

Minor Partition Number 20050012T

A Partition of a tract situated in the Northeast quarter of the Southwest quarter and a portion of the East half of the Southeast quarter of the Northwest quarter of Section 3, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm No. 20054844T

Plat Cabinet No. C784, C785

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=100'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 73-78
Survey Number 017-1993
Minor Partition Plat Number 1999-25

Deed References

Volume 53 Page 531
Microfilm Number 995575
Partition Plat Report Number 05-16786
prepared by Eastern Oregon Title Company
dated August 25, 2005

LEGEND

- ⊙ Found monument as described, as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-25
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"

- - - - - Easement Line
- x - Existing fence line
- - - - - Road Centerline
- ~ ~ ~ ~ ~ Creek

NARRATIVE

This partition was done at the request of Leal Graham. The purpose of this partition is to create two buildable parcels in addition to the existing homesite on Parcel 3. The property is described as the Northeast quarter of the Southwest quarter of Section 3, together with a portion of the East half of the Southeast quarter of the Northwest quarter acquired by deed microfilm number 995575. I base the location of the subdivision on the section break used by Minor Partition Plat Number 1999-25. As discovered with the 1999 partition, the aliquot lines of the section are not in common with the lines of occupancy as shown. The centerline of Hunter Road was placed using the physical centerline of the road, again not in common with the aliquot line. A condition of approval with the planning commission was a common access to Hunter Road for Parcels 1 and 2. This plat creates an easement for a common driveway, as well as utilities. I find no other unusual conditions on this partition.

NOTE:

See Page 2 for detail showing subdivision of Section 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

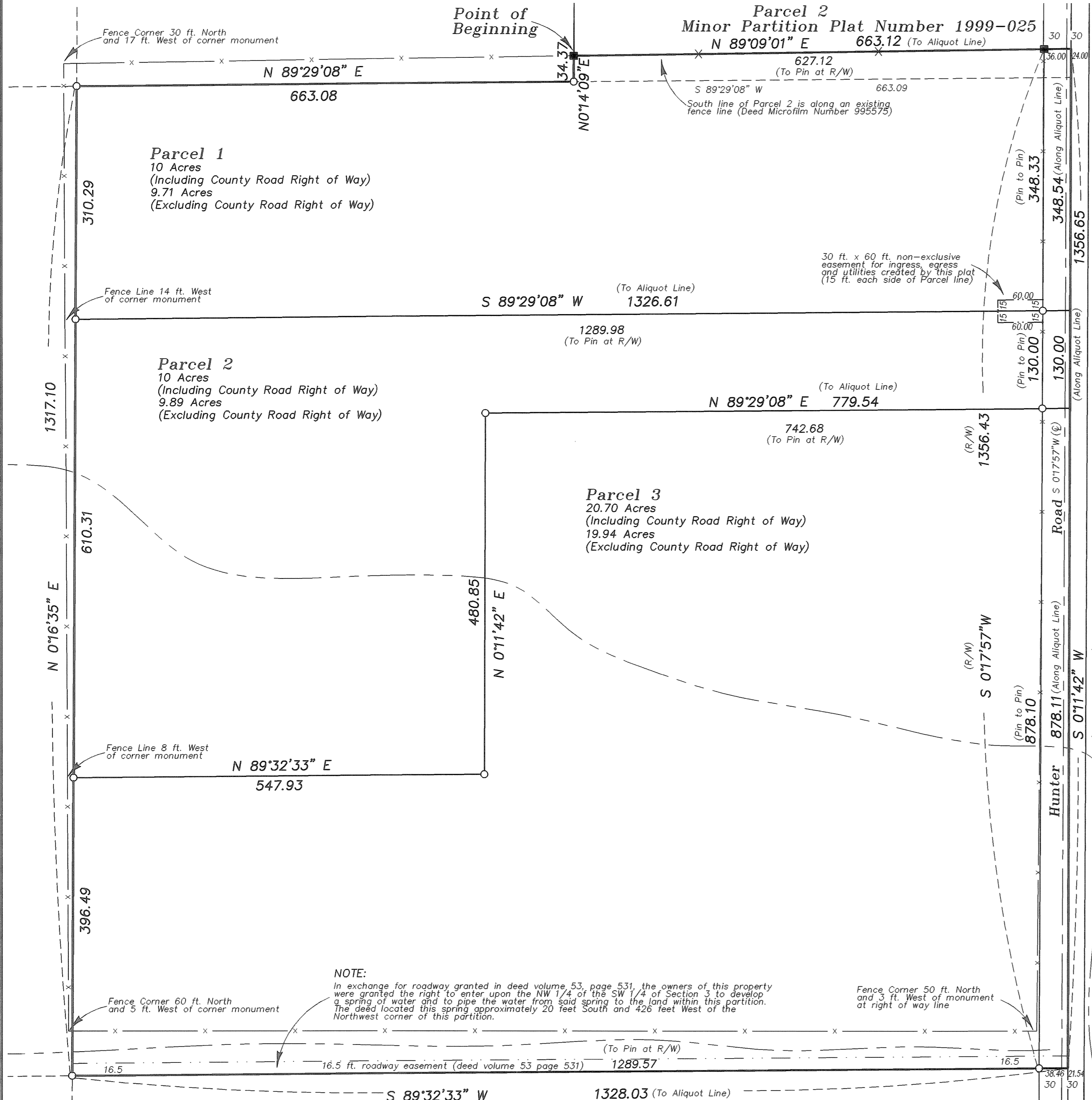
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2006

