

Minor Partition Number 2004-0003T

Situated in the West half of the Southeast quarter of Section 22,
Township 3 South, Range 40 East of the Willamette Meridian.

Microfilm Number 2004967T
Plat Cabinet Number C 720+721

EASEMENT NOTES

The following easements are listed in the stated title report, but fall within the unsurveyed portion of this partition. The description is such that the easements cannot be accurately located without benefit of survey. I have shown the approximate positions only.

Irrigation box and pipeline easement in Volume 146 Page 401 grants the right to construct a concrete spring box and right to build a fence around the springs, located "approximately 295 feet South and 78 feet East of the intersection of Mill Creek with the West line of the Southeast quarter of Section 22". Easement also conveys the right to place a pipeline from the springs "in a Westerly direction, approximately 78 feet, to the West line of the Southeast quarter of Section 22"

Irrigation Pipeline Easement in Microfilm Number 126624 grants the right to maintain the pipeline and ditch "as the pipeline and ditch presently exist for the DeBord & Duncan Upper Ditch...5 feet from the centerline thereof on each side". I show the approximate location as depicted on the map filed on said microfilm.

NARRATIVE

This partition was done at the request of Lester Miller. I base the location of this partition on the surveys listed in the reference material. The subdivision of Section 22 is based on survey number 031-1995 and 027-1999. The West line of this partition was delineated by Minor Partition Plat Number 1999-02. The right of way of the county road was placed by the physical location of the road. The tract previously excepted from the Northeast portion of this partition was originally located by survey number 93-72. I found no monuments from the 72 survey along the common line with this partition, but I did find two monuments on the interior of the tracts as shown. I place the angle point along the Northeastly portion of Parcel 2 of this partition by driving a line perpendicular to the road right of way (as per deed call) to its intersection with an arc of 150.00 feet (as per deed call) from the found pin. I then extend the line to a point 290.40 feet from the right of way line as per deed call. The survey actually makes a call of 290.00 feet, but 290.40 feet was transferred by deed. I then drive a line Southerly from the angle point as so determined, parallel with the line between the two pins Easterly, to the centerline of Mill Creek. Parcel 1 of this partition is unsurveyed, however I set the Southeast corner of the tract (the East 1/16th corner between sections 22 and 27) at the request of Mr. Miller. I find no unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2004

CURVE DATA

Curve CL	Curve R/W
1 West Curve CL $\Delta = 4'25'25"$ $R = 3000.00'$ $L = 231.62'$ $T = 115.87'$ $L.C. = 231.56'$ $S 46'45'27"E$	2 West Curve R/W $\Delta = 4'25'25"$ $R = 2970.00'$ $L = 229.31'$ $T = 114.71'$ $L.C. = 229.25'$ $S 46'45'27"E$
3 East Curve CL $\Delta = 6'24'29"$ $R = 1500.00'$ $L = 187.76'$ $T = 83.97'$ $L.C. = 187.67'$ $S 47'44'59"E$	4 East Curve R/W $\Delta = 6'24'29"$ $R = 1530.00'$ $L = 171.12'$ $T = 85.65'$ $L.C. = 171.03'$ $S 47'44'59"E$

REFERENCE MATERIAL

Union County monumentation records
Survey Number 93-72
Survey Number 15-84
Survey number 031-1995
Survey Number 027-1999
Survey Number 021-2000
Minor Partition Plat Number 1996-01
Minor Partition Plat Number 1998-20
Minor Partition Plat Number 1999-02

DEED REFERENCES
Volume 146 Page 401
Microfilm Number 38081
Microfilm Number 41097
Microfilm Number 126624
Microfilm Number 991192
Survey Report Number 42794
prepared by Abstract and Title Company

