

Minor Partition Number 20060002T

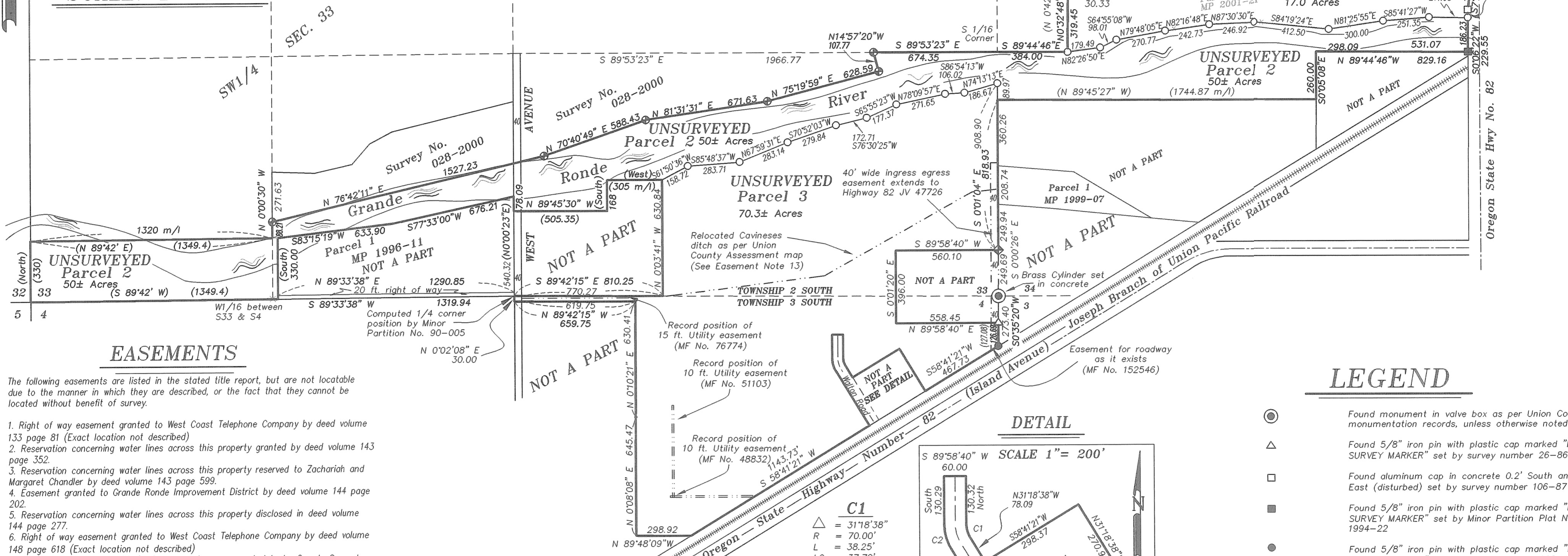
Microfilm Number 20060699T
Plat Cabinet Number C 804-805

A partition of a portion of Parcel 2 of Minor Partition Plat Number 2001-21, Situated in the South half of Section 33 and the Southwest quarter of Section 34 Township 2 South, Range 38 East, and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian.

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"=400'



EASEMENTS

The following easements are listed in the stated title report, but are not locatable due to the manner in which they are described, or the fact that they cannot be located without benefit of survey.

1. Right of way easement granted to West Coast Telephone Company by deed volume 133 page 81 (Exact location not described)
2. Reservation concerning water lines across this property granted by deed volume 143 page 352.
3. Reservation concerning water lines across this property reserved to Zachariah and Margaret Chandler by deed volume 143 page 599.
4. Easement granted to Grande Ronde Improvement District by deed volume 144 page 202.
5. Reservation concerning water lines across this property disclosed in deed volume 144 page 277.
6. Right of way easement granted to West Coast Telephone Company by deed volume 148 page 618 (Exact location not described)
7. Easement 20 feet in width for ingress and egress granted to La Grande Concrete Pipe by deed volume 155 page 151.
8. Easement for ditch and flume disclosed on deed microfilm number 27112.
9. Right of way easement granted to California-Pacific Utilities by deed microfilm number 28258.
10. Right of way easement granted to California-Pacific Utilities by deed 91734.
11. Right of way easement granted to California-Pacific Utilities by deed microfilm number 115733.
12. Right of way easement granted to May Park Ditch revealed by deed microfilm number 142072.
13. Subject to the right of way for the relocated Caviness Ditch as it is shown across the Southeast quarter of Section 33 on the Union County Assessor's map. (Item 28 on stated title report). No physical ditch exists at or near the location.

