

MINOR PARTITION NO. 20030011T

MICROFILM NO. 20035214T

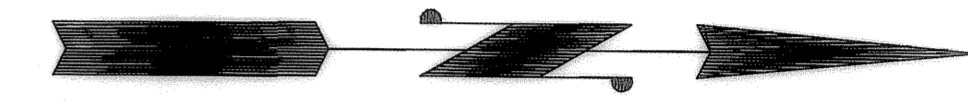
PLAT CABINET NO. C-104-705

EASEMENTS

There are no easements of record located on the subject parcel, as verified by Survey Report #42081, dated March 25, 2003 from Abstract and Title Co. in La Grande, OR.

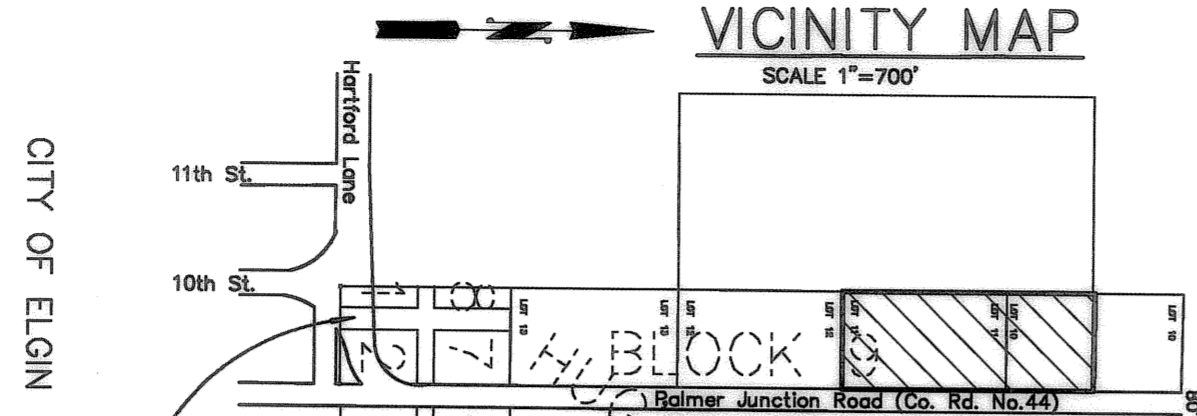
TOTAL ACREAGE

The total acreage of land to be partitioned is 7.44 acres.



BASIS OF BEARING

The Line between the S. 1/4 cor. of Sec.10 and the found pipe monument in the center of Hartford Street from Survey No. 48-77; as shown on Survey No. 34-1992, S89°47'38"E.

