

Minor Partition Number 20040005T

Situated in the Southeast quarter of the Northwest quarter of Section 19,
Township 4 South, Range 40 East of the Willamette Meridian,
City of Union, Union County, Oregon

Microfilm Number 20042495T
Plat Cabinet Number C726-727

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"=50'

REFERENCE MATERIAL

- Union County Monumentation Records
Survey Number 12-82
Survey Number 45-84
Survey Number 009-1997
Survey Number 038-1999
Minor Partition Plat Number 2000-22
- Partition Plat Report Number 04-15330
prepared by Eastern Oregon Title Company
Dated April 9, 2004

LEGEND

- Found 2 1/2" aluminum monument as per Union County Monumentation Records
- ⊕ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 12-82
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 45-84
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 009-1997
- ◆ Found 5/8" iron pin with plastic cap marked "APA" set by survey number 038-1999
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2000-22
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- - - - - Easement Line
- x - Existing Fence Line

NARRATIVE

This partition was done at the request of Jerry Reed, on behalf of JEM REED COMPANY. The purpose of this partition is to create two parcels from their existing ownership. As a condition of approval the easement across Parcel 2 of this partition was also created. I base the location of the tract on the surrounding surveys as shown. The area South of Fulton Street was not within a subdivision, but was created by metes and bounds descriptions. This is why there is an odd width on College Street. I place the South line of this tract along the line monumented by survey numbers 12-82 and 009-1997. I locate the West line of this tract by driving a line from the found monument at the Southwest corner of Parcel 1 North to the monument set by survey number 038-1999 at the South right of way line of Fulton Street. The East line of this tract was located parallel with and record distance of survey number 12-82 (60.03 ft.) from the found monuments of that survey. I place the North line of this tract at deed record distance from the South line of the tract, as all of these metes and bounds tracts are record distance North and South. I find the existing fences to be away from the true property lines as shown. The existing fence along the South was also documented on survey number 009-1997. I find no other unusual conditions on this survey.

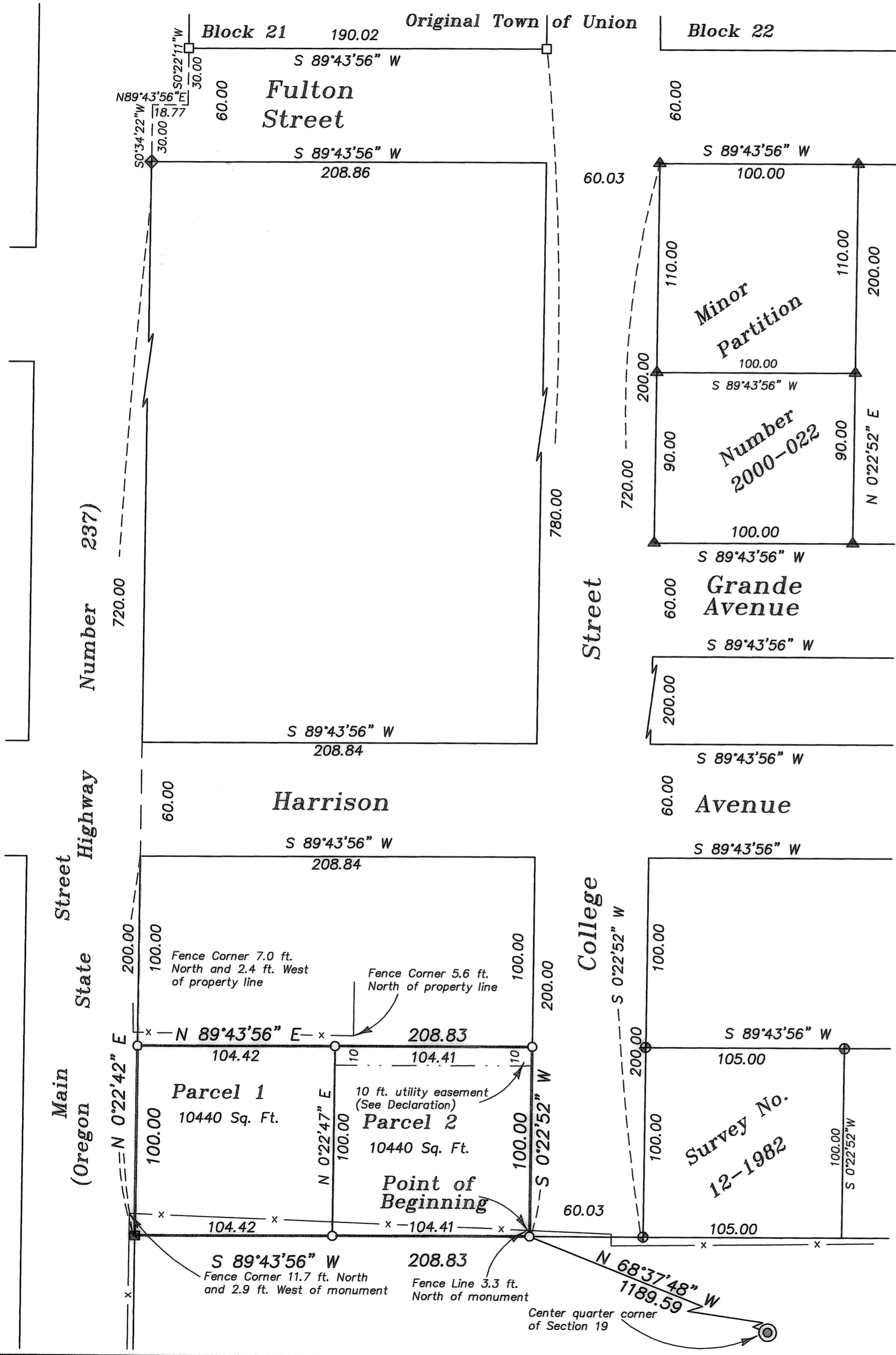
SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20040005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C726-727 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2004