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. 20060002T 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 804-805 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

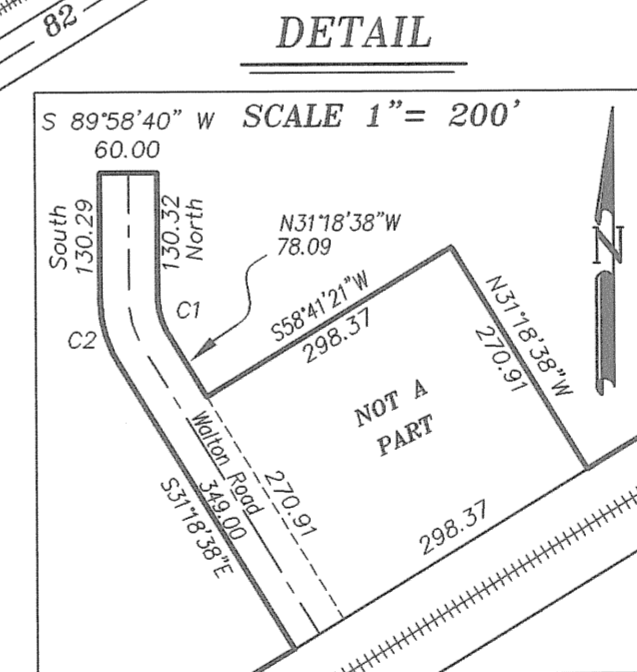
NARRATIVE

This partition was done at the request of John Collins, on behalf of Mike Becker, owner of the land within this partition. The purpose of this partition is to create the three tracts shown. The ownership is Parcel 2 of Minor Partition Plat Number 2001-21, of which the North line has been adjusted as documented on survey number 046-2001. Parcels 2 and 3 of this survey are Unsurveyed. I do show the record information of the surveys that have been done along the exterior of the tracts. The North line of Parcel 3 was monumented at the position shown, which was pointed out on the ground by Mr. Becker. The South line of Parcel 1 of this partition was placed South of an existing fence, also at the direction of Mr. Becker. Many of the easements pertaining to this tract fall within the unsurveyed portion and cannot be placed without benefit of survey. I attempt to show the record position of these easements where possible.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2006



REFERENCE MATERIAL

- Union County Monumentation Records
- Plat of Clearwater Pond Subdivision
- Minor Partition Plat Number 1990-05
- Minor Partition Plat Number 1994-22
- Minor Partition Plat Number 1996-11
- Minor Partition Plat Number 1999-07
- Minor Partition Plat Number 2001-21
- Survey Number 57-75
- Survey Number 26-86
- Survey Number 106-87
- Survey Number 22-89
- Survey Number 032-1994
- Survey Number 024-1995
- Survey Number 045-1995
- Survey Number 002-1999
- Survey Number 028-2000
- Survey Number 046-2001
- Survey Number 018-2002

Title Report Number 06-17117
prepared by Eastern Oregon Title Company

LEGEND

- Found monument in valve box as per Union County monumentation records, unless otherwise noted
- △ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 26-86
- Found aluminum cap in concrete 0.2' South and 0.2' East (disturbed) set by survey number 106-87
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1994-22
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 002-1999
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 028-2000
- ◇ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 046-2001
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 018-2002
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record bearing and distance of the stated title report
- Centerline
- - - Easement line

Minor Partition Number 20060002T

Microfilm Number 20060699T
Plat Cabinet Number C 804-805

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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcel 1 and platted UNSURVEYED Parcels 2 and 3 of this partition, being a partition of a portion of Parcel 2 of Minor Partition Plat Number 2001-21, situated in the South half of Section 33, and the Southwest quarter of Section 34, Township 2 South, Range 38 East, and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

