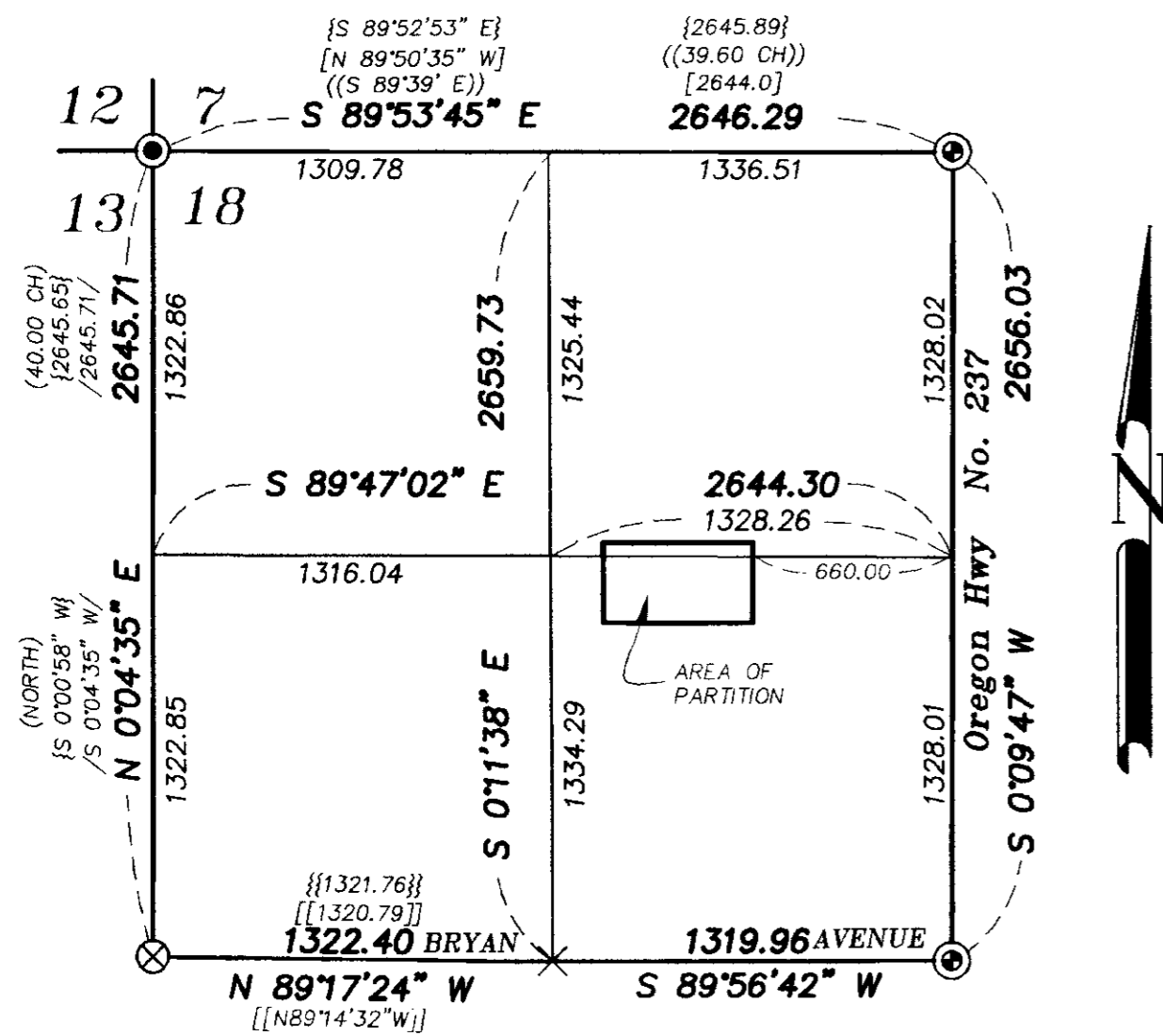
