

MAJOR LAND PARTITION NO. 20030010

Situated in the East Half of the Southeast 1/4 of Section 9, Township 1 North, Range 39 East of the Willamette Meridian.

Microfilm No. 20034480T

Plat Cabinet No. C702, C703

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 40 East of the Willamette Meridian.

SCALE: 1" = 100'

LEGEND

- ⊙ Found 2 1/2" Aluminum monument as per Union County Monumentation Records
- Set 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- () Record measurement original GLO survey
- Centerline
- x- Fence line
- ▨ Road to be dedicated by this Plat.

DEED REFERENCES

Microfilm No. MF# 965699

REFERENCE MATERIAL

- UNION COUNTY MONUMENTATION RECORDS
 ORIGINAL GLO SURVEY NOTES
 UNION COUNTY SURVEYS
 Survey No. 17-80
 Survey No. 30-1993
 Survey No. 39-1993
 Survey No. 17-1994
 Survey No. 47-1994
 Survey No. 030-2000
 Minor Partition Number 2000-24

NARRATIVE

This Major Partition was ordered by Terry and Janice Simonson. Mr. and Mrs. Simonson wished to create two additional parcels of two acres each, not including roadway, for eventual sale. I base this survey on the section break as shown on Minor Partition Number 2000-024 as filed in the plat records of the Union County Clerk. The legal descriptions of the parcels South of the Simonsons all commence at the Southeast corner of Section 9 and run North along the East line of Section 9. All of the calls add up to the call of the Simonson parcel, being 1054.00 feet. I therefore place the point of beginning at a point on the East line of said Section 9, and being North 1054.00 feet, then run West parallel to the South line of said Section, to the West line of the East Half of the Southeast Quarter. I then follow the section break along the West line, and run the North line of Simonson parallel to the South line of Section 9, to the East line of Section 9. I find that the fence line along the South line of Simonson is North of the title line approximately 3.9 feet, and runs to a point that is approximately 4.9 feet North of said title line. I find no other problems with this survey.

SURVEYOR'S EXACT COPY STATEMENT

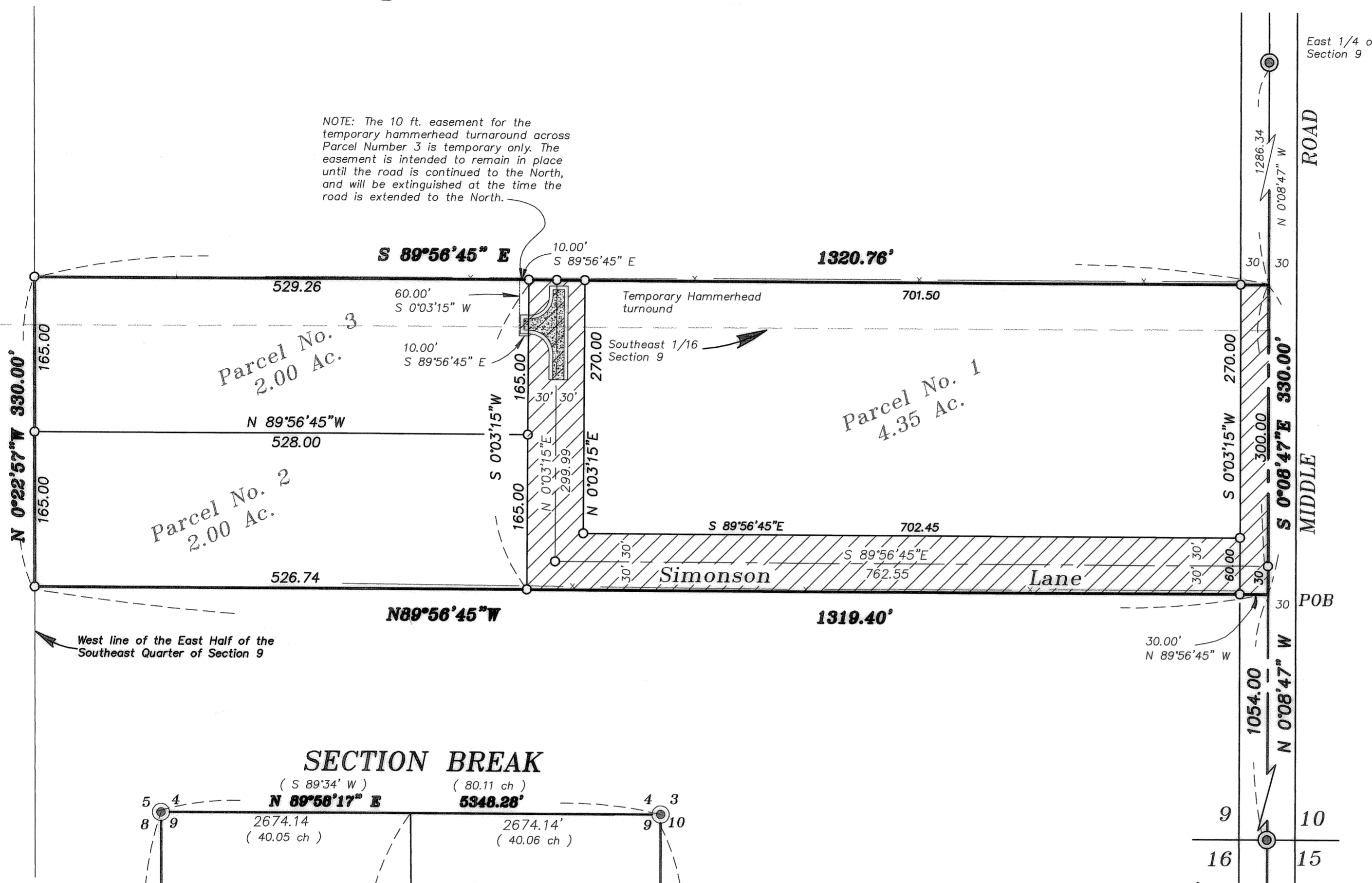
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20030010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C702, C703 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
 Gregory T. Blackman, OPLS 991