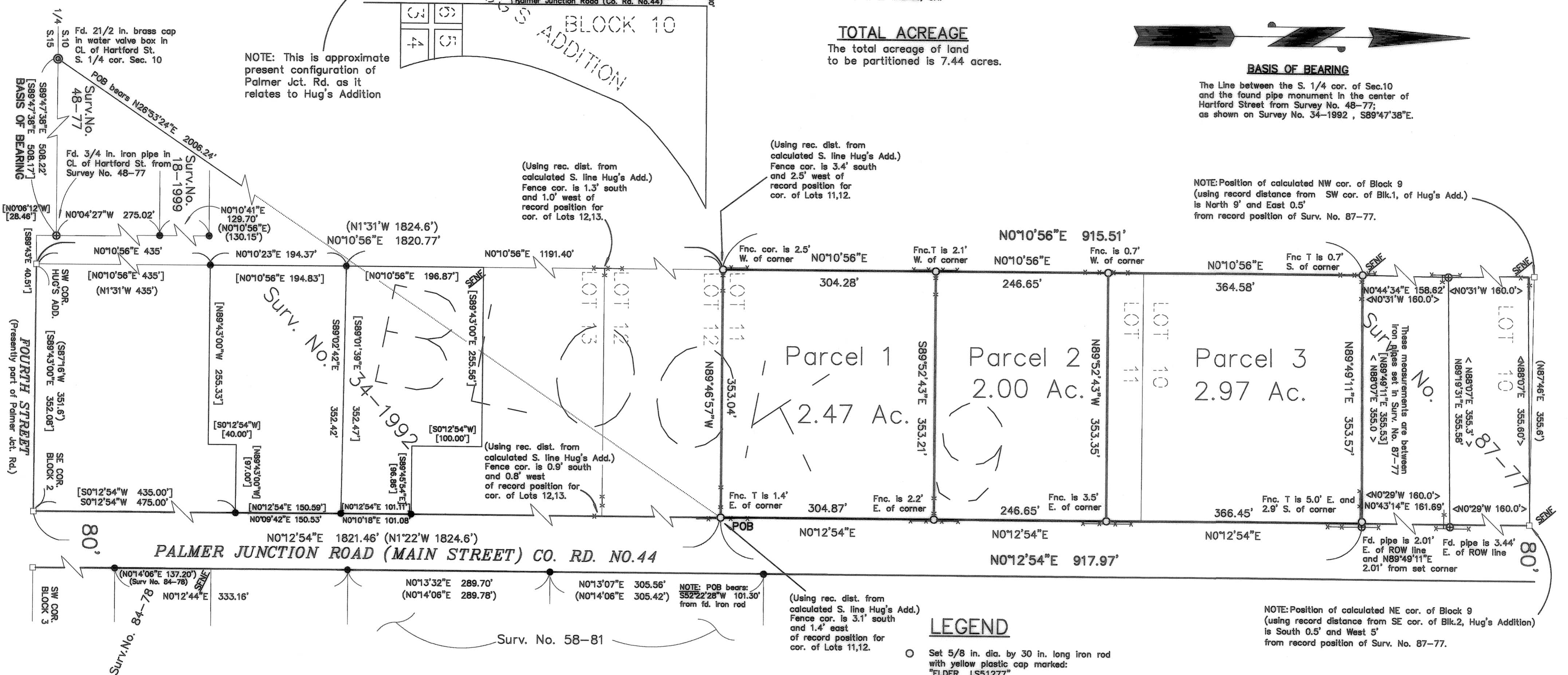


NOTE: This is approximate present configuration of Palmer Jct. Rd. as it relates to Hug's Addition

(Using rec. dist. from calculated S. line Hug's Add.) Fence cor. is 1.3' south and 1.0' west of record position for cor. of Lots 12,13.

(Using rec. dist. from calculated S. line Hug's Add.) Fence cor. is 3.4' south and 2.5' west of record position for cor. of Lots 11,12.

NOTE: Position of calculated NW cor. of Block 9 (using record distance from SW cor. of Blk.1, of Hug's Add.) is North 9' and East 0.5' from record position of Surv. No. 87-77.



(Using rec. dist. from calculated S. line Hug's Add.) Fence cor. is 0.9' south and 0.8' west of record position for cor. of Lots 12,13.

NOTE: Position of calculated NE cor. of Block 9 (using record distance from SE cor. of Blk.2, Hug's Addition) is South 0.5' and West 5' from record position of Surv. No. 87-77.

LEGEND

- Set 5/8 in. dia. by 30 in. long iron rod with yellow plastic cap marked: "ELDER LS51277"
- ⊙ Found monument, 1/4 corner, as described.
- Found 5/8" dia. iron rod from survey as shown.
- ⊕ Found iron pipe from survey as shown.
- SENE Monument searched for not found.
- Calculated corner
- () Record bearing and distance from plat of Hug's Addition to Elgin.
- < > Record bearing and distance from Survey No. 87-77
- [] Record bearing and distance from Survey No. 34-1992
- (Surv. No.-) Record bearing and distance from Survey No. as shown

REFERENCES

DEEDS	SURVEYS
Deed Vol.144 P.826	Survey No. 48-77
Deed MF No. 82660	" " 87-77
Deed MF No. 125474	" " 35-78
Deed MF No. 125475	" " 84-78
Deed MF No. 99854	" " 58-81
	" " 34-1992
	" " 26-1993
	" " 006-1999
	Survey No. 018-1999

OTHER SOURCES

Plat of Hug's Addition to Elgin
Union County Monumentation Records
Survey Report #42081, Abstract and Title Company