SURVEYOR'S EXACT COPY STATEMENT

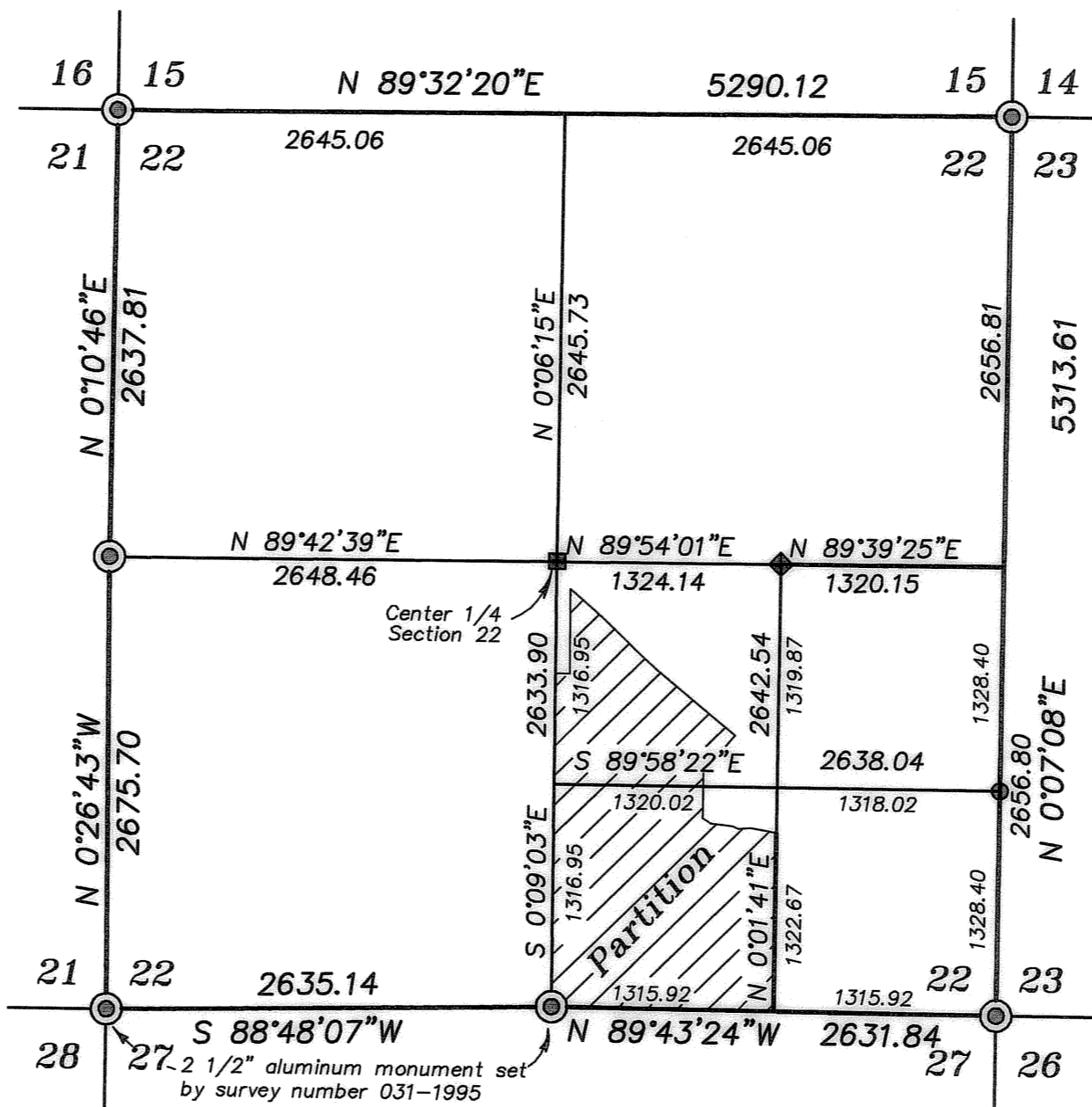
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2004-0003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C 720+721 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

