Sheet 1 of 2

Minor Partition Plat No.

2002-005

GREGORY T. BLACKMAN

991

Renewal Date: Dec. 31, 2003

Located in the Northeast quarter of Section 4, Township 3 South Range 38 East of the Willamette Meridian, and being a Partition of Parcel 2 of Minor Partition 1999-09.

Parcel 2 of Minor Partition 1999-09. Parcel #2 Pin is North 0.19 and East Minor Partition #1999-08 360.09 S 89°47'09" E 99.9630 0.54 of true position. Create 16.00 foot wide Ingress and egress and utility easement to Parcel 2 of this Existing 10 ft. underground power easement, MF 157751 full width of West side of Partition ROAD97.88 N 89°49'00" W Pin is North 0.17' and East 2.53' of true position. WALTON Pin is East 0.45 of true Pin is North 0.10 and East 30 30 358.72 N 89°46'50" W *NARRATIVE* Found Aluminum monument to be 0.46 ft. East of true position. See Narrative for details. This Partition was ordered by Keith Cheney for the purpose of creating a parcel of land to convey to Cellular One for a tower. I found all of the exterior monuments of Parcel Number 2 of Minor Partition Number 1999-09 completed by Anderson Perry and Associates. Anderson Perry and Associates also 1/4 completed Minor Partition Number 1998-015, in which there is a discussion in the narrative in which the field position of the monument at the East Quarter Corner of Section 4 is out of position by 0.42 foot, with no direction as to the error. In the narrative they state that they used the existing monument to REGISTERED lay out the partitions, and not the true position, which in turn would throw their partitions east of the **PROFESSIONAL** established Walton Road Right of Way, which used the true position as originally tied. I too find that the existing monument is East of the original position due to the fact that a fence post now occupies the LAND SURVEYOR monument position. When I replaced the stone monument with the pipe, there was no fence post next to the new corner, and the pipe was tied in place, in 1984. Since that time the post was set and apparently the new pipe was moved about 0.46 feet East of my original position. I used the true position for the survey positions, and thus the reason for the pin offsets. The parcel is now harmonious with OREGON JULY 13, 1973 Walton Road. I then run record bearing and distances for the Parcel from the true quarter corner

position. I find no other problems with this Partition.

Microfilm Number <u>2003/5/2</u> Plat Cabinet Number <u>C645, 646</u>

BASIS OF BEARING

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

Dated 1946.

SCALE: 1"=40'

LEGEND

- Found 5/8 iron pin with yellow cap marked "AP&A" set by Minor Partition No. 1999—09.
- Found 5/8 iron pin with yellow cap marked "AP&A" set by Minor Partition No. 1998—15.
- O Set 5/8"x 30" iron pin with plastic yellow cap marked "BGB SURVEY MARKER".
- Found 2 1/2" aluminum cap as per remonumentation records.
- Found Brass cylinder in concrete as per remonumentation records.

Easement Line

REFERENCE MATERIAL

Minor Partition 1998–15 Minor Partition 1999–09 Minor Partition No. 1999–08 Microfilm No. 20003081 EOT Report #02–12951 Microfilm No. 157751 Microfilm No. 155690

Sheet 1 of 2

Minor Partition Plat No. 2002-005

Located in the Northeast quarter of Section 4, Township 3 South Range 38 East of the Willamette Meridian, and being a Partition of Parcel 2 of Minor Partition 1999-09

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, the exterior boundary of the total partition being described as follows;

A partition of Parcel 2 of Minor Partition No. 1999-009, situated in the Northeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian

Beginning at the true Southeast corner of Parcel 2 of Minor Partition No. 1999-09, said point being North 0°35'20" East, along the East line of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, a distance of 142.23 feet, from the true East 1/4 corner of said section,

Thence; North 89°46'50" West, along the South line of Parcel 2 of said partition, a distance of 358.72 feet, to the East right-of-way of Walton Road,

Thence; North 0°18'42" East, along said East line, a distance of 284.51 feet, to the South line of Parcel 2 of Minor Partition No. 1999-08,

Thence; South 89'47'09" East, along said South line, a distance of 360.09 feet, to the East line said Section 4,

Thence; South 0.35'20" West, along said East line, a distance of 284.55 feet, to the Point of Beginning of this description.

Said parcel containing 102,260 square feet (2.35 acres)

REGISTERED **PROFESSIONAL** LAND SURVEYOR

OREGON JULY 13, 1973 GREGORY T. BLACKMAN

Renewal Date: Dec. 31, 2003

Bagett-Griffith & Blackman 2006 Adams Avenue LaGrande, Oregon 97850

DECLARATION

Known all people by these presents that Keith Cheney and Louie Lyman 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 platted as shown on the annexed plat, and we do hereby create a 16 ft. easement for ingress and egress and utilities, across the North side of Parcel 1 to serve Parcel 2, and also create a 5 ft. utility easement across the East side of Parcel 2, to serve Parcel 1, all in accordance with O.R.S. chapter 92.

ACKNOWLEDGMENTS

State of Oregon

County of Union

Know all these people by these presents, on this 22 day of MARCH. , 2002, before me a Notary Public in and for said State and County, personally appeared Keith Cheney, and Louie Lyman, 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.



Notarial Seal

APPROVALS

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 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.

CITY OF ISLAND CITY

Approved this 22nd day of March, 2002.

UNION COUNTY SURVEYOR

Approved this 21 ST day of MARCH

by Wallowa County Surveyor Jack w. Burri

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 33 Nday of MARCH, 2002, at 10:40 o'clock A.M. and filed in Plat Cabinet No. C 645, 646, Union County records. Microfilm No. 20021512.