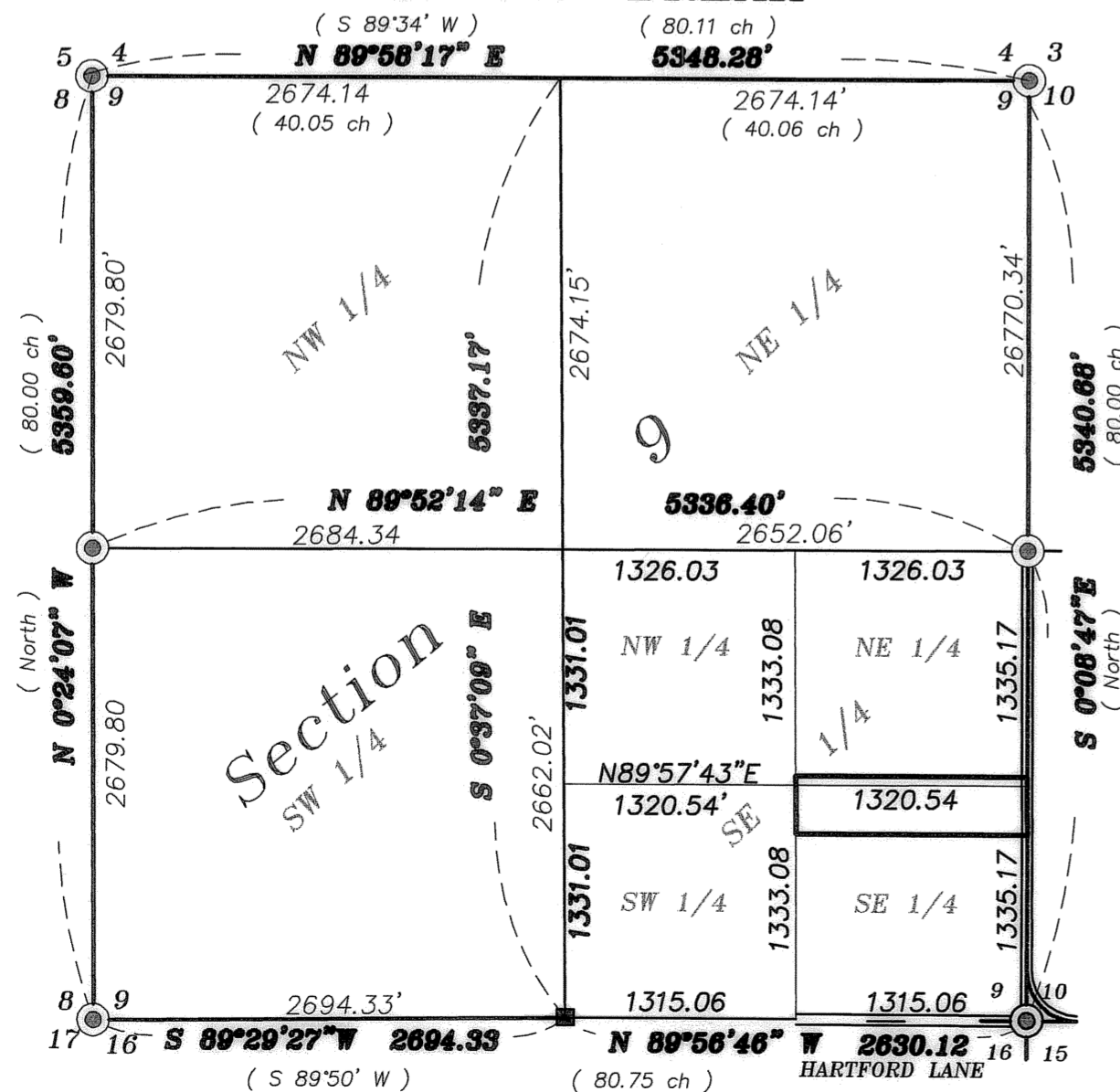
REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Gregory T. Blackman
 OREGON
 JULY 13, 1973
**GREGORY T. BLACKMAN
 991**

Renewal Date: Dec. 31, 2003

NOTE: The 10 ft. easement for the temporary hammerhead turnaround across Parcel Number 3 is temporary only. The easement is intended to remain in place until the road is continued to the North, and will be extinguished at the time the road is extended to the North.