- Beginning at a point on the Westerly right of way line of McAlister Road, said point being South 0° 06' 22" West, a distance of 30.00 feet from the Northeast corner of said Parcel 2,
- Thence; South 0° 06' 22" West, along the East line of said Parcel 2, and along said right of way line, a distance of 70.06 feet, to an angle point in said East line,
- Thence; South 7° 22' 26" West, along the East line of said Parcel 2, and along said right of way line, a distance of 258.37 feet, to an angle point in said East line,
- Thence; South 0° 06' 22" West, along the East line of said Parcel 2, and along said right of way line, a distance of 229.55 feet, to the Southeast corner of said Parcel 2,
- Thence; North 89° 44' 46" West, along the South line of said Parcel 2, a distance of 829.16 feet, to the Northwest corner of the land conveyed to Donald D. Hamann and Sharon A. Hamann by deed recorded December 9, 1975, as microfilm document no. 58954, Union County Deed Records),
- Thence; South 0° 05' 08" East, along the West line of said Hamann land, a distance of 260 feet,
- Thence; North 89° 45' 27" West, along a line parallel to and 260 feet distance from the North lines of the Southeast quarter of the Southwest quarter and of the Southwest quarter of the Southwest quarter a distance of 1,744.87 feet, more or less, to the West line of said Southwest quarter of the Southwest quarter,
- Thence; South 0° 01' 04" East, along said West line, a distance of 818.93 feet, to the Northeast corner of that tract of land granted to Kurtis L. and Wendy K. Kohl, by deed microfilm number 152402,
- Thence; South 89° 58' 40" West, along the North line of said Kohl tract, a distance of 560.10 feet, to the Northwest corner thereof,
- Thence; South 0° 01' 20" East, along the West line of said Kohl tract, a distance of 396.00 feet, to the Southwest corner thereof,
- Thence; North 89° 58' 40" East, along the South line of said Kohl tract, a distance of 558.45 feet, to the Southeast corner thereof, said point being on the East line of said Section 4,
- Thence; South 0° 35' 20" West, along said East line, a distance of 126.69 feet, to the intersection of said East line and the Northerly right of way of the Joseph Branch of the Union Pacific Railroad,
- Thence; South 58° 41' 21" West, along said Northerly line, a distance of 467.73 feet, to the Southeast corner of that tract of land granted to Michael J. and Marilyn E. Bowen by deed microfilm number 962565,
- Thence; North 31° 18' 38" West, along the Easterly line of said Bowen tract, a distance of 270.91 feet, to the Northeast corner thereof,
- Thence; South 58° 41' 21" West, along the North line of said Bowen tract, a distance of 298.37 feet, to the Northwest corner thereof, said point being on the Easterly line of that tract granted by dedication deed to Union County, by deed microfilm number 975974,
- Thence; North 31° 18' 38" West, along the exterior of said Union County tract, a distance of 78.09 feet, to the Point of Curvature of a 70.00 ft. radius curve right,
- Thence; Northwesterly around said curve right a distance of 38.25 feet (long chord bears North 15° 39' 19" West, 37.78 feet), to the Point of Tangency of said curve right,
- Thence; North, along the exterior of said Union County tract, a distance of 130.32 feet,
- Thence; South 89° 58' 40" West, along the exterior of said Union County tract, a distance of 60.00 feet,
- Thence; South, along the exterior of said Union County tract, a distance of 130.29 feet, to the Point of Curvature of a 130.00 ft. radius curve left,
- Thence; Southeasterly, around said curve, and along the exterior of said Union County tract, a distance of 71.04 feet, (long chord bears South 15° 39' 19" East, a distance of 70.16 feet), to the Point of Tangency of said curve left,
- Thence; South 31° 18' 38" East, along the exterior of said Union County tract, a distance of 349.00 feet, to the Northerly right of way of the Joseph Branch of the Union Pacific Railroad,
- Thence; South 58° 41' 21" West, along said Northerly line, a distance of 1143.73 feet, to the South line of the Northwest quarter of the Northeast quarter of said Section 4,
- Thence; North 89° 48' 09" West, along said South line, a distance of 298.92 feet, to the East line of Middletown Addition,
- Thence; North 0° 08' 08" East, along said East line, a distance of 645.47 feet,
- Thence; North 0° 10' 21" East, a distance of 630.41 feet, to a point 30 feet South of the North line of said Section 4,
- Thence; North 89° 42' 15" West, parallel with said North line, a distance of 659.75 feet, to the West line of West Road,
- Thence; North 0° 02' 08" East, along said West line, a distance of 30.00 feet, to the quarter corner common to said Sections 4 and 33,
- Thence; South 89° 42' 15" East, along the line common to said Sections, a distance of 810.25 feet, to the Southeast corner of that tract of land granted to Dale K. and Erin L. Wolford and is described as parcel "B" by deed microfilm number 154844,
- Thence; North 0° 03' 41" West, along the East line of said Wolford tract, a distance of 630.84 feet, to the Northeast corner thereof,
- Thence; West along the North lines of Parcels "A" and "B" of the aforementioned Wolford Deed a distance of 305 feet, more or less, to the Northwest corner of said Parcel "A",
- Thence; South along the West line of Parcel "A" of said Wolford land a distance of 168 feet to the Southwest corner thereof,
- Thence; North 89° 45' 30" West, a distance of 505.35 feet to the to the East line of Parcel 1 of Minor Partition Plat 1996-11,
- Thence; North 0° 00' 23" East, along said East line, a distance of 78.09 feet, to the Northeast corner of said Parcel 1,

SURVEYOR'S CERTIFICATE (Cont.)

