

MINOR LAND PARTITION NO. 200700067

Located in the Northeast 1/4 and South 1/2 of Section 5, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20071144T
Plat Cabinet Number C872,873,874

SCALE: 1"=400'

BASIS OF BEARING

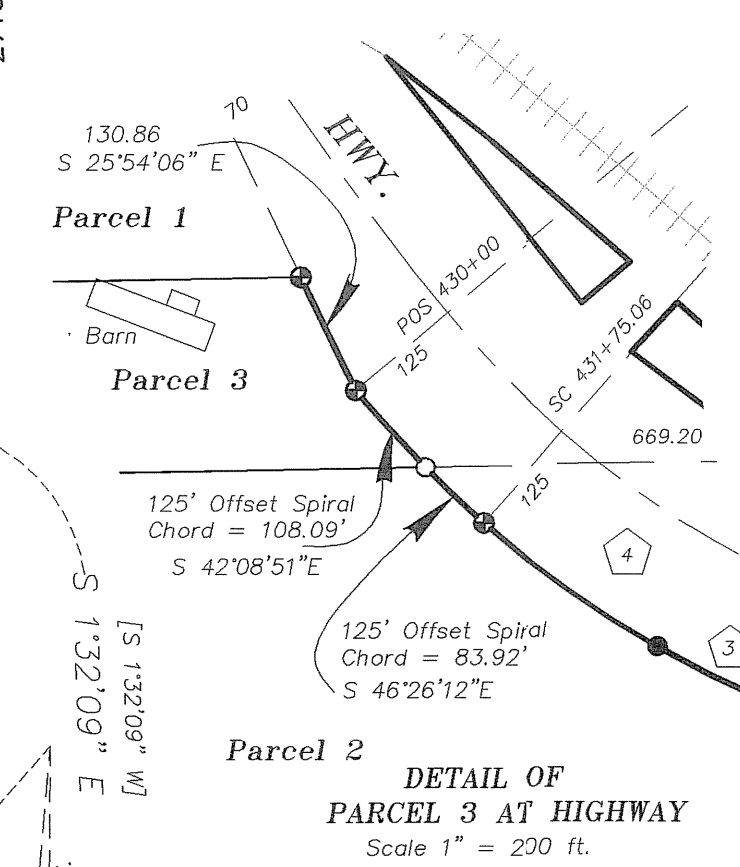
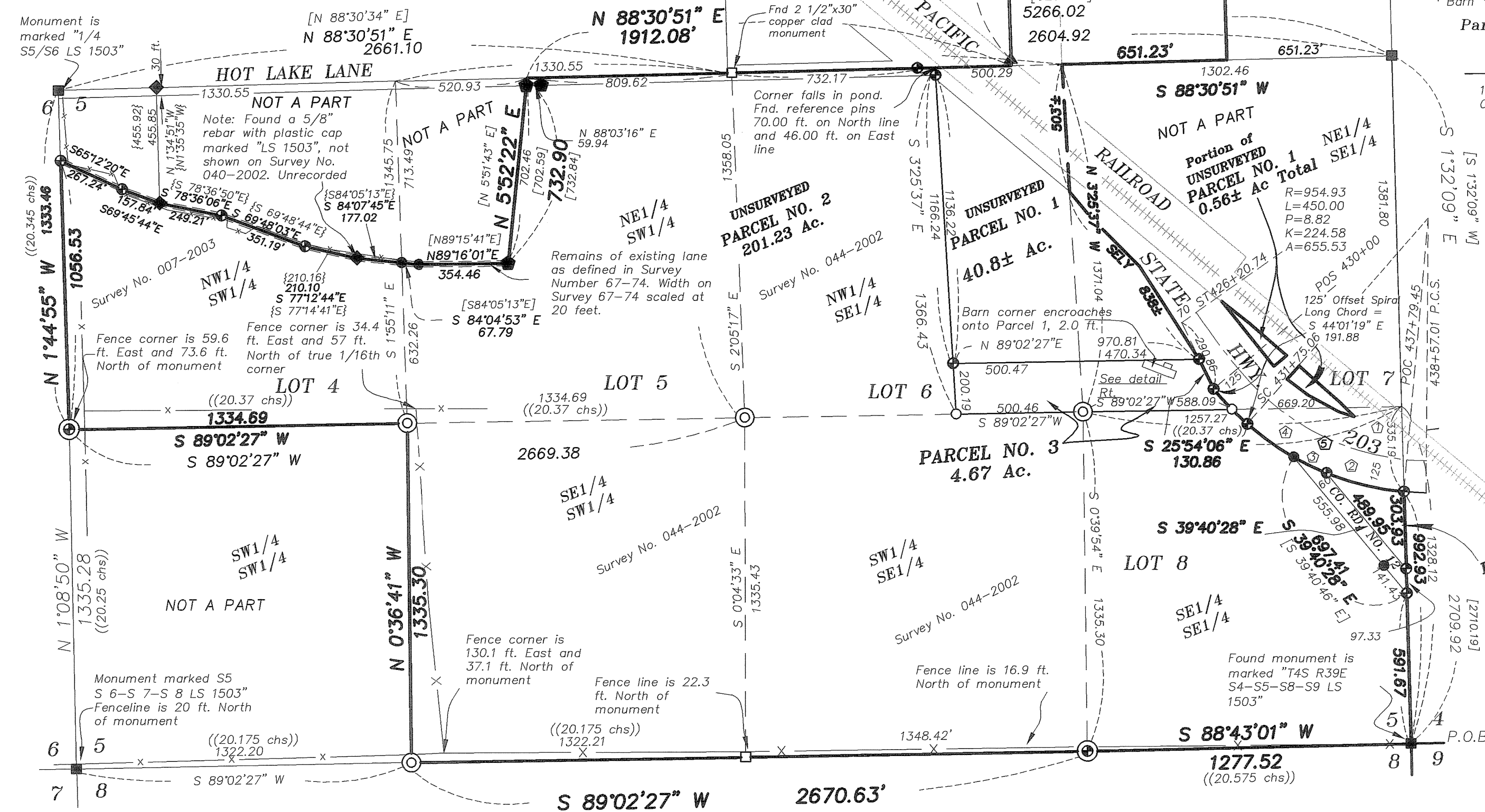
Record Bearing between the East 1/4 Corner of Section 5, and the Southeast corner of Section 5, Township 4 South, Range 39 East of the Willamette Meridian, Stated as S 1°32'09" E, by Survey 040-2002

