

Minor Partition Number 20040012T

A Partition of a portion of Parcel 2 of Minor Partition Plat Number 1996-25,
Situating in the Southeast quarter of the Southwest quarter of
Section 15, Township 3 South, Range 40 East of the
Willamette Meridian, Union County, Oregon

Microfilm Number 20044365T

Plat Cabinet Number C742-C743

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"=50'

REFERENCE MATERIAL

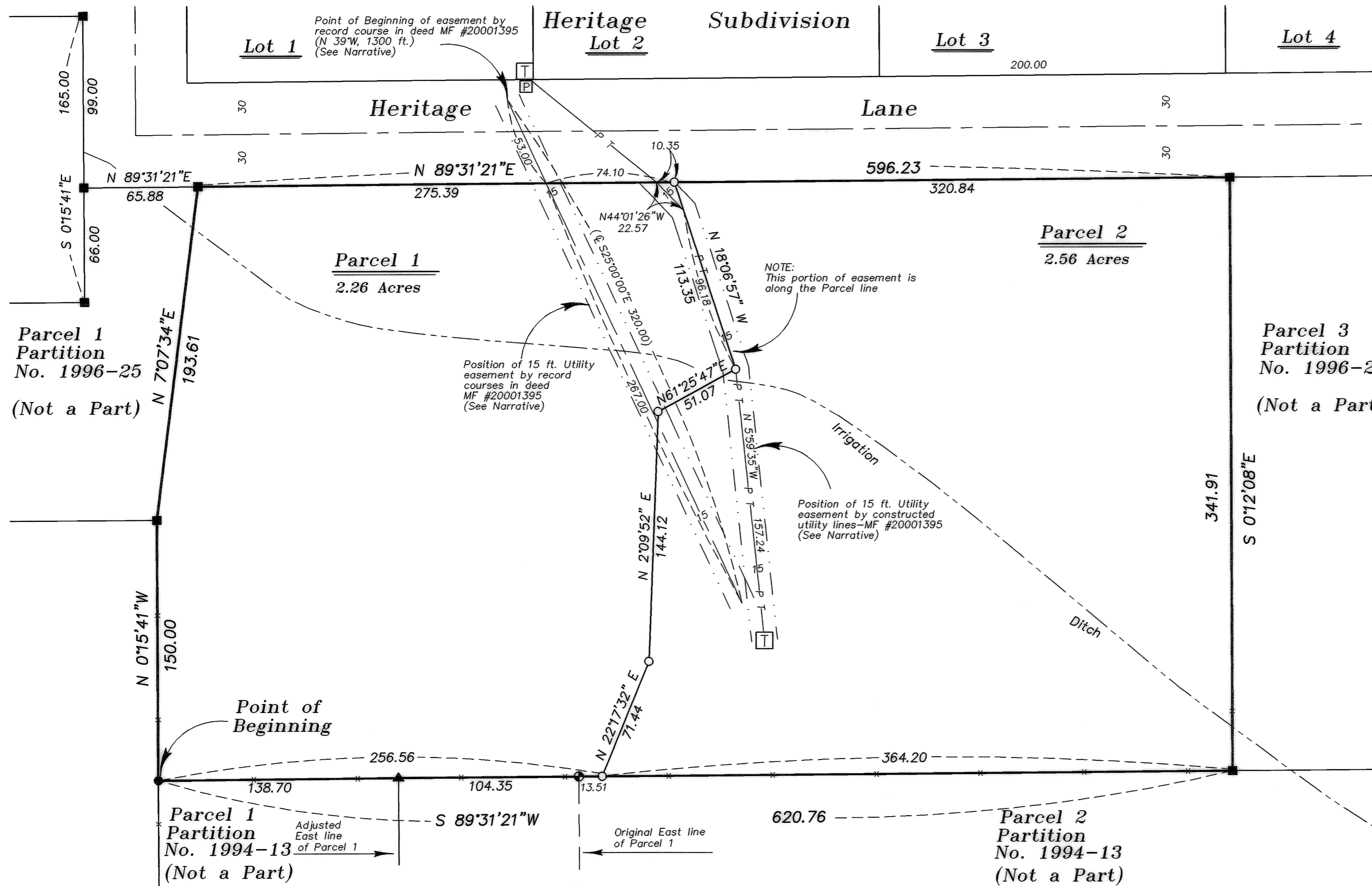
Plat of Heritage Subdivision
Survey Number 047-1993
Minor Partition Plat Number 1994-13
Minor Partition Plat Number 1996-25
Survey Number 007-2000

