

Sheet 1 of 2 Major Partition Number 200600047

Situated in the West half of the Northwest quarter of Section 16,
Township 2 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.

Microfilm Number 200610271
Plat Cabinet Number C 808-809

REFERENCE MATERIAL

Survey Numbers:
57-72 100-72 32-74 45-75
68-75 58-77 72-79 15-80
036-2004
Minor Partition Plat No. 1990-07
Minor Partition Plat No. 2001-006
Minor Partition Plat No. 20050008T

DEED REFERENCES
Volume 31 Page 171 Volume 36 Page 378
Volume 41 Page 264 Volume 101 Page 596
Volume 110 Page 263

MICROFILM NUMBERS:
57182 66352 85547 960845
973991 991972 116297 129499
133497 137631
Partition Plat Report Number 05-16952
prepared by Eastern Oregon Title, Inc.

LEGEND

- Found brass cap monument as per Union County monumentation records (Unless otherwise noted)
- Found 5/8" iron pin set by Survey No. 57-72
- Found 5/8" iron pin set by Survey No. 100-72
- ⊕ Found 5/8" iron pin set by Survey No. 68-75
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — — — Centerline
- - - - - Easement line
- x-x-x-x- Existing fence line

NARRATIVE

This partition was done at the request of Jeff Weaver. The purpose of the partition is to create the three parcels shown. I base the location of the Northwest quarter of Section 16 on survey number 58-77. Numerous other surveys were done within the quarter section as shown. The West line of the Weaver ownership is placed 680.00 feet East and parallel with the West line of the Northwest quarter. The surveys of the tracts between the Weaver ownership and the section line are very harmonious with the record placement. It should be noted that the dividing line of the properties to the West differ in the North-South placement, as they are all metes and bounds descriptions. I place the East line of the Weaver ownership along the East line of the West half of the Northwest quarter of the section, as called for by the deeds of the Weaver tract, and the adjoining tracts to the East. The deeds for the property along this line all call for the aliquot line for the boundary. Survey Number 100-72 accepted an existing fence for the aliquot line referred to in these deeds. It should be noted that the position of the West 1/16th corner between Sections 16 and 9 has been placed at several different positions by James Voelz. Surveys done in Section 9 to the North have used a proportionate position for the 1/16th corner, which I accept. I then place the line by running from the proportionate position South to the proportionate position of the Center-West 1/16th corner of Section 16. This falls East of the existing fence line as shown. The 30 ft. easement and associated cul-de-sac along the West line of this property is created with this plat. I find no other unusual conditions on this partition.

SURVEYOR'S EXACT COPY STATEMENT

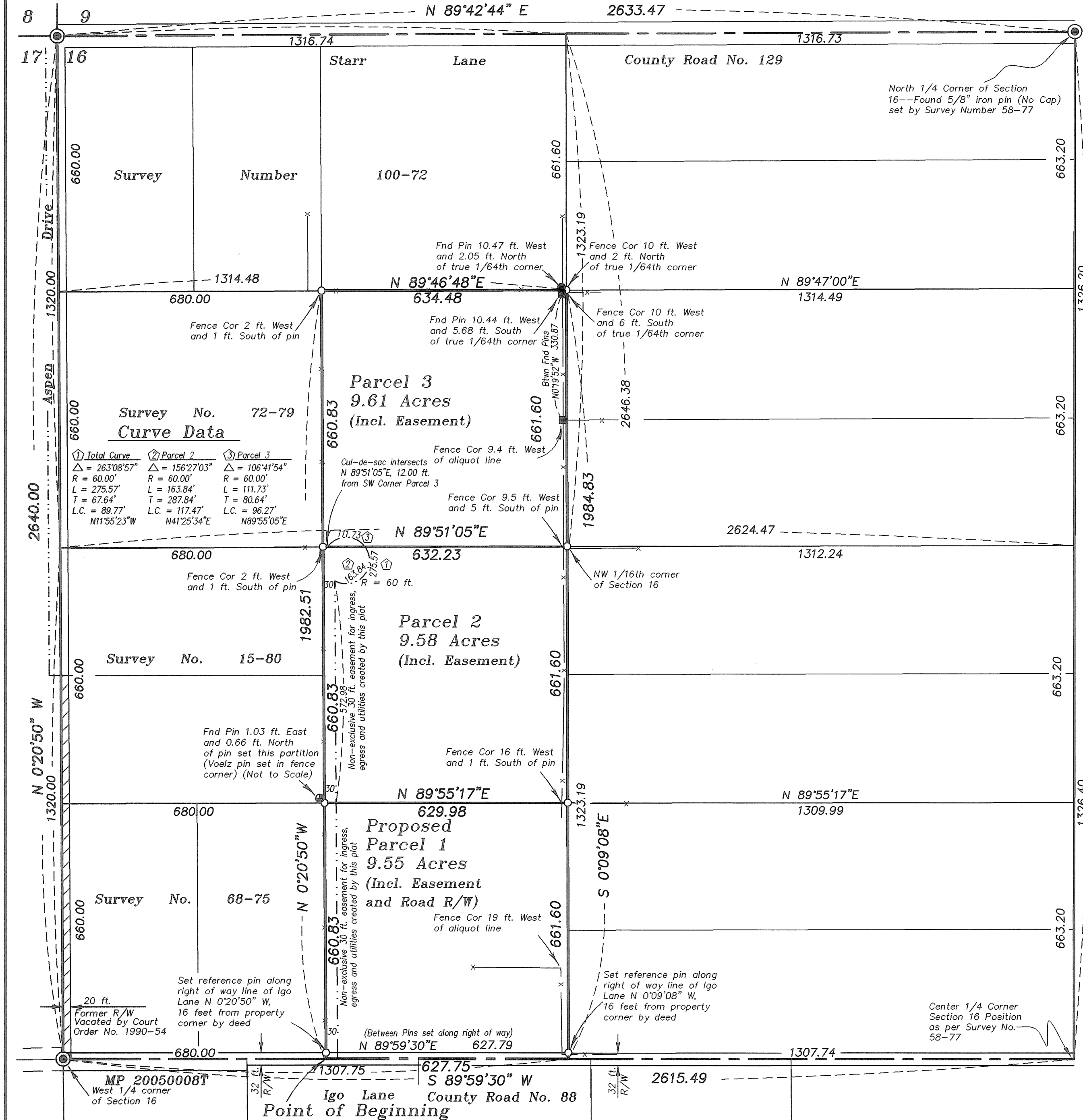
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2006