LEGEND

- Found 5/8" iron pin with plastic cap marked "LS 1503" unless otherwise noted, set by Survey No. 040-2002 unless otherwise noted.
Found 5/8" iron pin with 1 1/2" aluminum cap, marked as noted, set by Survey No. 040-2002
Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
Found 5/8"x30" iron pin with 2 1/2" aluminum cap set by Survey 044-2002 see Union County Monumentation Records
Found 5/8"x30" iron pin with 2 1/2" aluminum cap Set by Survey Number 044-2002
Found 2 1/2" aluminum monument, set by Survey Number 044-2002 unless otherwise noted
Found 5/8" iron pin with plastic cap Marked "BGB SURVEY MARKER" set by Survey Number 044-2002
Found 5/8" iron pin set by Survey Number 67-74 unless otherwise noted
Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 044-2002 and Survey Number 007-2003
Found 5/8" iron pin with plastic cap marked AP&A set by Survey Number 005-2004
Centerline
Fence Line
Record measurement original GLO Contract No. 103 by David P. Thompson dated 3 Sept. 1863
Record measurement J.W. Kimbrell County Surveyor Old Book Survey No. 42 Page 84 dated 7 Aug. 1888
Record measurement of Survey No. 040-2002
Record measurement Survey 67-74
Edge of existing lane called in Survey 67-74
Centerline of Railroad Tracks as tied

CURVE DATA

Table with 5 columns of curve data including Delta, R, L, T, and L.C. values.



REGISTERED PROFESSIONAL LAND SURVEYOR
GREGORY T. BLACKMAN 991
Renewal Date: Dec. 31, 2007

NARRATIVE

This partition was ordered by David and Laura Lawton, and Charles and Louise Rhea, Trustees of the Rhea Family Trust in order to complete the process of creating discrete parcels on their respective properties. I find that the exterior of Parcel Number 2 and 3 were surveyed and monumented by Surveys Numbered 044-2002, and 007-2003 prior to this partition.