DEED REFERENCES

Volume 76 Page 351
Volume 80 Page 231
Microfilm Number 20001395
Survey Report Number 43137
Prepared by Abstract and Title Company
dated July 7, 2004

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 047-1993
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1994-13
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1996-25
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 007-2000
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record courses of deed microfilm number 20001395
- Easement Line
- P T — Underground Power and Telephone Lines
- ⊠ Transformer
- ⊞ Telephone Riser
- Centerline
- × × × Fence line
- ~ Creek



NARRATIVE

This partition was done at the request of John and Elinor Riley. The purpose of this partition is to create an additional home site on the existing tract of land. The monuments marking the exterior of the tract were all found in place. I located the dividing line between Parcels 1 and 2 at the direction of the Rileys. The stated title report calls for the two easements related to water as shown on Minor Partition Plat Number 1996-25. These easements cannot be accurately located. (See Easement Statement). There has been a utility easement (MF 20001395) granted since the original partition was filed. The easement is described with a bearing and distance from a known corner to a starting point, followed by a bearing and distance along the centerline of the easement, followed by the words "all as staked and/or constructed on the ground". As is usual with these easements, the course called for in the document does not match the physical location of the underground utility. I show the location of the actual underground utility as marked by a utility locating service as the centerline of the true easement. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2004

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. 20040012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C742-C743 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson, OPLS 2219

EASEMENTS

There are two easements for the right to use springs and construct pipelines affecting this parcel, which cannot be located by the information in the deeds. The springs and pipeline rights granted to School District No. 15 by deed volume 80, page 231 calls specific distances from the aliquot lines of Section 15, with no direction, and the spring and pipeline rights granted to E.F. Roberts by deed volume 76, page 351 makes no attempt to describe the location of the pipeline or spring. The description does call for Water Right Permit No. 5416 for the spring, but the water master has no record of any right to appropriate water under that permit.

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Microfilm No. 20044365T

Plat Cabinet No. C742-C743

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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 a partition of a portion of Parcel 2 of Minor Partition Plat Number 1996-25 as filed December 20, 1996, in Plat Cabinet "B", Slide 448, records of Union County, Oregon, situated in the Southeast quarter of the Southwest 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 Southwest corner of said Parcel 2,

Thence; North 0°15'41" West, along the West line of said Parcel 2, a distance of 150.00 feet, to an angle point in said line,

Thence; North 7°07'34" East, along said West line, a distance of 193.61 feet, to the South line of Heritage Lane,

Thence; North 89°31'21" East, along said South line, a distance of 596.23 feet, to the East line of said Parcel 2,

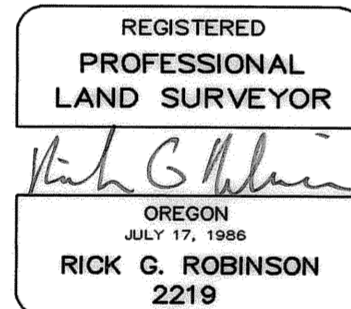
Thence; South 0°12'08" East, along said East line, a distance of 341.91 feet, to the Southeast corner of said Parcel 2,

Thence; South 89°31'21" West, along the South line of said Parcel 2, a distance of 620.76 feet, to the Point of Beginning of this description.

Said tract containing 4.82 Acres (209,914 Sq. Ft.)

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 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 JOHN M. RILEY and ELINOR A. RILEY, husband and wife, as tenants by the entirety, 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.

John M. Riley
JOHN M. RILEY

Elinor A. Riley
ELINOR A. RILEY

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 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: 8/11/04
Patty Gooderham, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 12th day of August, 2004

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 5th day of AUG, 2004

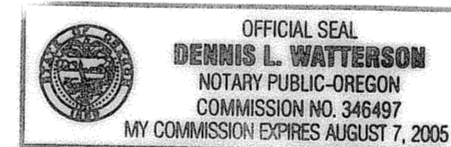
by Wallowa County Surveyor Jack W. Burris
Jack W. Burris

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 6 day of AUGUST, 2004, before me a Notary Public in and for said State and County, personally appeared JOHN M. RILEY and ELINOR A. RILEY, 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

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 12th day of August, 2004, at 2:10 o'clock P.M., and recorded in Plat Cabinet No. C742-C743 Union County records. Microfilm Number 20044365T

R. Delle Boque Higgert
Union County Clerk by R. Nelson, Deputy

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. 20040012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C742-C743 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