

MINOR PARTITION PLAT NO. 2002-002

MICROFILM 20020671
 PLAT CUB No. C639, 640

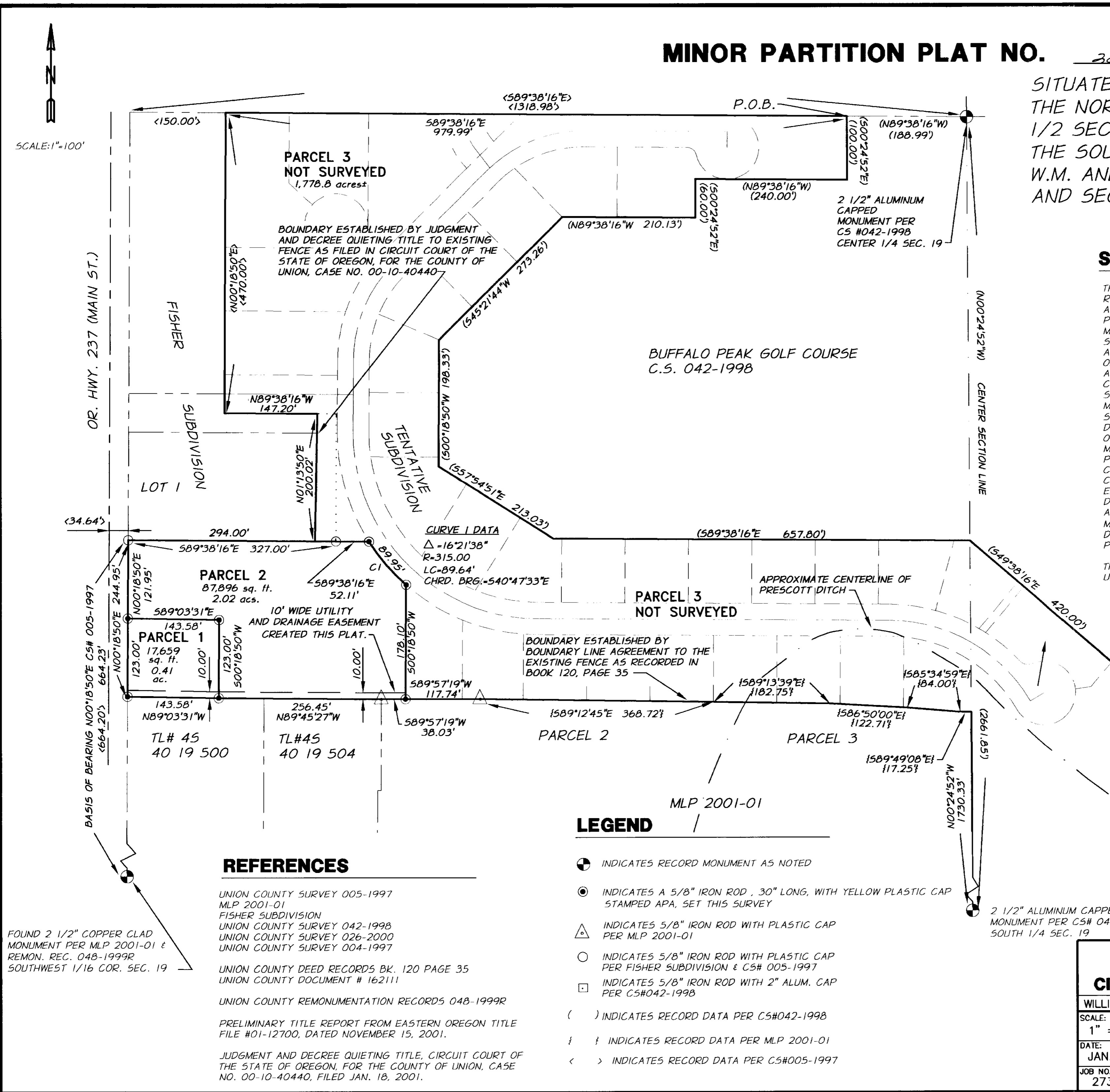
SITUATED IN THE SOUTH 1/2 SEC. 19,
 THE NORTHWEST 1/4 SEC. 29, THE EAST
 1/2 SEC. 30, THE EAST 1/2 SEC. 31,
 THE SOUTH 1/2 SEC. 32, T.45., R.40E.,
 W.M. AND SEC. 5, THE EAST 1/2 SEC. 6,
 AND SEC. 8 T.55., R.40E., W.M.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WILLIAM RICKER FOR THE PURPOSE OF PARTITIONING THIS PROPERTY AS SHOWN HEREON. THE NORTHERN BOUNDARY LINE OF PARCEL 2 WAS DERIVED FROM THE RECOVERY OF EXISTING MONUMENTS FROM FISHER SUBDIVISION AND UNION COUNTY SURVEY #005-1997. THE SOUTHERN BOUNDARY OF PARCEL 1 AND PARCEL 2 WERE LOCATED FROM EXISTING MONUMENTS OF MLP 2001-01 AND AN EXISTING BOUNDARY LINE AGREEMENT AS DOCUMENTED IN BOOK 120, PAGE 35, UNION COUNTY DEED RECORDS. THE RIGHT OF WAY OF OREGON STATE HIGHWAY 237 WAS ESTABLISHED FROM EXISTING MONUMENTATION OF CS 005-1997 AND THE REMONUMENTED SOUTHWEST 1/16TH CORNER OF SECTION 19 AS DOCUMENTED IN UNION COUNTY REMONUMENTATION RECORD 048-1999R. THE WESTERN BOUNDARY OF PARCEL 2 WAS MONUMENTED IN SUCH A MANNER AS TO CONFORM TO THE PROPOSED LAYOUT OF A TENTATIVE SUBDIVISION CURRENTLY APPROVED BY THE CITY OF UNION. PARCEL 3 CONTAINING THE TENTATIVE SUBDIVISION AND ENCOMPASSING MORE THAN 80 ACRES IS NOT FULLY DEPICTED AND IS AN UNSURVEYED REMAINDER PARCEL. NO APPARENT CONFLICTS BETWEEN RECORD DATA AND MEASURED DATA WERE NOTED. A 10' WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTHERN BOUNDARY OF PARCELS 1 AND 2 IS CREATED ON THIS PLAT.