SECTION BREAK



SCALE: 1" = 1000'

Situated in the East Half of the Southeast 1/4 of Section 9,
Township 1 North, Range 39 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition situated in the East Half of the Southeast 1/4 of Section 9, Township 1 North, Range 39 East of the Willamette Meridian.

Commencing at a point on the East line of Southeast Quarter of the Southeast Quarter, of said Section 9, said point being N 0°08'48" W, a distance of 1054.00 feet from the Southeast corner of said Section 9, said point being the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence; N 89°56'45" W, parallel to the South line of said Section 9, a distance of 1319.40 feet, to the West line of said East Half of the Southeast Quarter of said Section 9;

Thence; N 0°22'57" W, along said East line of said East Half of said Southeast Quarter, a distance of 330.00 feet;

Thence; S 89°56'45" E, parallel to the South line of said Section 9, a distance of 1320.76 feet to the East line of said Section 9;

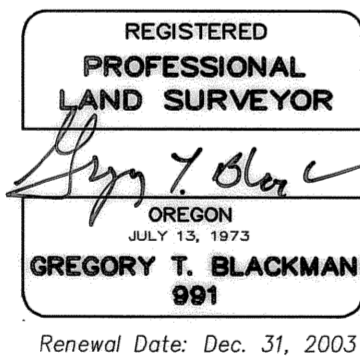
Thence; S 0°08'47" E, along said East line of said Section 9, a distance of 330.00 feet, to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

Said parcel containing 435,619 sq. ft., 10.00 acres, including the County Road, 425,718 sq. ft., 9.77 acres excluding the County Road.

Said parcel subject to the County Road over and across the East line of said Partition.

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



SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20030010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C702, C703 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

DECLARATION

Know all people by these presents that Terry L. Simonson and Janice M. Simonson, Trustees of the Simonson Family Trust U/A/D December 31, 1996, 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, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever all streets as shown. all in accordance with the provisions of O.R.S Chapter 92.

Terry L. Simonson Trustee
Terry L. Simonson, Trustee
Janice M. Simonson Trustee
Janice M. Simonson, Trustee

Know all people by these presents that WELLS FARGO FINANCIAL NATIONAL BANK, Trustee for WELLS FARGO BANK, N.A., Beneficiary, is the holder of a deed of Trust on the land represented on the annexed plat and described in the accompanying Surveyors Certificate and does hereby consent to the partition and the dedications of the roads as shown on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

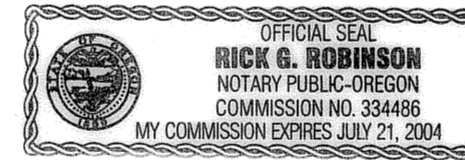
Anna M. Emerson
Anna M. Emerson,
Authorized Representative of Wells Fargo Bank, N.A.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 2nd day of JULY, 2003, before me a Notary Public in and for said State and County, personally appeared Terry L. Simonson and Janice M. Simonson, husband and wife, 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.

Nick G. Robinson
Notary Public for
the State of Oregon



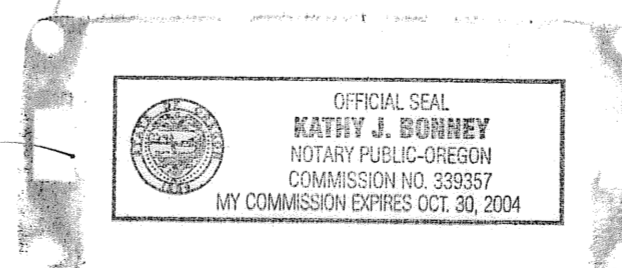
Notarial seal

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 2nd day of July, 2003, before me a Notary Public in and for said State and County, personally appeared Anna M. Emerson, an authorized Representative of Wells Fargo Bank, N.A., who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Kathy J. Bonney
Notary Public for
the State of Oregon



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 2002-2003 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.

for by Ellen Wilhelm, Chief Deputy Date: 7-7-03
Patty Gooderham, Union County Assessor

Union County Planning Commission

Approved this 8th day of July, 2003.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 2nd day of JULY, 2003.

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

Union County Commission

Approved this 9th day of July, 2003.

Steve McClure
Steve McClure

Colleen MacLeod
Colleen MacLeod

John Lamoreau
John Lamoreau

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 9th day of July, 2003, at 10:50 o'clock A. M., and recorded in Plat Cabinet No. C702, C703 Union County records. Microfilm Number _____

R. Nellie Bogue Hibbert,
Union County Clerk by B. Nelson, Deputy