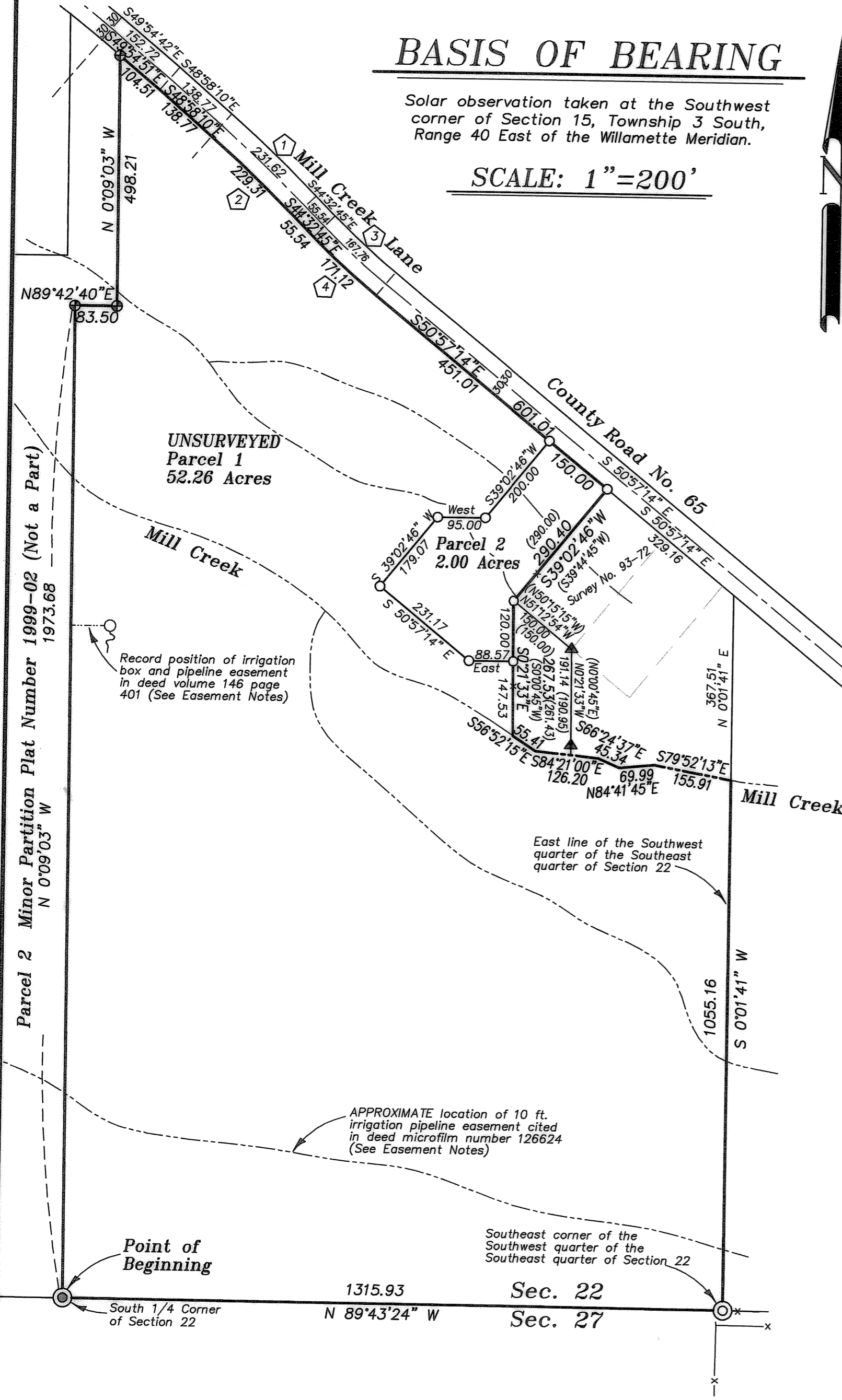
SCALE: 1"=200'



Subdivision of Section 22 SCALE: 1"=1000'