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200600047 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 808-809 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



Major Partition Number 20060004T

Microfilm Number 20061029T
Plat Cabinet Number C.808-809

Situated in the West half of the Northwest quarter of Section 16,
Township 2 South, Range 38 East of the Willamette Meridian.

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 situated in the West half of the Northwest quarter of Section 16, Township 2 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at a poin on the South line of the Northwest quarter of said Section 16, said point being South 89°59'30" West, a distance of 680.00 feet, from the West quarter corner of said Section 16,

Thence; North 0°20'50" West, parallel with the West line of said Section 16, a distance of 1982.51 feet, to the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 16,

Thence; North 89°46'48" East, along said North line, a distance of 634.48 feet, to the Northeast corner of the of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 16,

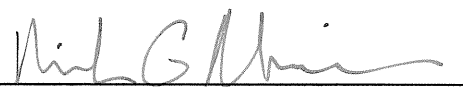
Thence; South 0°09'08" East, along the East line of the West half of the Northwest quarter of said Section 16, a distance of 1984.83 feet, to the Southeast corner of the West half of the Northwest quarter of said Section 16,

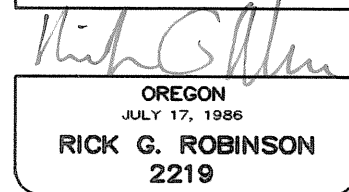
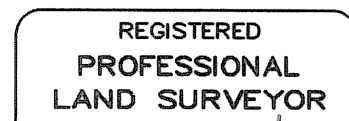
Thence; South 89°59'30" West, along the South line of the Northwest quarter of said Section 16, a distance of 627.75 feet, to the Point of Beginning of this description.

Subject to the rights of the public to the right of way for Union County Road Number 88 (Igo Lane) across the South side.

Said tract containing 28.74 Acres (1,251,904 Square Feet) including road right of way

I further certify that I made this 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 plat in accordance with the provisions of O.R.S. 92.050 and 92.060.



Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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. 20060004T 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.808-809 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that JEFFREY V. WEAVER, and REBECCA A. WEAVER, 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, and do hereby create the 30 ft. non-exclusive easement for ingress, egress and utilities, and the 60 ft. radius non-exclusive easement for ingress, egress and utilities, as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

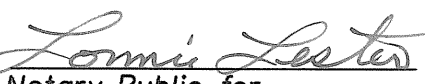

JEFFREY V. WEAVER

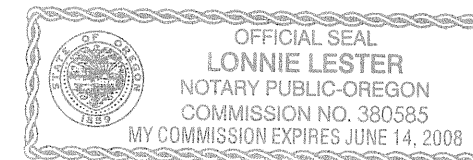

REBECCA A. WEAVER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of JAN., 2006 before me a Notary Public in and for said State and County, personally appeared JEFFREY V. WEAVER and REBECCA A. WEAVER, 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.


Notary Public for
the State of Oregon




Notarial seal

APPROVALS

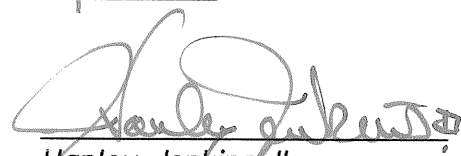
Union County Assessor / Tax Collector

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  Date: 4/19/06
Linda L. Hill, Union County Assessor/Tax Collector

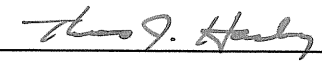
Union County Planning Commission

Approved this 7th day of March, 2006.


Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 3rd day of Jan., 2006.

by Baker County Surveyor 
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 7th day of March, 2006, at 11:35 o'clock A.M., and recorded in Plat Cabinet No. C.808-809 Union County records. Microfilm Number 20061029T

R. Nellie Bogue Hibbert,
Union County Clerk by 