REGISTERED PROFESSIONAL LAND SURVEYOR

Peter C. Elder

OREGON JULY 13, 1999 PETER C. ELDER 51277

Renewal Date: December 31, 2003

EXACT COPY STATEMENT

I certify that this sheet is an exact copy of Sheet #1 of 2
Minor Partition No. 20030011T
in accordance with the provisions of O.R.S. Chapter 92.
Peter C. Elder
Peter C. Elder LS 51277

Peter C. Elder Land Surveying
610 16th St. La Grande Oregon (541) 663-0606

MINOR PARTITION PLAT
Lot 11 and Lot 10 (excepting the N. 320'), Block 9,
Hug's Addition to Elgin, Sec. 10, T.1N., R.39E., W.M.
Union County, Oregon
Surveyed for: James Ludwig and Scott Ludwig

DRAWN BY: PCE	SCALE: 1" = 100'
PROJECT NO:	DATE: July 30, 2003
SURVEYED: May and June 2003	SHEET: 1 OF: 2

NARRATIVE

The purpose of this survey is to define the boundaries of Lot 11 and Lot 10 (excepting the north 320 feet), Block 9, Hug's Addition to Elgin, Oregon and to divide the property into three parcels as directed by the owner.

The plat of Hug's Addition does not close mathematically on the face, therefore the record distances and bearings can not be used without some adjustments. After a thorough search for original monuments did not succeed, I relied on previous surveys and existing lines of occupation in said addition to resolve and establish the boundaries.

The previous surveys have indicated that no original monuments of Hug's Addition were ever found. These surveys have relied on the location of improvements and lines of occupation to establish the right of way line of Palmer Junction Road and the West line of Block 9. One previous survey, Surv. No. 87-77, established the south line of the north 320 feet of Lot 10. This survey did not show or state the controlling monuments or evidence that led to the resolution and it implied that no original monuments were found.

Surv. No. 34-1992 is a previous survey that established the East and West lines of Block 9. Said survey relied on previous surveys that established the East right of way line of Palmer Junction Road (also being the West line of Block 10 of said addition) by survey of existing lines of occupation. Survey No. 34-1992 also used record plat calls to establish the lot lines in Block 9 by resolving the original position of the South line of Hug's Addition and using the plat calls from that south line to the lot boundaries in Block 9.

In my survey, I recovered monuments from the previous surveys and also surveyed fences for location of lines of occupation. I found that the east and west lines of Block 9 as established by Surv.No.34-1992 fit the existing lines of occupation well except for some overlap in the fence along the West right of way of Palmer Jct. Road. However, I found that using the record distance from the South line of Hug's Addition to establish the lot lines for Lots 10 and 11 created excess at the NW corner of Block 9 and created a deficiency at the NE corner of Block 9, relative to lines of occupation. Using the record distance also created an overlap at the fence dividing Lots 11 and 12. Therefore I accept the resolution of Surv.No. 34-1992 for the East and West lines of Block 9 and extend those lines north to the subject property. However, I hold the existing fence on the south line of the subject property as the best evidence of the line between Lots 11 and 12.

Survey No. 87-77 established the boundary for the south line of the north 320 feet of Lot 10. The recovered monuments on the east side of said survey encroach into the right of way of Palmer Jct. Road using the above stated resolution for the East and West lines of Block 9. The monument on the west end of the south line of said survey was not recovered. The record bearing from the recovery of this corner in Surv.No. 34-1992 was used to reestablish this line. I hold the south line of Surv. No.87-77 as the best evidence of the south line of the north 320 feet of Lot 10 but set the monuments that mark the North line of the subject property in harmony with the previous stated resolution for the East and West lines of Block 9.

I do not show the existing configuration of Palmer Junction Road at the south end of Hug's Addition on this plat as it is not relevant to the boundary resolution nor is that configuration adjacent to the subject parcel.

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 5 day of August, 2003 at 2:32 P. M., and recorded in plat cabinet No. C 704-705, Union County Records. Microfilm Number 20035214T.

