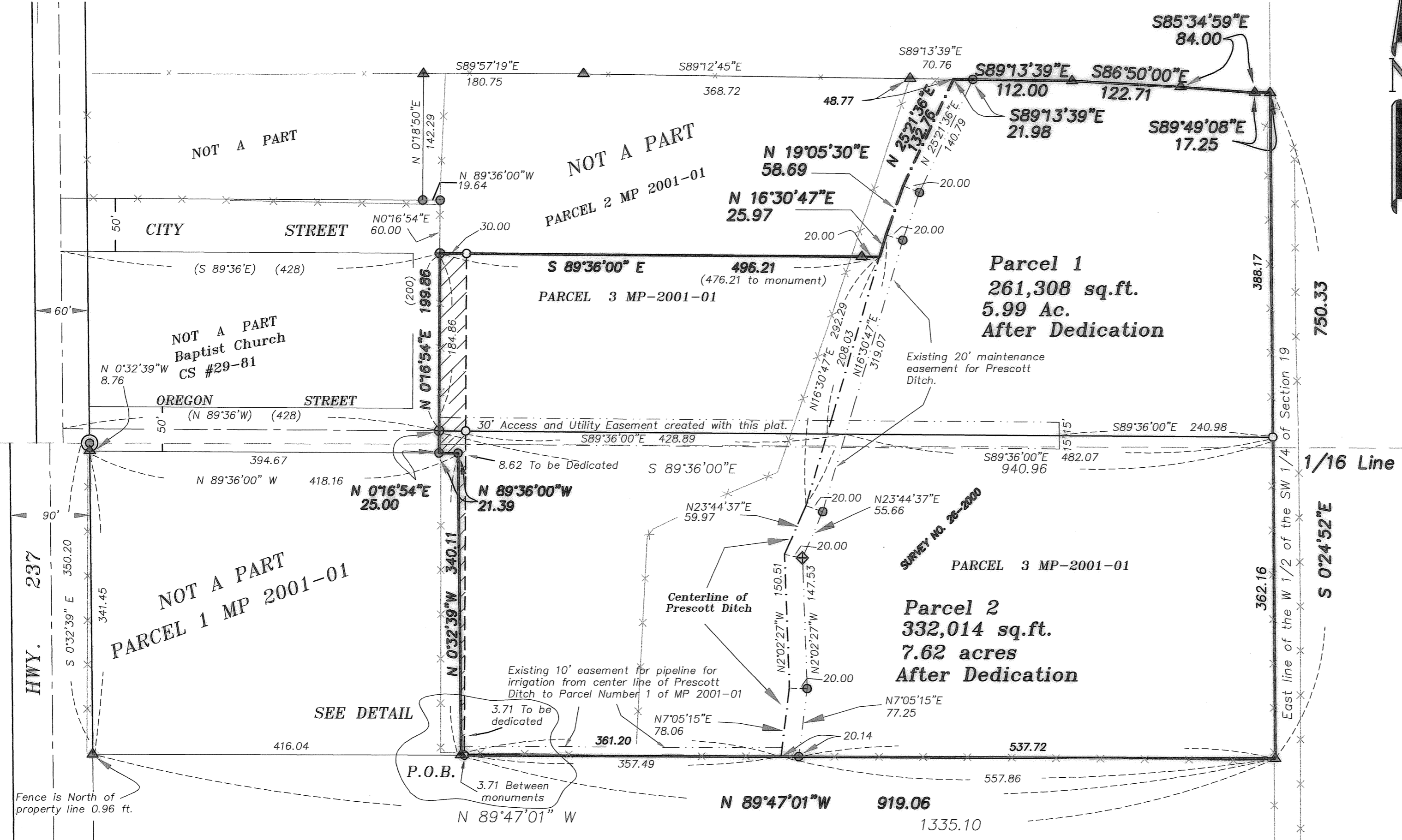


MAJOR PARTITION NO. 20040011

MICROFILM NUMBER 20044101T
 PLAT CABINET NO. C-740-741

Located in a portion of the East 1/2 of the Southwest 1/4 of Section 19, Township 4 South, Range 40 East of the Willamette Meridian. And being a replat of Parcel 3 of Minor Partition 2001-01.