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. 200700067 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C872,873,874 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Gregory T. Blackman, OPLS 991

DEED REFERENCES

- Book Z Page 508
Book 51 Page 258
Book 86 Page 228
Book 150 Page 536
Book 159 Page 609
MF No. 37953
MF No. 126558
MF No. 126560
MF No. 126598
MF No. 126563
MF No. 126565
MF No. 126567
MF No. 126569
MF No. 126571
MF No. 32578
MF No. 961529
Book Z Page 517
Book 82 Page 255
Book 103 Page 561
Book 154 Page 547
MF No. 126557
MF No. 126559
MF No. 126561
MF No. 126562
MF No. 126564
MF No. 126566
MF No. 126568
MF No. 126570
MF No. 126600
MF No. 126903
MF No. 961530
MF No. 20042900

REFERENCE MATERIAL

- GLO Contract No. 103, by David P. Thompson, dated 3 Sept. 1863
Old Book Survey 42 Page 84, dated 7 Aug. 1888
Union County Monumentation Records
OSHD Strip Map 9B-4-26
Survey No. 67-74 Survey No. 27-90
Survey No. 040-2002 Survey No. 044-2002
Survey No. 007-2003 Survey No. 006-2004
Eastern Oregon Title Partition Report No. 05-17087

MINOR LAND PARTITION NO. 20070006T

Located in the Northeast 1/4 and South 1/2 of Section 5, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 200711447

Plat Cabinet Number C872, 873, 874

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, situated in the Northeast Quarter and the South 1/2 of Section 5, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon more particularly described as follows:

Beginning at the Southeast corner of Section 5;

Thence; S 88°43'01" W, along the South line of Section 5, a distance of 1277.52 feet, to the Southwest corner of Government Lot 8;

Thence; S 89°02'27" W, along said South line of Section 5, a distance of 2670.63 feet, to the Southeast corner of the Southwest Quarter of the Southwest Quarter;

Thence; N 0°36'41" W, along the East line of said Southwest Quarter of the Southwest Quarter, a distance of 1335.30 feet, to the Northeast corner of said Southwest Quarter of the Southwest Quarter;

Thence; S 89°02'27" W, along the North line of said Southwest Quarter of the Southwest Quarter, a distance of 1334.69 feet to the West line of said Section 5;

Thence; N 1°44'55" W, along said West line of Section 5, a distance of 1056.53 feet, to the intersection with the centerline of the existing lane as shown on survey of Steven C. Anderson and Associates filed as No. 67-74, Union County Surveyor;

Thence, along said centerline of said existing lane the following courses;

Thence; S 65°12'20" E, a distance of 267.24 feet;

Thence; S 69°45'44" E, a distance of 157.84 feet;

Thence; S 78°36'06" E, a distance of 249.21 feet;

Thence; S 69°48'03" E, a distance of 351.19 feet;

Thence; S 77°12'44" E, a distance of 210.10 feet;

Thence; S 84°07'45" E, a distance of 177.02 feet;

Thence; S 84°04'53" E, a distance of 67.79 feet;

Thence; N 89°16'01" E, a distance of 354.46 feet;

Thence; leaving said centerline of said lane;

Thence; N 5°52'22" E, a distance of 732.90 feet, to the North line of Government Lot 5;

Thence; N 88°30'51" E, along said North line of said Government Lot 5, and Lot 6, a distance of 1912.08 feet, to a point 200 feet West of the East line of the Southwest Quarter of the Northeast Quarter of said Section 5;

Thence; N 1°48'40" W, parallel to and 200 feet West of said East line, a distance of 1349.19 feet, to the North line of Southwest Quarter of the Northeast Quarter of said Section 5;

Thence; N 88°08'58" E, along the North line of said Southwest Quarter of the Northeast Quarter, and the North line of the Southeast Quarter of the Northeast Quarter a distance of 854.48 feet;

Thence; S 1°40'23" E, a distance of 1355.17 feet, to the South line of the Southeast Quarter of the Northeast Quarter of said Section 5;