Minor Partition Number 20040005T

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City of Union, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, 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 Southeast quarter of the Northwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at a point on the West right of way line of College Street, said point being North 68°37'48" West, a distance of 1189.59 feet from the Center Quarter corner of said Section 19,

Thence; South 89°43'56" West, parallel with the South line of Block 21 of the Original Town of Union, a distance of 208.83 feet, to the East right of way line of Main Street (Oregon State Highway Number 237),

Thence; North 0°22'42" East, along said right of way line, a distance of 100.00 feet,

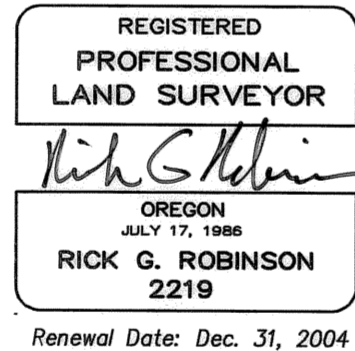
Thence; North 89°43'56" East, parallel with the South line of Block 21 of the Original Town of Union, a distance of 208.83 feet, to the West right of way line of College Street,

Thence; South 0°22'52" West, along said right of way line, a distance of 100.00 feet, to the Point of Beginning of this description.

Said parcel containing 20,880 square feet (0.479 Acres)

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.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



DECLARATION

Know all people by these presents that JEM REED COMPANY is the owner of the land represented on the annexed map, said land being more particularly described in the accompanying Surveyor's Certificate and has caused the same to be surveyed and platted as shown on the annexed map, and does hereby create the utility easement shown on Page 1 of the annexed plat. Said easement to be for all utilities, including water, sewer, electricity and other such utilities as needed to serve Parcel 1, as well as the maintenance of such utilities, and does hereby prohibit the siting of any permanent structure over the easement or within 5 feet of the easement in order to provide adequate space for such maintenance, all in accordance with the provisions of O.R.S. Chapter 92.

Jerald A. Reed
JERALD A. REED, General Partner
JEM Reed Company

EvaLee E. Reed
EVALEE E. REED, General Partner
JEM Reed Company

Monte L. Reed
MONTE L. REED, General Partner
JEM Reed Company

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 27th day of APRIL, 2004.

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

City of Union

Approved this 27th day of April, 2004.

Bill Searles
Bill Searles, City Administrator

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of MAY, 2004, before me a Notary Public in and for said State and County, personally appeared JERALD A. REED, EVALEE E. REED, and MONTE L. REED, who are known to me to be partners or designated agents of JEM REED COMPANY, and who being duly sworn did say that they are authorized to execute this partition, and executed the same freely and voluntarily.

Lonnie Lester
Notary Public for
the State of Oregon



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 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: 5/5/04
Patty Gooderham, Union County Assessor/Tax Collector

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 10 day of May, 2004, at 2:45 o'clock P.M., and recorded in Plat Cabinet No. C126-727 Union County records. Microfilm Number 20042495T

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

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
Rick G. Robinson, OPLS 2219