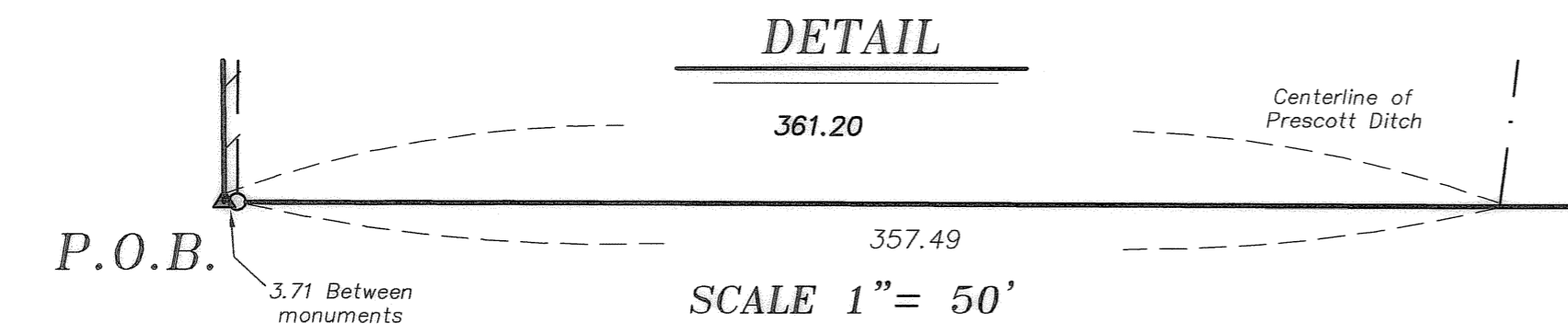
SCALE: 1"=100'

LEGEND

- ⊙ Found 2 1/2" x 30" aluminum monument, see Union County remonumentation records.
- ▲ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition 2001-001.
- ⊕ Found 5/8" rebar set by Survey number 29-81.
- Found 5/8" iron pin with yellow cap marked "BGB SURVEY MARKER", set by Survey number 026-2000.
- ⊕ Found brass plaque marked "BGB 991" in top of rock, set by Minor Partition number 2001-001.
- Set 5/8" x 30" iron rebar with yellow cap marked "BGB SURVEY MARKER".
- Centerline of street
- - - Centerline of PRESCOTT DITCH.
- . - . Easement line
- x - x Existing fence line
- - - 1/16th Line
- ▨ Area to be dedicated.
- () Record bearing or distance.

REFERENCE MATERIAL

- | | |
|-------------|---------------|
| MF # 66159 | MF # 990770 |
| MF # 165171 | MF # 42567 |
| MF # 105174 | MF # 105173 |
| MF # 101533 | MF # 91491 |
| MF # 108128 | MF # 45497 |
| MF # 993512 | MF # 20043147 |
- Book No. 120 Page 35
 Survey No. 029-1981
 Survey No. 004-1997
 Survey No. 026-2000
 Minor Partition Plat No. 2001-01
 Abstract & Title Company Report 43008
 Union County Remonumentation Records



NARRATIVE

This Major Partition was done at the request of Mark Stratton, Teresa Stratton, Kevin and Rhondie Kohr. They wished to partition above described land (Parcel 3 of Minor Partition number 2001-001) into two separate parcels as shown. The North line of the property was established by a recorded boundary line agreement to the existing fence line, see Book 120, page 35 Union County Deed records. The East line of the property is established by the section break of section 19 in Survey number 004-1997, the rest of the exterior was located by Minor Partition 2001-001. A 30 foot access and utility easement to both parcels 1 and 2 is created by this plat. The West 30 feet of parcel 1 and a strip that is 8.62 feet wide on the North and 3.71 feet wide on the South along the West line of Parcel 2, is to be dedicated to the public for future road location. I find no unusual 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. 20040011 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-740-741 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, 2001

MAJOR PARTITION NO. 200400117

Microfilm Number 200441017
Plat Cabinet C.740-741

Located in a portion of the East 1/2 of the Southwest 1/4 of Section 19, Township 4 South, Range 40 East of the Willamette Meridian. And being a replat of Parcel 3 of Minor Partition 2001-01.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Major Partition Plat, a partition situated in a portion of the East 1/2 of the Southwest Quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, also being Parcel 3 of Minor Partition 2001-001 the exterior of which being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Minor Partition number 2001-001;

Thence; N 0°32'39" W, a distance of 340.11 feet

Thence; N 89°36'00" W, a distance of 21.39 feet to the Southeast corner right of way line of Oregon Street;

Thence; N 0°16'54" E, along the East right of way line of Oregon Street, a distance of 25.00 feet to the Southeast Corner of said Oregon Street;

