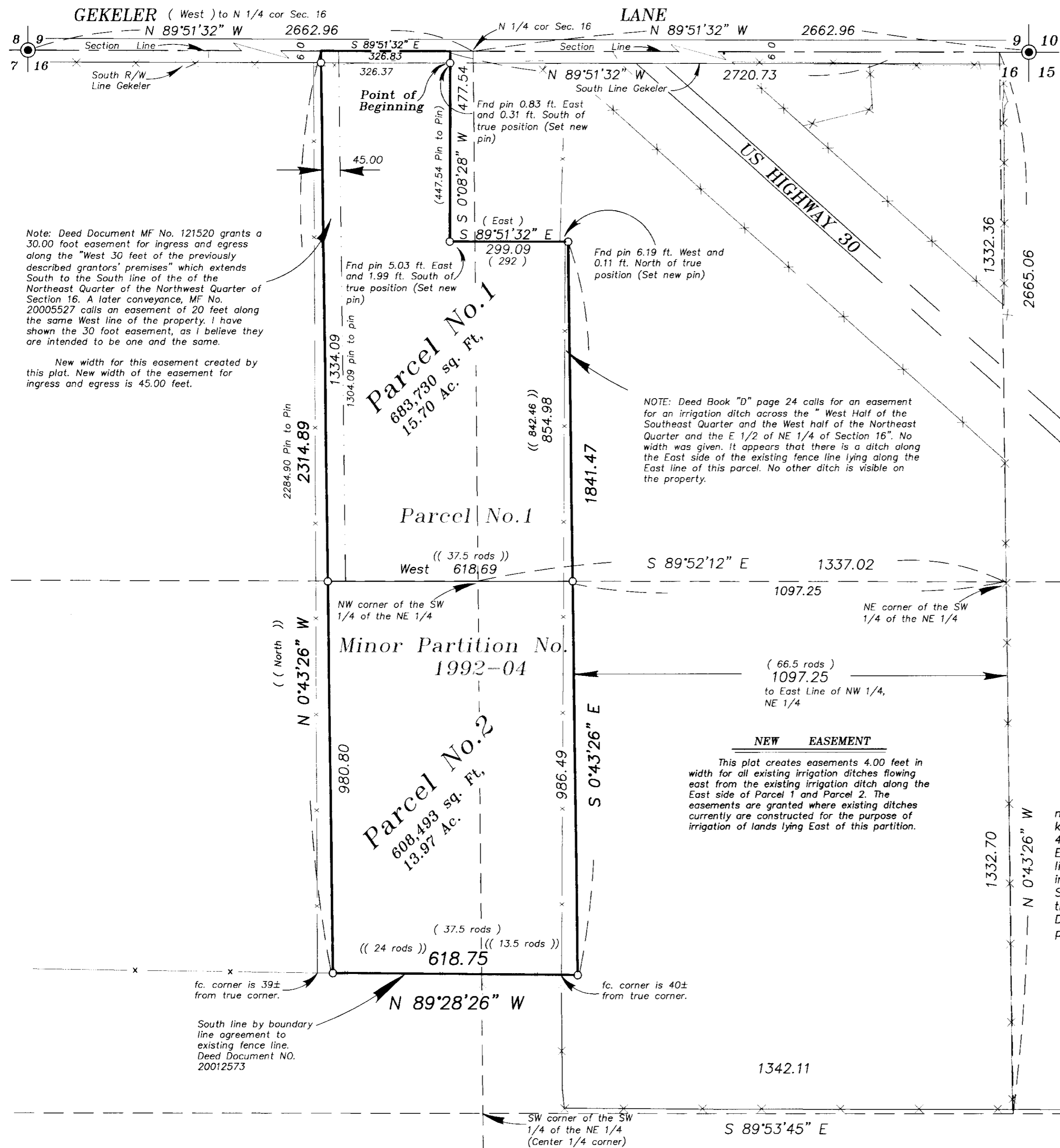
Easement line

Record measurement from Survey No. 31-83.

Record measurement from Minor Partition
 No. 1992-04

NARRATIVE

This partition was by the La Grande Planning Department to correct a land division that did not go through the Partition Process. I used the deeds that divided the parcel MF 2000527 to keep the division as originally intended. I find that the fences fall off the deed lines by as much as 40+- at the South line of the property. I tried to boundary line agree with the neighbors to the East and West of the parcels, however the owners to the East said they were happy with the deed lines and did not care to move the fence to the deed line. Mr. and Mrs. Daggett, who are trustees in the Smutz estate, indicated that they had no intention to claim to the existing fence line. Nada Smutz owns property to the west of the deed lines, and she intends to move the existing fence to the deed lines this fall. I created a blanket easement for existing ditches for irrigation to the Daggett property, to protect the existing water rights to the irrigation ditch. I find no other problems with this survey.



Note: Deed Document MF No. 121520 grants a 30.00 foot easement for ingress and egress along the "West 30 feet of the previously described grantors' premises" which extends South to the South line of the of the Northeast Quarter of the Northwest Quarter of Section 16. A later conveyance, MF No. 20005527 calls an easement of 20 feet along the same West line of the property. I have shown the 30 foot easement, as I believe they are intended to be one and the same.