LEGEND

- ⊙ Found brass cap monument as per Union County Monumentation Records (unless otherwise noted)
- ◆ Found 2 1/2" aluminum cap on a 5/8" iron pin set by survey number 027-1999
- Found 3/4" iron pipe as per survey number 031-1995
- Found 1/2" iron pin with plastic cap marked "LS 427" set by survey number 15-84
- ▲ Found 5/8" iron pin set by survey number 93-72
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-02
- ⊙ Set 5/8"x30" iron pin with 2" aluminum cap for 1/16th corner (See monumentation record filed separately)
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record information of survey number 93-72
- Centerline
- - - - Easement line
- x-x- Existing fence line
- ~~~ Creek



Parcel 2 Minor Partition Plat Number 1999-02 (Not a Part) 1973.68 N 0'09'03" W

1315.93 Sec. 22
N 89°43'24" W Sec. 27

Minor Partition Number 2004-0003T

Microfilm No. 20040967T
Plat Cabinet No. C 720+721

Situated in the West half of the Southeast quarter of Section 22,
Township 3 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcel 2 and platted the land within this partition, situated in the West half of the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

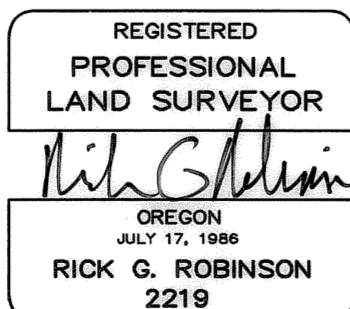
Beginning at the Southwest corner of the Southeast quarter of said Section 22, said point also being the Southeast corner of Parcel 2 of Minor Partition Plat Number 1999-02,

- Thence; North 0°09'03" West, along the West line of said Southeast quarter, said line also being the East line of said Parcel 2, a distance of 1973.68 feet, to an angle point in the East line of said Parcel 2,
- Thence; North 89°42'40" East, along said East line, a distance of 83.50 feet, to an angle point in said East line
- Thence; North 0°09'03" West, along said East line, a distance of 498.21 feet, to the South right of way line of Mill Creek Lane (Union County Road Number 65),
- Thence; South 49°54'51" East, along said South line, a distance of 104.51 feet, to an angle point in said South line,
- Thence; South 48°58'10" East, along said South line, a distance of 138.77 feet, to the Point of Curvature of a 2970.00 ft. radius curve right,
- Thence; Southeasterly, along said South line, and around said curve right, a distance of 229.31 feet (Long Chord bears South 46°45'27" East, a distance of 229.25 feet),
- Thence; South 44°32'45" East, along said South line, a distance of 55.54 feet, to the Point of Curvature of a 1530.00 ft. radius curve left,
- Thence; Southeasterly, along said South line, and around said curve left, a distance of 171.12 feet (Long Chord bears South 47°44'59" East, a distance of 171.03 feet),
- Thence; South 50°57'14" East, along said South line, a distance of 601.01 feet, to the Northwesterly corner of that tract of land conveyed to Edward C. Bauman and wife (microfilm number 38081 of the deed records of Union County)
- Thence; South 39°02'46" West, along the Westerly line of said Bauman tract, a distance of 290.40 feet, to the Southwest corner of said tract, said point being the Northwest corner of that tract of land conveyed to Edward C. Bauman and wife (microfilm number 41097 of the deed records of Union County)
- Thence; South 0°21'33" East, along the Westerly line of the Bauman tract conveyed by said microfilm number 41097, a distance of 267.53 feet, to the Southwesterly corner of said tract, said point being the centerline of Mill Creek,
- Thence: Southeasterly, along the centerline of Mill Creek the following courses:
 South 56°52'15" East, a distance of 55.41 feet,
 South 84°21'00" East, a distance of 126.20 feet,
 South 66°24'37" East, a distance of 45.34 feet,
 North 84°41'45" East, a distance of 69.99 feet,
 South 79°52'13" East, a distance of 155.91 feet, to the East line of the Southwest quarter of the Southeast quarter of said Section 22,
- Thence; South 0°01'41" West, along said East line, a distance of 1055.16 feet, to the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 22,
- Thence; North 89°43'24" West, along the South line of said Section 22, a distance of 1315.93 feet, to the Point of Beginning of this description.

Said tract containing 54.26 Acres

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the corners of Parcel 2, and selected boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2004

DECLARATION

Know all people by these presents that LESTER F. MILLER and EVERDINE H. MILLER, Trustees of the LESTER F. MILLER LIVING TRUST, under agreement dated June 7, 1993, and LESTER F. MILLER and EVERDINE H. MILLER, Trustees of the EVERDINE H. MILLER LIVING TRUST, under agreement dated June 7, 1993, 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, in accordance with the provisions of O.R.S. Chapter 92.

Lester F. Miller Trustee *Everdine H. Miller Trustee*
LESTER F. MILLER, Trustee EVERDINE H. MILLER, Trustee
LESTER F. MILLER LIVING TRUST,
under agreement dated June 7, 1993,

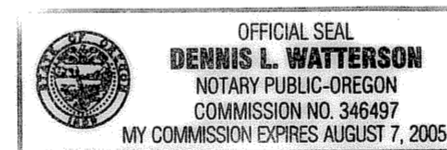
Lester F. Miller Trustee *Everdine H. Miller Trustee*
LESTER F. MILLER, Trustee EVERDINE H. MILLER, Trustee
LESTER F. MILLER LIVING TRUST,
under agreement dated June 7, 1993,

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 17 day of FEBRUARY, 2004, before me a Notary Public in and for said State and County, personally appeared LESTER F. MILLER and EVERDINE H. MILLER, Trustees of the LESTER F. MILLER LIVING TRUST, under agreement dated June 7, 1993, 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.

Dennis L. Watterson
Notary Public for
the State of Oregon

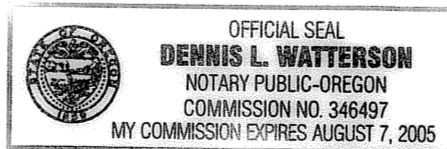


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 17 day of FEBRUARY, 2004, before me a Notary Public in and for said State and County, personally appeared LESTER F. MILLER and EVERDINE H. MILLER, Trustees of the EVERDINE H. MILLER LIVING TRUST, under agreement dated June 7, 1993, 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.

Dennis L. Watterson
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 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 *Patty Gooderham* Date: 2/9/04
Patty Gooderham, Union-County Assessor/Tax Collector

Union County Planning Commission

Approved this 23rd day of February, 2004

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 13th day of FEB, 2004

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

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 23rd day of February, 2004, at 10:50 o'clock A.M., and recorded in Plat Cabinet No. C 720+721 Union County records. Microfilm Number 20040967T

Union County Clerk by *R. Church, deputy*

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
Rick G. Robinson, OPLS 2219