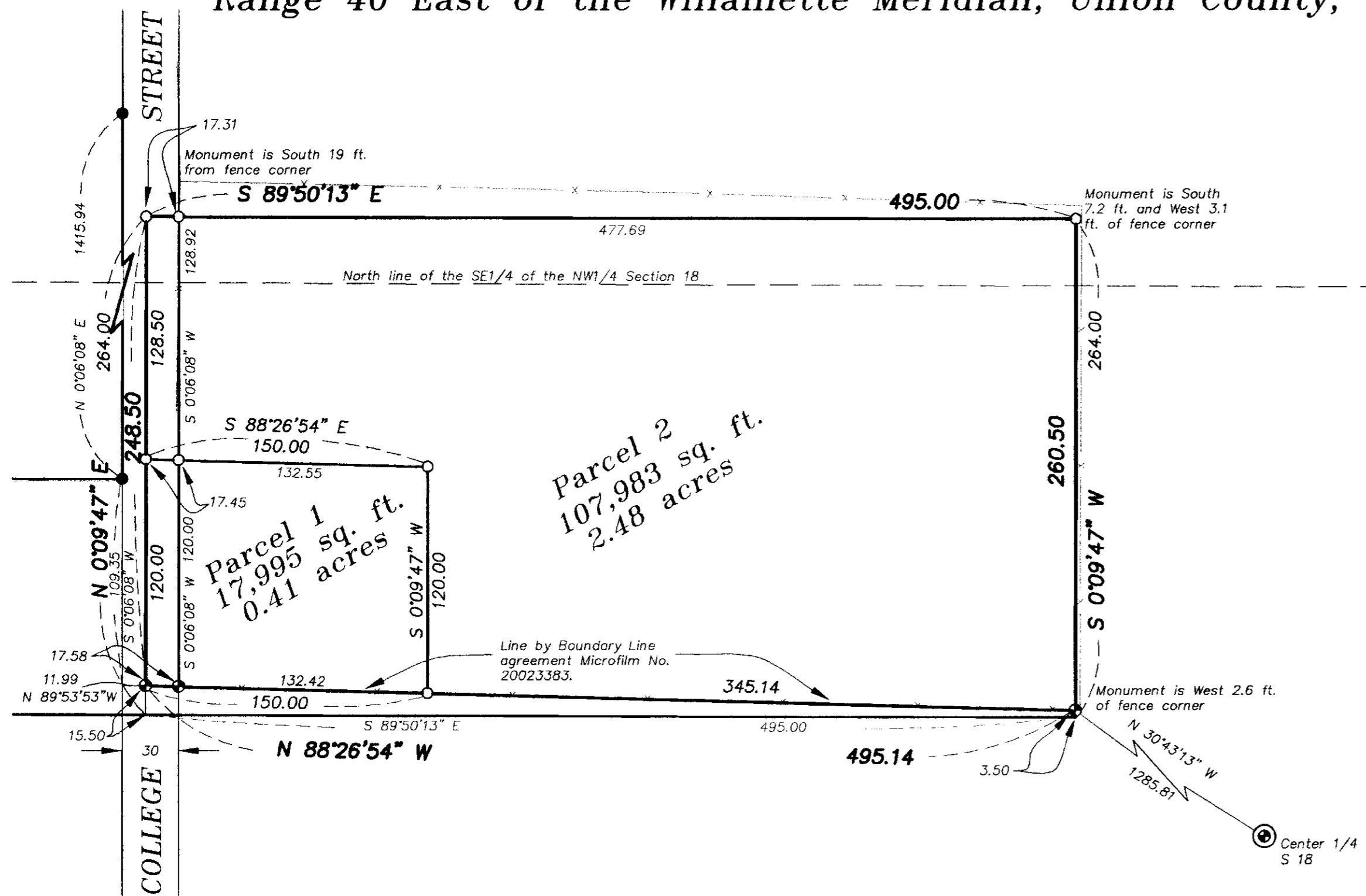