Thence; N 0°16'54" E, along said East right of way line of Oregon Street, a distance of 199.86 feet to the South line of Parcel 2 Minor Partition 2001-001;

Thence; S 89°36'00" E, along said South line of Parcel 2 Minor Partition 2001-001, a distance of 496.21 feet to the existing centerline of Prescott Ditch;

Thence; N 16°30'47" E, along said centerline of Prescott Ditch, a distance of 25.97 feet;

Thence; N 19°05'30" E, along said centerline of Prescott Ditch, a distance of 58.69 feet;

Thence; N 25°21'36" E, along said centerline of Prescott Ditch, a distance of 132.76 feet to the North line of property which is a boundary line agreement to existing fence line, see Book 120, Page 35 Union County Deed Records;

Thence along said existing fence and boundary agreement the following courses;

Thence; S 89°13'39" E, a distance of 21.98. feet;

Thence; S 89°13'39" E, a distance of 112.00 feet;

Thence; S 86°50'00" E, a distance of 122.71 feet;

Thence; S 85°34'59" E, a distance of 84.00 feet;

Thence; S 89°49'08" E, a distance of 17.25 feet; to the East line of the West 1/2 of the Southwest 1/4 of Section 19;

Thence; S 0°24'52" E, leaving said fence line, and along said East line of said Southwest Quarter, a distance of 750.33 feet;

Thence; N 89°47'01" W, a distance of 919.06 feet, to the point of beginning of this description.

Said parcel subject to all easements as they exist or are of record.

Said parcel containing 13.82 acres.

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.

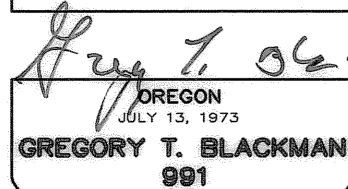
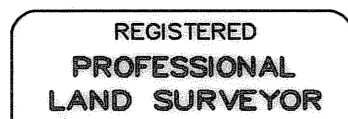
Gregory T. Blackman

Gregory T. Blackman, OPLS 991
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon

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. 200400117 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.740-741 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



Renewal Date: Dec. 31, 2001

DECLARATION

Know all people by these presents that Mark Stratton and Teresa Stratton, Kevin Kohr and Rhondie Kohr, owners of the land represented on the annexed map, 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 do hereby create the 30 foot Access and utility easement to both parcels. And they do for themselves, heirs and assigns, hereby dedicate, donate and convey to the public use forever the strip of land lying on the West sides of Parcels 1 and 2 of said Partition, as shown on page 1 of 2 in accordance with O.R.S. Chapter 92.

Mark Stratton
Mark Stratton

Teresa Stratton
Teresa Stratton

Kevin Kohr
Kevin Kohr

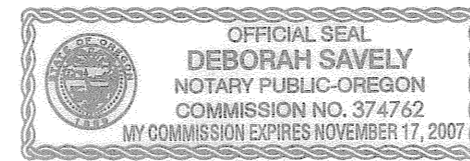
Rhondie Kohr
Rhondie Kohr

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 28th day of July, 2004, before me a Notary Public in and for said State and County, personally appeared Mark Stratton and Teresa Stratton, know to me to be the identical person named in the foregoing in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Deborah Savely
Notary Public for
the State of Oregon

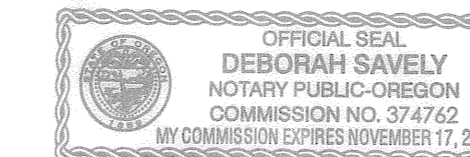


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 28th day of July, 2004, before me a Notary Public in and for said State and County, personally appeared Kevin Kohr and Rhondie Kohr, know to me to be the identical person named in the foregoing in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Deborah Savely
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Union County Commission

Approved this 28th day of August, 2004

Colleen MacLeod
Colleen MacLeod

Steve McClure
Steve McClure

John E. Lamoreau
John E. Lamoreau

APPROVALS

Union County Surveyor

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

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

City of Union

Approved this 28th day of July, 2004

David A. Thomas
Mayor City of Union

Approved this 28th day of July, 2004

Jennean Lowery
Jennean Lowery
City Recorder

Approved this 28th day of July, 2004

Jack Zimmerman
Jack Zimmerman
Interim Administrator City of Union

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 2004-2005 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: 7/29/04
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 2nd day of August, 2004, at 10:00 o'clock PM., and recorded in Plat Cabinet No. C.740-741 Union County records. Microfilm Number 200441017

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