R. Nellie Bouge Hibbert,
Union County Clerk by R. Nellie Bouge Hibbert

EXACT COPY STATEMENT

I certify that this sheet is an exact copy of Sheet #2 of 2
Minor Partition No. 20030011T
in accordance with the provisions of O.R.S. Chapter 92.
Peter C. Elder
Peter C. Elder LS 51277

DECLARATIONS

Know all people by these presents that James D. Ludwig is the owner of the land within this partition, said land being more particularly described in the Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

James D. Ludwig
James D. Ludwig

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all people by these presents, on this 4 day of August, 2003, before me a Notary Public in and for said State and County, personally appeared JAMES D. LUDWIG, 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.

Cindy Wilhelm
Notary Public for
the State of Oregon



Notarial seal

SURVEYOR'S CERTIFICATE

I, Peter C. Elder, hereby certify that I have surveyed and platted the land represented on the annexed Minor Partition Plat, in accordance with the provisions of O.R.S. Chapter 92, the exterior of which being more particularly described as follows:

A tract of land located in the Southeast 1/4 of Section 10, Township 1 North, Range 39 East, Willamette Meridian, and also known as Lot 11 and Lot 10 (excepting the North 320 ft. thereof), Block 9, Hug's Addition to Elgin, more particularly described as follows:

Beginning at a point marked by a 5/8 in. dia. by 30 in. long iron rod with a yellow plastic cap mkd. "ELDER LS 51277" said point being on the Westerly right of way line of Palmer Junction Road (Co. Rd. 44), from which the one quarter section corner common to Secs. 10, and 15, marked by a 2 1/2 in. dia. brass cap in a water valve box, in the center of Hartford Street bears S 26°53'24" W, 2006.24 ft. distance.

Thence N 89°46'57" W, 353.04 ft. dist. to a point marked by a 5/8 in. dia. by 30 in. long iron rod with a yellow plastic cap mkd. "ELDER LS 51277"; said line being the line between Lots 11 and 12, Block 9, Hug's Addition to Elgin.

Thence N 0°10'56" E, 915.51 ft. dist. along the West line of Hug's Addition to a point marked by a 5/8 in. dia. by 30 in. long iron rod with a yellow plastic cap mkd. "ELDER LS 51277".

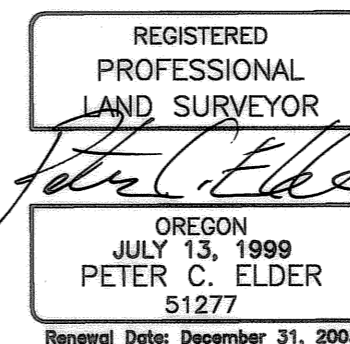
Thence N 89°49'11" E, 353.57 ft. dist., to a point marked by a 5/8 in. dia. by 30 in. long iron rod with a yellow plastic cap marked. "ELDER LS 51277", said line being the South line of the North 320 ft. of Lot 10, Block 9, Hug's Addition to Elgin.

Thence S 0°12'54" W, 917.97 ft. dist., along the Westerly right of way line of Palmer Junction Road (Co. Rd. 44), to the point of beginning of this description;

Said tract containing 7.44 acres or 323883.30 square feet.

I further certify that I have made this 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 plat in accordance with the provisions of O.R.S. Chapter 92.

Peter C. Elder
Peter C. Elder, LS 51277



MINOR PARTITION NO. 20030011T

MICROFILM NO. 20035214T

PLAT CABINET NO. C 704-705

APPROVALS

Union County Assessor

I hereby certify that pursuant to O.R.S. Chap. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2003-2004 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 8-5-03
Patty Gooderham, Union County Assessor

Union County Planning Commission


Approved this 5th day of August, 2003

Hanley Jenkins II
Hanley Jenkins II, Union County Planning Director

Union County Surveyor

Approved this 31st day of July, 2003

Gregory T. Blackman
Gregory T. Blackman, Union County Surveyor

Peter C. Elder  Land Surveying 610 16th St. La Grande Oregon (541) 663-0606	
MINOR PARTITION PLAT Lot 11 and Lot 10 (excepting the N. 320'), Block 9, Hug's Addition to Elgin, Sec. 10, T.1N., R.39E., W.M. Union County, Oregon Surveyed for: James Ludwig and Scott Ludwig	
DRAWN BY: PCE	SCALE: 1" = 100'
PROJECT NO:	DATE: July 30, 2003
SURVEYED: May and June 2003	SHEET #2 OF: 2