Thence; S 88°30'51" W, along said South line of the Southeast Quarter of the Northeast Quarter, a distance of 651.23 feet, to the Southwest corner of said Southeast Quarter of the Northeast Quarter of said Section 5;

Thence; S 3°25'37" W, along the West line of Government Lot 7, a distance of 503 feet more or less to the intersection of the South line of Oregon State Highway 203;

Thence; Southeasterly along said South line of said Highway, a distance of 838 feet more or less;

Thence; S 25°54'06" E, along said South line of said Highway, a distance of 130.86 feet, to Centerline Highway Station POS 430+00;

Thence; around a 125 foot offset spiral, ( long chord bears S 44°01'19" E, 191.88 feet ) to Centerline Station SC 431+75.06, ( 125' offset );

Thence; around a Curve with a radius of 1079.93 feet, ( Chord bears S 66°41'04" E, 672.15 feet ) a distance of 683.50, said point being at the intersection of the East line of said Section 5;

Thence; S 1°32'09" E, along said East line of said Section 5, a distance of 992.93 feet, to the point of beginning of this description.

ALSO: All that property lying Easterly of the East line of Oregon State Highway No. 203, and lying Westerly of the Westerly Line of Union Pacific Railroad, and being between Highway Centerline Stations POS 430+00 and POC 437+79.45, as shown on the annexed plat.

EXCEPT: All that land within this description now owned by Union Pacific Railroad and Oregon Department of Transportation.

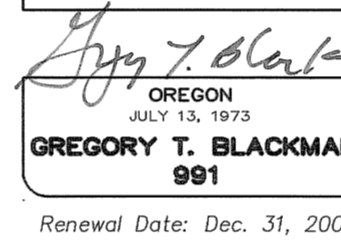
Subject to Curtis County Road also known as County Road No. 12, on the East, and Hot Lake Lane along the North line of this Partition.

Subject to all easements as they exist or are of record. See Page 3 of 3 for recorded easements as noted in Title Report No. 05-17087

Said Partition containing 246.70 acres more or less, including roads.

I further certify that I have made this plat by order of and under the direction of the owners thereof, and that the corners of Parcel Number 2 were set by previous surveys, and the corners to Parcel 3 were set by this Partition, Parcel 1 is an unsurveyed Parcel, all in accordance with O.R.S. 92.050 and 92.060

Gregory T. Blackman, OPLS 991  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



DECLARATION

Know all people by these presents that Charles Rhea and Louise Rhea, Trustees of the RHEA FAMILY TRUST, DATED JUNE 14, 2002, David Manuel and Lee Manuel, husband and wife, contract purchasers, are the owners of the tract shown on the annexed plat as Parcel Number 1, and David W. Lawton and Laura Lawton, owners of the tracts shown on the annexed plat as Parcels Number 2 and 3, 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.

Charles Rhea, Trustee

Louise Rhea, Trustee

David Manuel

Lee Manuel

David W. Lawton

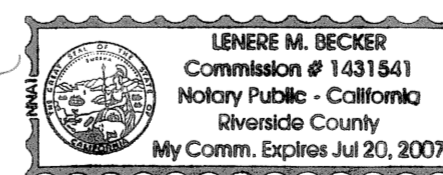
Laura Lawton

ACKNOWLEDGMENTS

State of California . SS  
County of Riverside

Know all people by these presents, on this 10 day of February, 2006, before me a Notary Public in and for said State and County, personally appeared Charles Rhea and Louise Rhea, Trustees of the Rhea 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.

Lenere M. Becker, Notary Public  
Notary Public for  
the State of California



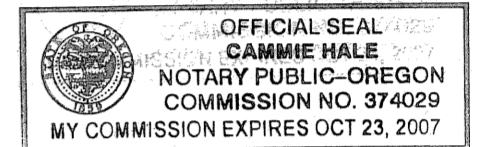
Notarial seal

ACKNOWLEDGMENTS

State of Oregon  
Walla Walla SS  
County of Union

Know all people by these presents, on this 3rd day of February, 2006, before me a Notary Public in and for said State and County, personally appeared David Manuel and Lee Manuel, husband and wife, 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.