THE BASIS OF BEARING OF THIS PLAT IS DERIVED FROM THE UNION COUNTY SURVEY 005-1997 AS SHOWN HEREON.

SCALE: 1"=100'



REFERENCES

- UNION COUNTY SURVEY 005-1997
MLP 2001-01
FISHER SUBDIVISION
UNION COUNTY SURVEY 042-1998
UNION COUNTY SURVEY 026-2000
UNION COUNTY SURVEY 004-1997
- UNION COUNTY DEED RECORDS BK. 120 PAGE 35
UNION COUNTY DOCUMENT # 162111
- UNION COUNTY REMONUMENTATION RECORDS 048-1999R
- PRELIMINARY TITLE REPORT FROM EASTERN OREGON TITLE FILE #01-12700, DATED NOVEMBER 15, 2001.
- JUDGMENT AND DECREE QUIETING TITLE, CIRCUIT COURT OF THE STATE OF OREGON, FOR THE COUNTY OF UNION, CASE NO. 00-10-40440, FILED JAN. 18, 2001.

LEGEND

- INDICATES RECORD MONUMENT AS NOTED
- ⊙ INDICATES A 5/8" IRON ROD, 30" LONG, WITH YELLOW PLASTIC CAP STAMPED APA, SET THIS SURVEY
- △ INDICATES 5/8" IRON ROD WITH PLASTIC CAP PER MLP 2001-01
- INDICATES 5/8" IRON ROD WITH PLASTIC CAP PER FISHER SUBDIVISION & CS# 005-1997
- INDICATES 5/8" IRON ROD WITH 2" ALUM. CAP PER CS#042-1998
- () INDICATES RECORD DATA PER CS#042-1998
- { } INDICATES RECORD DATA PER MLP 2001-01
- < > INDICATES RECORD DATA PER CS#005-1997

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael B. Posada
 OREGON
 JAN. 20, 1998
 MICHAEL B. POSADA
 02849LS
 RENEWS 12/31/02
 DATED 01-25-02

PARTITION PLAT CONTAINING PARCELS 1, 2 AND 3 CITY OF UNION & UNION COUNTY, OR.

WILLIAM RICKER 1321 S. MAIN STREET UNION, OREGON 97883

SCALE: 1" = 100'

DATE: JAN. 2002

JOB NO. 2730-96

Anderson Perry & Associates, Inc.
 ENGINEERING • SURVEYING • MATERIALS TESTING
 LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET **1/2**

FOUND 2 1/2" COPPER CLAD MONUMENT PER MLP 2001-01 & REMON. REC. 048-1999R SOUTHWEST 1/16 COR. SEC. 19

MINOR PARTITION PLAT NO. 2002-002

Microfilm 20020671
Plat Cab. No. C639,640

SITUATED IN THE SOUTH 1/2 SEC. 19, THE NORTHWEST 1/4 SEC. 29, THE EAST 1/2 SEC. 30, THE EAST 1/2 SEC. 31, THE SOUTH 1/2 SEC. 32, T.4S., R.40E., W.M. AND SEC. 5, THE EAST 1/2 SEC. 6, AND SEC. 8 T.5S., R.40E., W.M.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WILLIAM M. RICKER, TRUSTEE OF THE WILLIAM M. RICKER TRUST, THE OWNER OF THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID LANDS TO BE PARTITIONED, AND EASEMENTS CREATED AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92.