New width for this easement created by this plat. New width of the easement for ingress and egress is 45.00 feet.

NOTE: Deed Book "D" page 24 calls for an easement for an irrigation ditch across the " West Half of the Southeast Quarter and the West half of the Northeast Quarter and the E 1/2 of NE 1/4 of Section 16". No width was given. It appears that there is a ditch along the East side of the existing fence line lying along the East line of this parcel. No other ditch is visible on the property.

NEW EASEMENT

This plat creates easements 4.00 feet in width for all existing irrigation ditches flowing east from the existing irrigation ditch along the East side of Parcel 1 and Parcel 2. The easements are granted where existing ditches currently are constructed for the purpose of irrigation of lands lying East of this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

GREGORY T. BLACKMAN
 991

Renewal Date: Dec. 31, 2001

Minor Partition Plat No. 2001-015

A partition of Parcel Number 1 of Minor Partition Number 1992-04, Situated in the East Half of the Northwest Quarter and in the West Half of the Northeast Quarter of Section 16, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

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 being all of Parcel Number 1 of Minor Partition Number 1992-04, situated in the East Half of the Northwest 1/4 and in the West Half of the Northeast 1/4, of Section 16, 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 North line of said Section 16, said point being N 89°51'32" W, a distance of 2720.73 feet from the Northeast corner of said Section 16, (1389.25 feet from the Northeast corner of the Northwest Quarter of the Northeast Quarter);

Thence; S 0°08'28"W, along the West line of the property conveyed to Trinity Baptist Church of La Grande, Microfilm Number 90816, Union County, Oregon, a distance of 477.54 feet;

Thence; S 89°51'32" E, along the South line of said Trinity Baptist Church, a distance of 299.09 feet, to a point that is 66.5 rods West of the East line of said Northwest Quarter of the Northeast Quarter of said Section 16;

Thence; S 0°43'26" E, parallel to and 66.5 rods West of said East line of said Northwest Quarter of the Northeast Quarter, a distance of 1841.47 feet;

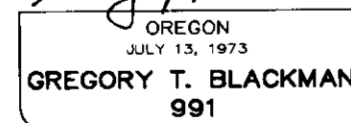
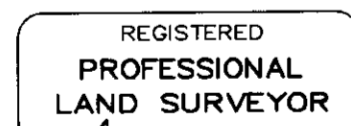
Thence; N 89°28'26" W, along an existing fence line, a distance of 618.75 feet;

Thence; N 0°43'26" W, a distance of 2314.89 feet, to the North line of said Section 16;

Thence; S 89°51'32" E, along said Section line, a distance of 326.83 feet to the point of beginning of this description.

Said parcel containing 29.67 acres.

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



Renewal Date: Dec. 31, 2001

DECLARATION

Know all people by these presents that Raye Jeannine Waite, and Alan Leo Waite 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 45 foot wide easement for ingress, egress, to Parcels 2, across Parcel 1 as shown on page 1 of this partition, we also grant an access easement for irrigation purposes to the existing irrigation ditch situated along the easterly side of Parcel 1 and 2 to the adjoiner to the East of this partition, all in accordance with the provisions of O.R.S. Chapter 92.

Raye Jeannine Waite
Raye Jeannine Waite

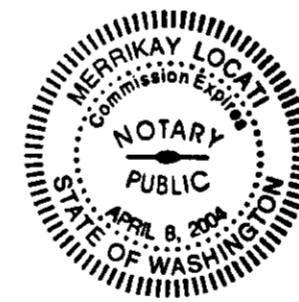
Alan Leo Waite
Alan Leo Waite

ACKNOWLEDGMENTS

State of Washington
SS
County of Walla Walla

Know all these people by these presents, on this 4 day of June, 2001, before me a Notary Public in and for said State and County, personally appeared Raye Jeannine Waite, who being duly sworn, did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Monika Locati
Notary Public for
the State of ~~Oregon~~ Washington

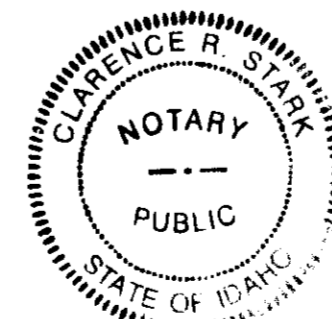


Notarial Seal

State of Idaho
SS
County of Washington

Know all these people by these presents, on this 13th day of JUNE, 2001, before me a Notary Public in and for said State and County, personally appeared Alan Leo Waite, who 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.

Clarence R. Stark
Notary Public for
the State of ~~Oregon~~ Idaho



Notarial Seal

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 7th day of June, 2001.

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

City of LaGrande Community
Development Director/Planner

Approved this 25th day of June, 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 *Ellen Wilhelm, Chief Deputy* Date: 6/20/01
Patty Gooderham, Union County Assessor

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 25 day of June, 2001, at 2:19 o'clock P.M., and recorded in Plat Cabinet No. 0615-616 Union County records. Microfilm Number 20012460

R. Nellie Bogue Hibbert
Union County Clerk, by

R. Nellie Bogue Hibbert