- Thence; South 77° 33' 00" West, along the North line of said Parcel 1, a distance of 676.21 feet to an angle point in said North line,
- Thence; South 83° 15' 19" West, along the North line of said Parcel 1, a distance of 633.90 feet to the Northwest corner thereof,
- Thence; South, along the West line of said Parcel 1 and its' Southerly prolongation, a distance of 330.00 feet to the South line of said Section 33,
- Thence; South 89° 42' West along said South line, a distance of 1,349.4 feet, to the Southwest corner of said Section 33,
- Thence; North, along the West line of said Section 33, a distance of 330 feet,
- Thence; North 89° 42' East, parallel with the South line of said Section 33, a distance of 1320 feet, more or less, to the West line of the Southeast quarter of the Southwest quarter of said Section 33,
- Thence; North 0° 00' 30" West, along said West line, a distance of 88.21 feet to the Southwest corner of land conveyed to Lewis A. Lyman by deed recorded November 8, 2000, Union County Deed Records, said point being the Southerly edge of an existing haul road,
- Thence; North 76° 42' 11" East, along said haul road, a distance of 1,527.23 feet,
- Thence; North 70° 40' 49" East, along said haul road, a distance of 588.43 feet,
- Thence; North 81° 31' 31" East, along said haul road, a distance of 671.63 feet,
- Thence; North 75° 19' 59" East, along said haul road, a distance of 628.59 feet,
- Thence; North 14° 57' 20" West, departing from said Southerly line, a distance of 107.77 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 33, said point being the Northeast corner of said Lyman tract,
- Thence; South 89° 53' 23" East, along said North line, a distance of 674.35 feet, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 33,
- Thence; South 89° 44' 46" East, along the North line of the Southwest quarter of the Southwest quarter of said Section 34, a distance of 384.00 feet, to the Southerly prolongation of the West line of Clearwater Pond Subdivision,
- Thence; North 0° 32' 48" East, along said prolongation, a distance of 319.45 feet,
- Thence; North 82° 06' 13" East, a distance of 1672.95 feet,
- Thence; South 89° 44' 03" East, a distance of 562.80 feet, to the Point of Beginning of this description.

Said tract containing approximately 137.3± Acres including road rights of way

ALSO, a right of way 20 feet in width along the South line of said Section 33, extending from the Southeast corner of the Southwest quarter of said Section 33, Westerly, to the tract above described.

Subject to the rights of the public in the road dedicated as West Street by the plat of Middle Town, and in the county road known as Fruitdale Lane in the Southwest quarter of said Section 34,

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel corners and boundary corners of Parcel 1 are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1988 RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2006

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
LaGrande, OR 97850

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 13th day of February, 2006, at 3:20 o'clock P.M., and recorded in Plat Cabinet No. C 804-805 Union County records. Microfilm Number 20060699T

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

DECLARATION

Know all people by these presents that MICHAEL A. BECKER, General Contractor, Inc., and M. BECKER, General Contractor, Inc., 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.

Michael A. Becker
MICHAEL A. BECKER
General Contractor, Inc.

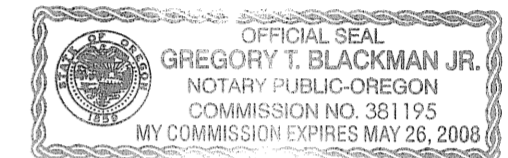
M. Becker
M. BECKER
General Contractor, Inc.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of February, 2006 before me a Notary Public in and for said State and County, personally appeared MICHAEL A. BECKER, a.k.a. M. BECKER who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Gregory T. Blackman Jr.
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 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: 2/13/06
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Department

Approved this 13 day of February, 2006.

Scott Hartell For,
Hanley Jenkins II
Union County Planning Director

City of Island City

Approved this 9th day of February, 2006.

Judy A. Rygg
Judy A. Rygg, Planning Officer
City of Island City

Union County Surveyor

Approved this 3rd day of Feb., 2006.

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

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. 20060002T 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 804-805 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