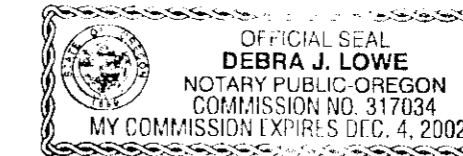
William M. Ricker
WILLIAM M. RICKER, TRUSTEE

ACKNOWLEDGMENTS

STATE OF OREGON 55
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF January, 2002, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM M. RICKER, TRUSTEE OF THE WILLIAM M. RICKER TRUST, OWNER AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Debra J. Lowe
NOTARY PUBLIC OF THE STATE OF OREGON



APPROVALS

APPROVED THIS 31st DAY OF January, 2002 APPROVED THIS 30th DAY OF January, 2002

Gregory T. Blackman
GREGORY T. BLACKMAN
UNION COUNTY SURVEYOR

Bill Seales
CITY OF UNION

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 2001-2002 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.

Patty Gooderham 2/4/2002
PATTY GOODERHAM UNION COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON (55)
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 4th DAY OF Feb, 2002, AT 4:07 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2002-002 UNION COUNTY RECORDS.

R. Nellie Bogue-Hobert
UNION COUNTY CLERK BY: *B. Nelson, Deputy*

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SECTION 19, T.4S., R.40E., W.M., MARKED BY A 2 1/2" ALUMINUM CAPPED MONUMENT; THENCE N89°38'16"W 188.99' TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE WESTERN BOUNDARY OF THE BUFFALO PEAK GOLF COURSE, AS SHOWN ON UNION COUNTY SURVEY 042-1998 THE FOLLOWING COURSES AND DISTANCES: 500°24'52"E, 100.00'; THENCE N89°38'16"W, 240.00'; THENCE 500°24'52"E, 60.00'; THENCE N89°38'16"W, 210.13'; THENCE 545°21'44"W, 273.26'; THENCE 500°18'50"W, 198.33'; THENCE 557°54'51"E, 213.03'; THENCE 589°38'16"E, 657.80'; THENCE 549°38'16"E, 420.00'; THENCE 515°21'44"W 190.00'; THENCE 522°38'16"E 1678.32' TO THE SOUTH LINE OF SAID SECTION 19; THENCE LEAVING SAID GOLF COURSE BOUNDARY ON A BEARING OF N89°36'56"W, ALONG THE SOUTH SECTION LINE OF SAID SECTION 19, A DISTANCE OF 901.26' TO THE SOUTH ONE-QUARTER CORNER OF SECTION 19, MARKED BY A 2 1/2" ALUMINUM CAPPED MONUMENT; THENCE N00°24'52"W 1730.33' ALONG THE CENTER SECTION LINE OF SAID SECTION 19; THENCE ALONG A PROPERTY LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT TO THE EXISTING FENCE LINE AS RECORDED IN BOOK 120, PAGE 35 OF UNION COUNTY DEED RECORDS AND SHOWN ON UNION COUNTY MINOR LAND PARTITION 2001-01 AND THIS SURVEY THE FOLLOWING COURSES AND DISTANCES, N89°49'08"W, 17.25'; THENCE N85°34'59"W, 84.00'; THENCE N86°50'00"W, 122.71'; THENCE N89°13'39"W, 182.75'; THENCE N89°12'45"W, 368.72'; THENCE 589°57'19"W, 117.74'; THENCE 589°57'19"W, 38.03'; THENCE N89°45'27"W, 256.45'; THENCE N89°03'31"W, 143.58' TO THE EASTERN RIGHT OF WAY OF OREGON HIGHWAY 237; THENCE LEAVING SAID PROPERTY LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT ON A BEARING OF N00°18'50"E ALONG THE SAID EASTERN RIGHT OF WAY, A DISTANCE OF 244.95' TO THE SOUTHWEST CORNER OF LOT 1 OF FISHER SUBDIVISION, MARKED BY A 1 1/4" PLASTIC CAP ON 5/8" IRON ROD AND RECORDED IN PLAT CABINET NUMBER B-487 OF UNION COUNTY RECORDS; THENCE 589°38'16"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 294.00' TO THE SOUTHEAST CORNER OF SAID LOT 1 AS ESTABLISHED BY JUDGMENT AND DECREE QUIETING TITLE TO THE EXISTING FENCE AS FILED IN CIRCUIT COURT OF THE STATE OF OREGON, FOR THE COUNTY OF UNION, CASE NO. 00-10-40440; THENCE N01°13'50"E ALONG SAID EXISTING FENCE, A DISTANCE OF 170.00' TO THE NORTHEAST CORNER OF SAID LOT 1 AS ESTABLISHED BY SAID JUDGMENT; THENCE CONTINUING ON A BEARING OF N01°13'50"E, A DISTANCE OF 30.02'; THENCE N89°38'16"W, A DISTANCE OF 147.20'; THENCE N00°18'50"E, A DISTANCE OF 470.00' TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 19; THENCE 589°38'16"E, A DISTANCE OF 979.99', MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, MARKED BY A 2 1/2" ALUMINUM CAPPED MONUMENT AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N89°36'56"W ALONG THE SOUTH SECTION LINE OF SAID SECTION 19 A DISTANCE OF 100.00' TO A POINT ON THE EASTERN BOUNDARY OF BUFFALO PEAK GOLF COURSE AS SHOWN ON UNION COUNTY SURVEY #042-1998; THENCE N00°09'53"W ALONG SAID EASTERN BOUNDARY, A DISTANCE OF 500.00'; THENCE N18°09'53"W ALONG SAID EASTERN BOUNDARY, A DISTANCE OF 1000.00'; THENCE N56°50'07"E ALONG SAID EASTERN BOUNDARY, A DISTANCE OF 487.69' TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 19; THENCE 500°09'53"E ALONG SAID EAST SECTION LINE, A DISTANCE OF 1717.63' TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND ALSO THAT PORTION OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF SECTION 30, T.4S., R.40E., W.M. LYING WESTERLY OF THE CENTERLINE OF RAMO FLAT ROAD (UNION COUNTY ROAD #69).