**MINOR PARTITION NO. 2002-013**

Situated in the East 1/2 of the Northwest 1/4 of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon



SUBDIVISION NW1/4 SCALE: 1"=600'

**BASIS OF BEARING**

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

**LEGEND**

- ⊗ Position of the Center West 1/16 as per Survey No. 72-77 monument has been obliterated
- ⊗ Found chisel mark on Manhole Rim set by Survey No. 72-77 accepted as 1/4 corner by Survey No. 12-80
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey No. 31-87
- ⊙ Found 2 1/2" aluminum monument set by Survey as noted see Union County Monumentation Records
- ⊙ Found 2" copper clad monument set in water valve box at position determined by Survey 007-2001, see Union County Monumentation Records
- Found 5/8" iron pin with plastic yellow cap marked "BGB SURVEY MARKER", set by Survey No. 016-2002.
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement
- - - Fenceline
- ( ) Record measurement GLO Contract 102, by Timothy W. Davenport, dated July 20, 1863
- (( )) Record measurement GLO Contract 103, by David P. Thompson, dated September 3, 1863
- [ ] Record measurement of Survey No. 14-71
- [ [ ] Record measurement of Survey No. 72-77
- { } Record measurement of Survey No. 31-87
- / / Record measurement of Survey No. 32-1999

**NARRATIVE**

This partition was performed at the request of Craig Beverage and Jack W. Nielson. The parcel was originally owned by Beverage. He sold to Nielson without benefit of a partition. The aforementioned parties ownerships are not in compliance with State of Oregon Subdivision and Partitioning Statutes (ORS 92.010 and 92.190) The parties wished to comply with said ORS and partition their ownership into two parcels. The ownership is located in the Northwest 1/4 of Section 18. Section 18 was subdivided by Survey No. 007-2001. The ownerships in the NW 1/4 are mostly described by metes and bounds. I ordered a chain of title on all parcels within the Southeast 1/4 of the Northwest 1/4 of Section 18. Virtually all of the descriptions reference a Point of Beginning from the Center 1/4 of Section 18. Laying each deed out holding the East line of the NW 1/4 as "North" and a line perpendicular with said line as "West" resulted in a harmonious layout of ownerships with a minimum of gaps and overlaps. Lines of occupation in the area of Beverages ownership are North of the deed lines. This is also reflected in Survey No. 14-71. I considered moving the Center 1/4 of Section 18 to better fit the lines of occupation as these lines often can be used as evidence of a corner. However, this would create problems with lines of occupation directly north of the Center 1/4. There is also evidence in Survey 3, which states the Center 1/4 is 20 lks South of a straight line between the East and West 1/4 corners of Section 18, that supports the current position of the Center 1/4. Because of this Mr. Beverage is boundary line agreeing with his southerly neighbor. They have agreed to the existing fence. The original deed line is shown as it was laid out as well. There is no easement or dedication of record for College Street. This is discussed in Survey No. 31-87. I am aware an easement exists by prescriptive rights only. I have shown an arbitrary width of 30 ft. easement for College Street offset from found pins of Survey No. 31-87. This fits the existing fences well and is what has been used historically. College Street to the South was assigned a width of 1 rod on the West side and 11 ft. by gap in the deeds on the East side. The fences are away from the monuments as shown. I find no other problems with this partition.

**DEED REFERENCES**

- |                          |                           |
|--------------------------|---------------------------|
| Abstract & Title Company | Microfilm No. MF#40907    |
| Survey Report #41011     | Microfilm No. MF#44626    |
| Deed Book 45 Page 449    | Microfilm No. MF#44896    |
| Deed Book 50 Page 241    | Microfilm No. MF#47184    |
| Deed Book 50 Page 298    | Microfilm No. MF#56455    |
| Deed Book 50 Page 420    | Microfilm No. MF#57334    |
| Deed Book 70 Page 290    | Microfilm No. MF#64974    |
| Deed Book 73 Page 610    | Microfilm No. MF#73659    |
| Deed Book 104 Page 53    | Microfilm No. MF#79227    |
| Deed Book 109 Page 224   | Microfilm No. MF#82743    |
| Deed Book 112 Page 340   | Microfilm No. MF#95987    |
| Deed Book 112 Page 412   | Microfilm No. MF#98287    |
| Deed Book 120 Page 420   | Microfilm No. MF#113284   |
| Deed Book 137 Page 212   | Microfilm No. MF#119313   |
| Deed Book 143 Page 678   | Microfilm No. MF#115088   |
| Deed Book 155 Page 309   | Microfilm No. MF#123840   |
| Deed Book 157 Page 120   | Microfilm No. MF#128162   |
| Deed Book 159 Page 110   | Microfilm No. MF#131268   |
|                          | Microfilm No. MF#138799   |
|                          | Microfilm No. MF#143040   |
|                          | Microfilm No. MF#965006   |
|                          | Microfilm No. MF#975646   |
|                          | Microfilm No. MF#20023383 |

