

Minor Partition Number 20040004T

Situated in the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.

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"=60'

Microfilm No. 20042364T
Plat Cabinet No. C724-C725

REFERENCE MATERIAL

Union County monumentation records
Survey Number 5-80
Survey Number 014-1997
Major Partition Plat Number 2000-18
Survey Number 010-2001
Minor Partition Plat Number 2001-04

DEED REFERENCES
Volume 64 Page 8
Volume 82 Page 461
Volume 128 Page 333
Volume 149 Page 501
Volume 155 Page 470
Microfilm Number 15555
Microfilm Number 117415
Microfilm Number 139025
Microfilm Number 20001478

Title Report Number 04-15245 prepared by Eastern Oregon Title, Inc. dated March 17, 2004

NARRATIVE

This partition was done at the request of Kirk Skovlin. The purpose of this partition is to divide the existing ownership into the three parcels as shown. This tract of land is an aliquot portion of Section 15. I base the location of the section on the surveys listed in the reference material. The original dedication of County Road Number 121 (Haefer Lane) was a 60 ft. right of way centered on the South and East lines of Section 15. In the late 1960's, the road was paved and the sharp turn at the Southeast corner of Section 15 was rounded as shown on this map. This could ripen into a prescriptive right. No additional right of way was listed in the stated title report. It was the intention of Parcel 3 to be 4 acres not including road right of way. The area shown allows for a future 60 ft. dedication of the curved portion of the physical roadway, 30 feet each side of the existing centerline. There is also a shed encroaching onto the road right of way along the East side of Parcel 3. The County is creating an easement for the existing shed, but the easement will be extinguished upon replacement or destruction of 50% of the value of the shed. This partition also created a 15 ft. irrigation line easement across Parcels 2 and 3 for the use and benefit of Parcels 1 and 2. I find no other unusual conditions on this partition.

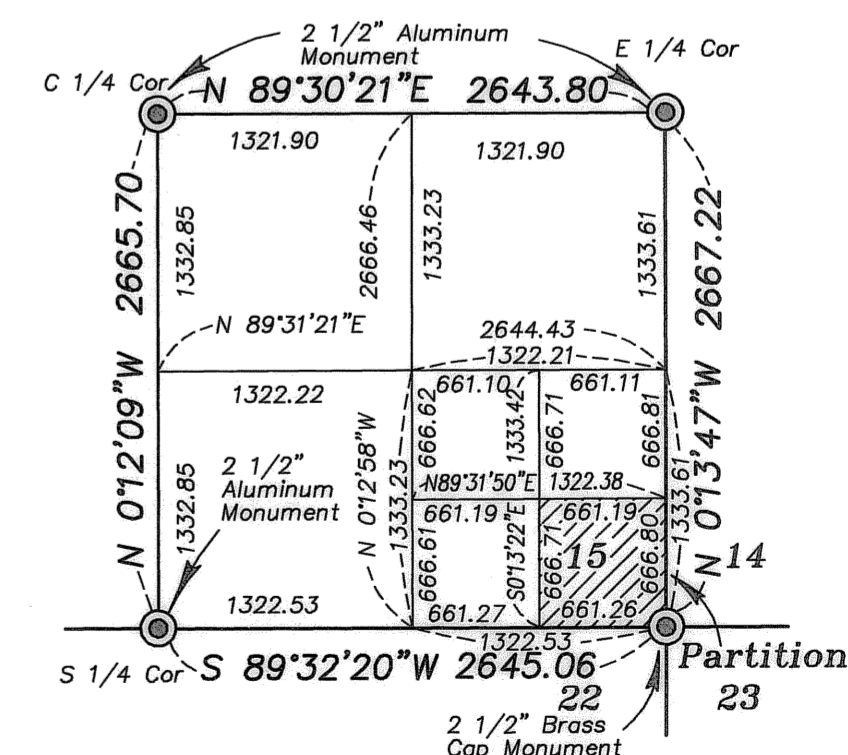
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