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. 20050012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C784, C785 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



NOTE:

In exchange for roadway granted in deed volume 53, page 531, the owners of this property were granted the right to enter upon the NW 1/4 of the SW 1/4 of Section 3 to develop a spring of water and to pipe the water from said spring to the land within this partition. The deed located this spring approximately 20 feet South and 426 feet West of the Northwest corner of this partition.

Fence Corner 50 ft. North and 3 ft. West of monument at right of way line

Minor Partition Number 20050012T

Microfilm No. 20054864T
Plat Cabinet No. C784, C785

A Partition of a tract situated in the Northeast quarter of the Southwest quarter and a portion of the East half of the Southeast quarter of the Northwest quarter of Section 3, Township 2 South, Range 38 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 a partition of a tract situated in the Northeast quarter of the Southwest quarter and a portion of the East half of the Southeast quarter of the Northwest quarter of Section 3, Township 2 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at the Southwest corner of Parcel 2 of Minor Partition Plat Number 1999-025,

Thence; North 89°09'01" East, along the South line of said Parcel 2, a distance of 663.12 feet, to the East line of the East half of the Southeast quarter of the Northwest quarter of said Section 3, quarter of the Northwest quarter of said Section 3;

Thence; South 0°11'42" West, along said East line, and along the East line of the Northeast quarter of the Southwest quarter of said Section 3, a distance of 1356.65 feet, to the Southeast corner of said Northeast quarter of the Southwest quarter,

Thence; South 89°32'33" West, along the South line of said Northeast quarter of the Southwest quarter, a distance of 1328.03 feet, to the Southwest corner thereof,

Thence; North 0°16'35" East, along the West line of said Northeast quarter of the Southwest quarter, a distance of 1317.10 feet, to the Northwest corner thereof,

Thence; North 89°29'08" East, along the North line of said Northeast quarter of the Southwest quarter, a distance of 663.08 feet, to the West line of the East half of the Southeast quarter of the Northwest quarter of said Section 3,

Thence; North 0°14'09" East, along said West line, a distance of 34.37 feet, to the Point of Beginning of this description.

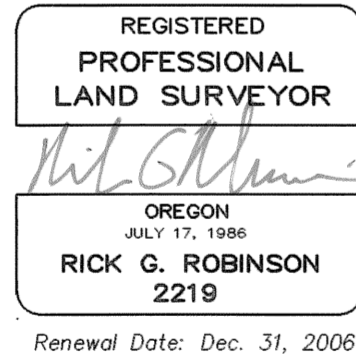
Said tract subject to the rights of the public within the right of way for Union County Road Number 14 (Hunter Road) across the East side of the above described tract.

Said tract containing 40.70 Acres (1,772,717 Sq. Ft.) (Including County Road Right of way)

Said tract containing 39.54 Acres (1,722,220 Sq. Ft.) (Excluding County Road Right of way)

I further certify that I made this survey and plat by order of and under the direction of the owner 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, Inc.
2006 Adams Avenue
LaGrande, OR 97850



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. 20050012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C784, C785 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

DECLARATION

Know all people by these presents that LEAL W. GRAHAM and BONNIE D. GRAHAM, TRUSTEES OF THE GRAHAM FAMILY TRUST, under agreement dated November 4, 1992, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create a non-exclusive easement for ingress, egress and utilities over and across the Southeasterly portion of Parcel 1 and the Northeasterly portion of Parcel 2, as shown on the annexed map, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of of O.R.S. Chapter 92.