AND ALSO THE SOUTHEAST ONE QUARTER AND THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 31, T.4S., R.40E., W.M., EXCEPTING THEREFROM A PARCEL OF LAND AND ROADWAY DESCRIBED IN BOOK 149, PAGE 339, OF THE UNION COUNTY DEED RECORDS, KNOWN AS THE VOLCANIC CINDER DEPOSIT PIT AND MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT A POINT APPROXIMATELY 1,700 FEET SOUTH FROM THE POINT WHERE THE ROAD CROSSES THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 30, T.4S., R.40E., W.M.; THENCE EAST 90° 418 FEET; THENCE SOUTH 90° 836 FEET; THENCE WEST 90° 418 FEET; THENCE NORTH 90° ALONG THE WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31, A DISTANCE OF 836 FEET TO THE POINT OF BEGINNING.

AND ALSO THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, AND ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER LYING WESTERLY AND SOUTHERLY OF THE CENTERLINE OF SAID RAMO FLAT ROAD, WITHIN SECTION 32, T.4S., R.40E., W.M.

AND ALSO SECTION 5, T.5S., R.40E., W.M., GOVERNMENT LOTS ONE AND TWO WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, T.5S., R.40E., W.M., THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6, AND THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6.

AND ALSO THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 8, T.5S., R.40E., W.M., THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, AND THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8.

AND ALSO THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, T.4S., R.40E., W.M. AND ALL OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND ALL OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, T.4S., R.40E., W.M. LYING EASTERLY OF THE CENTERLINE OF SAID RAMO FLAT ROAD, EXCEPTING THEREFROM A PARCEL OF LAND IN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, MARKED BY A 2 1/2" ALUMINUM CAPPED MONUMENT, THENCE N89°36'56"W, ALONG THE NORTH SECTION LINE OF SAID SECTION 30, A DISTANCE OF 100.00' TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE 500°09'53"E ALONG THE EASTERN BOUNDARY OF SAID BUFFALO PEAK GOLF COURSE, A DISTANCE OF 975.99'; THENCE CONTINUING ALONG SAID GOLF COURSE BOUNDARY THE FOLLOWING COURSES AND DISTANCES, N82°38'16"W, 1119.02'; THENCE N32°37'16"W, 1001.65'; TO SAID NORTH SECTION LINE OF SAID SECTION 30; THENCE LEAVING SAID GOLF COURSE BOUNDARY ON A BEARING OF 589°36'56"E ALONG SAID NORTH SECTION LINE, A DISTANCE OF 1647.00' TO THE POINT OF BEGINNING.

ALL SUBJECT TO THE RIGHT OF WAY OF SAID RAMO FLAT ROAD (UNION COUNTY ROAD #69) AND CONTAINING 1,781.2 ACRES ±.

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael B. Posada
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
028491S
RENEWS 12/31/02
DATED 01-25-02

MICHAEL B. POSADA PLS 2849
ANDERSON-PERRY & ASSOC. INC.
1901 N. FIR ST.
LA GRANDE, OREGON 97850

PARTITION PLAT CONTAINING PARCELS 1, 2 AND 3 CITY OF UNION & UNION COUNTY, OR.		
WILLIAM RICKER		1321 S. MAIN STREET UNION, OREGON 97883
SCALE: 1" = 400'	 anderson perry associates, inc. ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.	SHEET
DATE: JAN. 2002		2/2
JOB NO. 2730-96		