Cammie Hale  
Notary Public for  
the State of Oregon



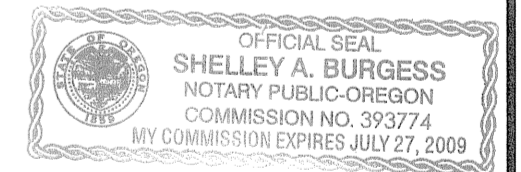
Notarial seal

ACKNOWLEDGMENTS

Oregon  
State of Washington SS  
County of Union

Know all people by these presents, on this 31st day of January, 2006, before me a Notary Public in and for said State and County, personally appeared David W. Lawton and Laura Lawton, 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.

Shelley A. Burgess  
Notary Public for  
the State of Washington  
Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared Partition Plat No. 20070006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C872, 873, 874 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Gregory T. Blackman, OPLS 991

MINOR LAND PARTITION NO. 20070006T

Microfilm Number 20071144T  
Plat Cabinet Number C872, 873, 874

Located in the Northeast 1/4 and South 1/2 of Section 5, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

APPROVALS

EASEMENT DISCLOSURES

Union County Assessor / Tax Collector

<sup>2006-2007</sup>  
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 [Signature] Date: 3/1/07  
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 5<sup>th</sup> day of February, 2006

[Signature]  
Hanley Jenkins II  
Union County Planning Director

Union County Surveyor

Approved this 1<sup>st</sup> day of Feb., 2006

by Baker County Surveyor [Signature]  
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 5<sup>th</sup> day of MARCH, 2006, at 11:25 o'clock A.M. and filed in Plat Cabinet No. C872, 873, 874 Union County records. Microfilm No. 20071144T.

Union County Clerk by [Signature]

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. 20070006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C872, 873, 874 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Signature]  
Gregory T. Blackman, OPLS 991

1. Book Z, Page 508, Union County Deed Records, granted to Inland Telephone and Telegraph Company, including the terms and provisions thereof, recorded February 3, 1898. The exact location is not described, and there appears to be no remaining appurtenances above the ground. No field work was done to locate this easement, as the Partition is unsurveyed.

2. Book Z, Page 517, Union County Deed Records, in favor of The Inland Telephone and Telegraph Company, ( now GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. ) by instrument dated November 17, 1897. Exact location not disclosed, except that said instruments recite the line is to be placed as near as practicable to the right of way of the O-R-& N Company and not diverge therefrom a greater distance than 5 feet. No attempt to locate this easement was taken, as this Partition is unsurveyed.

3. Book 51, Page 258 and Book 86, Page 228, grant a perpetual easement including terms and provisions thereof in favor of Eastern Oregon Light and Power Company, dated January 3, 1910 and December 22, 1927 respectively. Exact location not disclosed and no attempt to locate the easement on the ground, as this is an Unsurveyed Partition.

4. Book 103, Page 561, Union County Deed Records, granted to Pacific Telephone and Telegraph Company, including the terms and provisions thereof, recorded May 6, 1942. No attempt to locate as this partition is unsurveyed.

5. Book 150, Page 536, Union County Deed Records, in favor of West Coast Telephone Company, a Corporation ( Now GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. ), recorded March 8, 1965, grants a license for one pole supporting transmission wires and necessary fixtures located near Hot Lake Hotel and Sanatorium on the SW 1/4 of the Northeast Quarter, of the Southeast 1/4 of Section 5, Township 4 South, Range 39 East of the Willamette Meridian, with right of access for repair, replacement, etc. No pole was visually observed on the ground supporting telephone wires and lines.

6. Book 159, Page 609, Union County Deed Records, in favor of California-Pacific Utilities Company, a California Corporation, ( now OREGON TRAIL ELECTRIC CO-OP ) for exclusive right to construct, reconstruct, operate, and maintain electric power or telephone lines and/or gas or water mains and all necessary poles, towers, pipe, valves, and appurtenances over and upon strips of land as therein described; together with right to fell or trim any trees thereon or upon adjacent lands for obtaining and maintaining proper clearances for said line, and right of crossing adjoining lands to install guys and anchors thereon. No attempt to locate this easement, as the Partition is unsurveyed.