**REFERENCE MATERIAL**

- Survey No. 14-71
- Survey No. 72-77
- Survey No. 83-78
- Survey No. 12-80
- Survey No. 31-87
- Survey No. 007-2001
- Survey No. 016-2002

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*

OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 2003

MINOR PARTITION NO.

2002-013

Microfilm Number 20023617

Plat Cabinet Number C661-662

Situated in the East 1/2 of the Northwest 1/4 of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Minor Partition Plat, being a partition of a tract situated in the East half of the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows: with reference to Map of Survey Number 016-2002, as filed in the Union County Surveyors office;

Beginning at a point bearing North 30°43'13" West, a distance of 1285.81, from the Center 1/4 of Section 18, Township 4 South, Range 40 East of the Willamette Meridian,

Thence; North 88°26'54" West, a distance of 495.14 feet,

Thence; North 0°09'47" East, a distance of 248.50 feet,

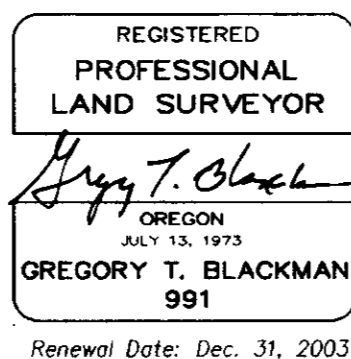
Thence; South 89°50'13" East, a distance of 495.00 feet,

Thence; South 0°09'47" West, a distance of 260.50 feet, to the POINT OF BEGINNING of this description.

Said parcel containing 2.89 Acres (125,977 square feet)

I further depose and say that I made the survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all people by these presents that CRAIG W. BEVERAGE and JACK W. NIELSON and BENITA G. NIELSON, husband and wife, are the owners of the land represented on the annexed map, 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 map, in accordance with the provisions of O.R.S. Chapter 92.

Craig W. Beverage signature and name

Jack W. Nielson signature and name

Benita G. Nielson signature and name

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 21st day of JUNE, 2002

by Wallowa County Surveyor Jack W. Burris

City of Union

Approved this 24th day of June, 2002

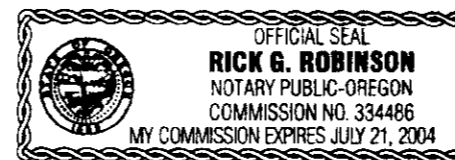
Bill Searles signature and name, City Administrator

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of JUNE, 2002, before me a Notary Public in and for said State and County, personally appeared CRAIG W. BEVERAGE who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

Notary Public signature and name



Notarial Seal

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.

by Patty Gooderham signature and name, Date: 6/24/2002

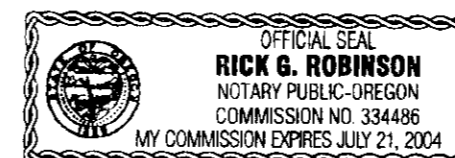
Patty Gooderham, Union County Assessor/Tax Collector

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of JUNE, 2002, before me a Notary Public in and for said State and County, personally appeared JACK W. NIELSON and BENITA G. NIELSON who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Notary Public signature and name



Notarial Seal

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 24 day of June, 2002, at 4:50 o'clock P.M., and recorded in Plat Cabinet No. C661-662 Union County records. Microfilm Number 20023617

R. Nellie Bogue Hibbert signature and name, Union County Clerk