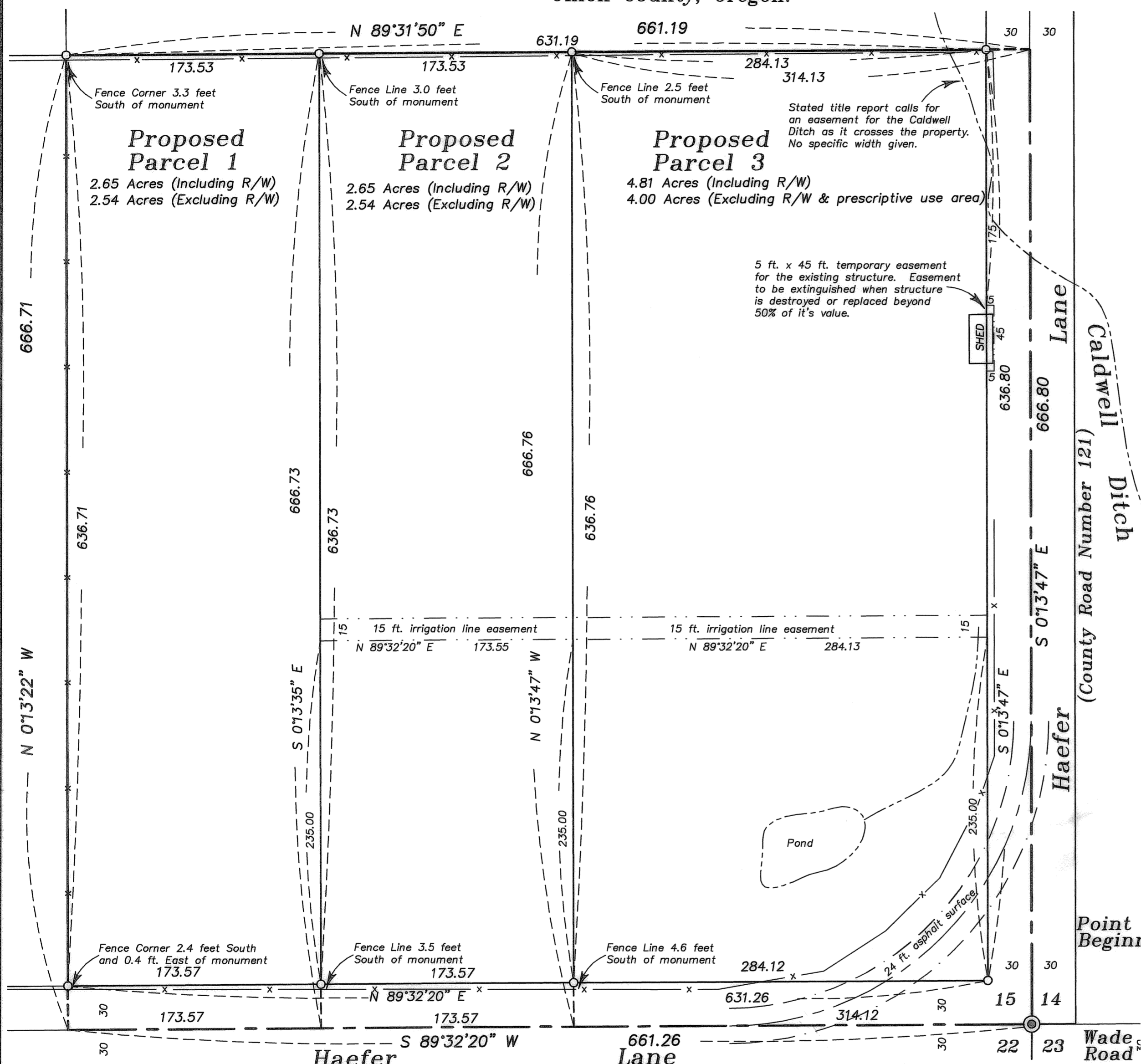
Renewal Date: Dec. 31, 2004

LEGEND

- ⊙ Found monument as described as per Union County Monumentation Records
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- - - Center line of road right of way
- · - · - Easement line
- - - Caldwell Ditch
- · - · - Edge of Asphalt



Subdivision of the SE 1/4 of Section 15 Scale 1"=1000'



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. 20040004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C724-C725 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

Minor Partition Number 2004-2004T

Situated in the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Southeast corner said Section 15,

Thence; South 89°32'20" West, along the South line of said Section 15, a distance of 661.26 feet, to the Southwest corner of the Southeast quarter of the Southeast quarter of the Southeast quarter of said Section 15,

Thence; North 0°13'22" West, along the West line of said sectional subdivision, a distance of 666.71 feet, to the Northwest corner thereof,

Thence; North 89°31'50" East, along the North line of said sectional subdivision, a distance of 661.19 feet, to the Northeast corner thereof,

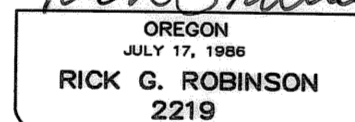
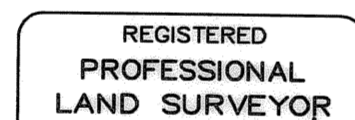
Thence; South 0°13'47" East, along the East line of said Section 15, a distance of 666.80 feet, to the Point of Beginning of this description.

Said tract containing 10.12 Acres (440,873 Sq. Ft.) Including County Road Right of Way

Said tract containing 9.08 Acres (401,931 Sq. Ft.) Excluding County Road Right of Way and prescriptive use area

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the parcel corners and the 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
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2004

DECLARATION

Know all people by these presents that KIRK SKOVLIN and LAURA D. SKOVLIN 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 the 15 ft. irrigation line easement over and across Parcels 2 and 3 of this partition, for the use of Parcels 1 and 2, in accordance with the provisions of O.R.S. Chapter 92.

Kirk Skovlin
KIRK SKOVLIN

Laura D. Skovlin
LAURA D. SKOVLIN

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 27th day of April, 2004, before me a Notary Public in and for said State and County, personally appeared KIRK SKOVLIN and LAURA D. SKOVLIN, 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.

Janice L. Shirley
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: 4/28/04
Patty Gooderham, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 29th day of April, 2004

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 27th day of APRIL, 2004

by Wallawa County Surveyor Jack W. Burris
Jack W. Burris

UNION COUNTY COMMISSION

Know all people by these presents that we do hereby create the 5 ft. x 45 ft. shed easement, as delineated and with the conditions shown on Page 1 of this partition, in accordance with the provisions of O.R.S. Chapter 92.

Approved this 5th day of May, 2004.

Steve McClure
Steve McClure

John E. Lamoreau
John E. Lamoreau

Colleen MacLeod
Colleen MacLeod

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. 2004-2004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C724-C725 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

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 5th day of MAY, 2004, at 9:25 o'clock A.M., and recorded in Plat Cabinet No. C724-C725 Union County records. Microfilm Number 20042364T

Nellie Dosueh HIBBERT
Union County Clerk
by S. Nelson, Deputy