7. Microfilm Numbers 126557, 126558, 126559, 126560, 126561, and 126598, in favor of Hot Lake Recreational Vehicle Resort, Inc., grants an easement for a sewer line from the Sewer Lagoon to the RV building in Government Lot 4. The location of this line is not known by the new owners or the grantee. No attempt to locate this easement was taken as this partition is unsurveyed.

8. Microfilm Numbers 126562, 126563, 126564, 126565, 126566, and 126599, in favor of Hot Lake Recreational Vehicle Resort, Inc., grants an easement and right of way for a fresh water pipe running from the pump station in Government Lot 6, generally westerly to the RV building in Government Lot 4, said line will run along the meander of the Old Immigrant Road, also known as the Meander Line of Tule Lake as built. No attempt to locate this easement on the Plat, as the Plat is Unsurveyed.

9. Microfilm Numbers 126567, 126568, 126569, 126570, 126571, and 126600, in favor of Hot Lake Recreational Vehicle Resort, Inc., grants an easement for a hot water springs outlet in Government Lot 6, running generally Westerly to the RV building in Government Lot 4. No attempt to locate this easement on the ground, as the Partition is Unsurveyed.

10. Microfilm Number 32578 RELINQUISHMENT OF ACCESS RIGHTS to the State of Oregon, relinquishes all existing, future, or potential common laws or statutory abutter's easements of access between all of the Grantor's real property lying in the SE 1/4 of Section 5, Township 4 South, Range 39 East of the Willamette Meridian remaining after the conveyance, and the right-of-way of the public way identified as the relocated La Grande-Baker Highway, EXCEPT HOWEVER, "Reserving for service of Grantor's remaining property, access rights to and from said remaining property to the abutting highway right-of-way at the following places and for the following width:

Highway Engineers Station	Width	Side of Highway	Purpose
418+70	35 feet	Southerly	
Unrestricted			
424+70	35 feet	Southerly	
Unrestricted			
428+50	35 feet	Southerly	
Unrestricted			

11. Microfilm Numbers 126903, 961529, 961530, in favor of Hot Lake R.V. Resort, Inc., describes a lease for a sewage Lagoon. The lagoon is situated Northeastly of the Railroad, on Parcel Number 1, and these Microfilm Numbers are labeled within the Lagoon area. No further attempt to locate the pipe line easement to this Lagoon was taken. I have asked the new owners as well as the R.V. new owner, and no person has an accurate location for this easement.

12. Book 82, Page 255, Union County Deeds, right of way Easement granted to Eastern Oregon Light and Power Company ( now Oregon Trail Electric Co-Op. ) dated July 8, 1925. The exact location of said easement is not described. No attempt to locate this right of way for this partition, as the partition is unsurveyed.

13. Book 51, Page 258, in favor of Eastern Oregon Light and Power Company, ( now Oregon Trail Electric Co-Op ) dated January 3, 1910, grants a perpetual Right of Way and Easement for a substation and transmission line. I have not observed a substation or transmission line on the land located within this partition.

14. Book 154, Page 547 in favor of California-Pacific Utilities Company, gives a right of way to construct, entrench, maintain and operate a pipe line with valves and appurtenances over and under and through said property. This easement is probably for a gas main to the building, and would be administered by the successor of California-Pacific Utilities Company gas operation now AVISTA Corporation. Unable to locate the location of this easement, as the partition is unsurveyed.

15. Microfilm Number 37953 Union County Deed records, grants easement to California-Pacific Utilities Company. Grants exclusive right to construct, reconstruct, operate, and maintain electric power or telephone lines and/or gas or water mains and all necessary poles, towers, pipe, valves and appurtenances over and upon strips of land as therein described; together with the right to fell or trim any trees thereon or upon adjacent lands for maintaining and maintaining proper clearances for said line, and right of crossing adjoining lands to install guys and anchors thereon.

NOTE: The easements described above were granted over and across the lands described on this Partition. This Partition is UNSURVEYED, and although some attempt to locate these easements, I have found that there is very little knowledge as by the present owners as to the location of these easements and no attempt to locate the easement on the ground was done by me to show these locations.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 2007