Leal W. Graham Trustee
LEAL W. GRAHAM, Trustee
Graham Family Trust

Bonnie D. Graham Trustee
BONNIE D. GRAHAM, Trustee
Graham Family Trust

ACKNOWLEDGMENTS

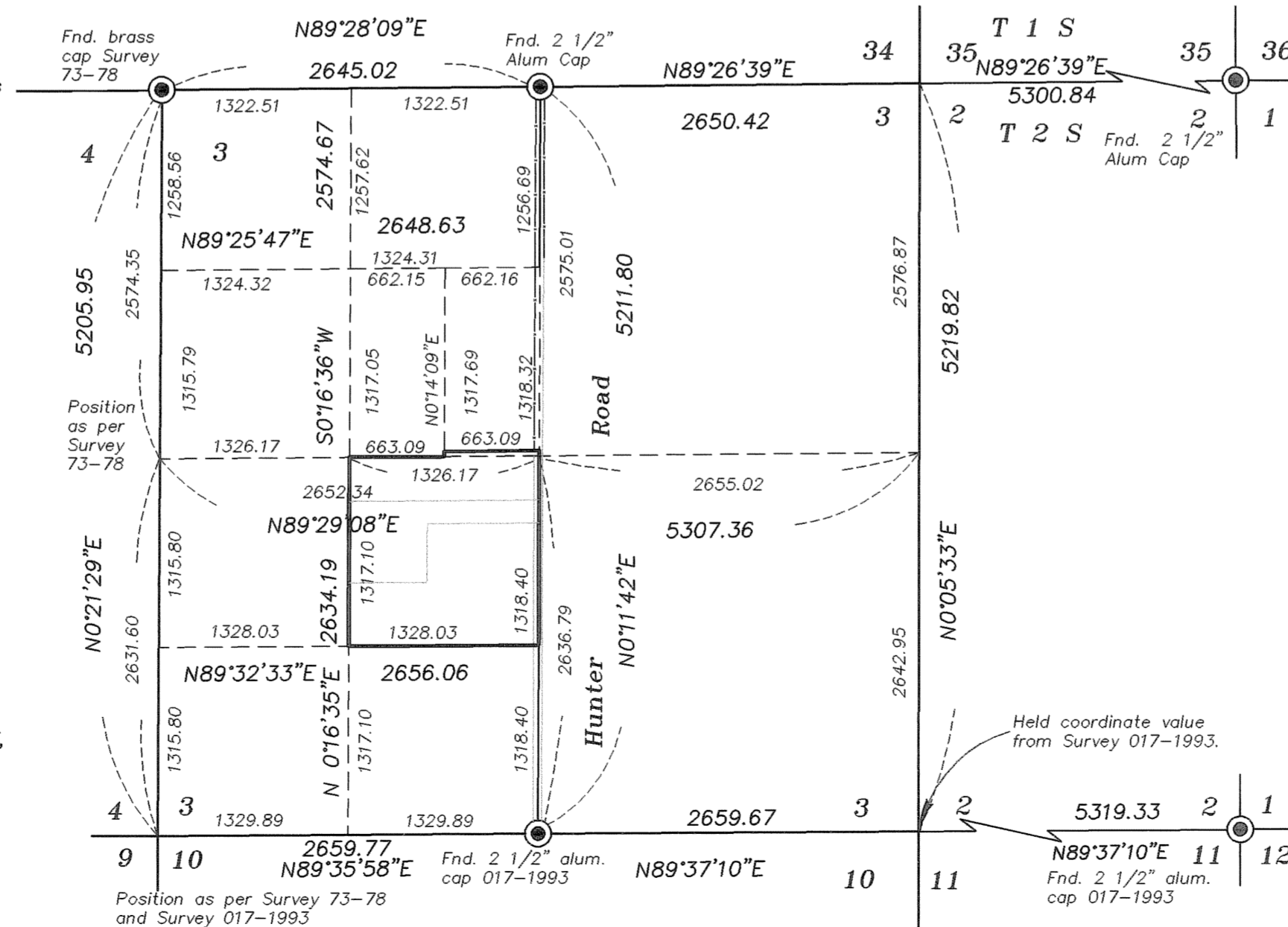
State of Oregon SS
County of Union

Know all people by these presents, on this 7 day of Sept., 2005, before me a Notary Public in and for said State and County, personally appeared LEAL W. GRAHAM and BONNIE D. GRAHAM, Trustees of the Graham Family Trust, 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.

Lonnie Lester
Notary Public for
the State of Oregon



Notarial seal



Subdivision of Section 3 Scale: 1" = 1000'

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 2005-2006 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 Linda L. Hill Date: 9/8/05
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 8 day of September, 2005

Scott Hatell For,
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 8th day of Sept., 2005

by Baker County Surveyor Thomas J. Hanley
Thomas J. Hanley

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 9th day of Sept., 2005, at 9:20 o'clock A.M., and recorded in Plat Cabinet No. C784, C785 Union County records. Microfilm Number 20054864T

Union County Clerk, by R. Nellie Boyle Hibbelt Deputy