

Major Partition Plat Number 20090001T

A Partition situated in Section 25, Township 4 South, Range 40 East, and in Sections 30 and 31, Township 4 South, Range 41 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20090230T
Plat Cabinet Number D043-D044

BASIS OF BEARING

Solar Observation taken at a point 1087 feet North and 1256 feet West of the Southwest corner of Section 31, Township 4 South, Range 41 East of the Willamette Meridian.

SCALE: 1" = 1000'

REFERENCE MATERIAL

Union County Monumentation Records
Page 57 of the Old Book of Surveys
Survey Number 73-71
Survey Number 22-86
Survey Number 31-86
Survey Number 29-88
Survey Number 031-2000

DEED REFERENCES

Commissioners Journal "D", Page 408
Volume 114, Page 92
Volume 116, Page 525
Volume 128, Page 22
Microfilm Number 35483
Microfilm Number 135253
Microfilm Number 139858
Microfilm Number 157788
Microfilm Number 20055130
Microfilm Number 20075885
Survey Report Number 46454
prepared by Abstract and Title Company
Dated August 18, 2008

NARRATIVE

This partition was done at the request of Woodrow and Debbie Wright, agents for the owners of the land within this partition. This is an UNSURVEYED partition. The bearings and distances shown are those of the surveys listed in the reference material. No field ties were made with this partition. The monuments shown were not visited on this partition, but are the record monuments for the corners according to the Union County monumentation records. The access easement created by this partition is for the most part along an existing roadway. The easement is on a separate tract also owned by the owners of the land within this partition. I find a discrepancy in the location of the "county road from Little Creek Canyon to Catherine Creek". I use the location as provided by the original dedication recorded in Commissioners Journal "D" Page 408, dated September 6, 1888. This closely matches the location of a physical road on the property. The current location as per the Assessment maps is considerably West of the true location and also causes a discrepancy in the acreage of the land within the partition when compared to the acreage listed on the tax maps. I find no other unusual conditions on this partition.

EASEMENT NOTES

The following easements are listed in the stated title report, but are not locatable without benefit of survey -- record calls from the deeds are shown on the map.

1. Power line easement recorded in volume 128, page 22, 10 ft. in width
2. Power line easement recorded in microfilm number 35483, 10 ft. in width

REGISTERED
PROFESSIONAL
LAND SURVEYOR

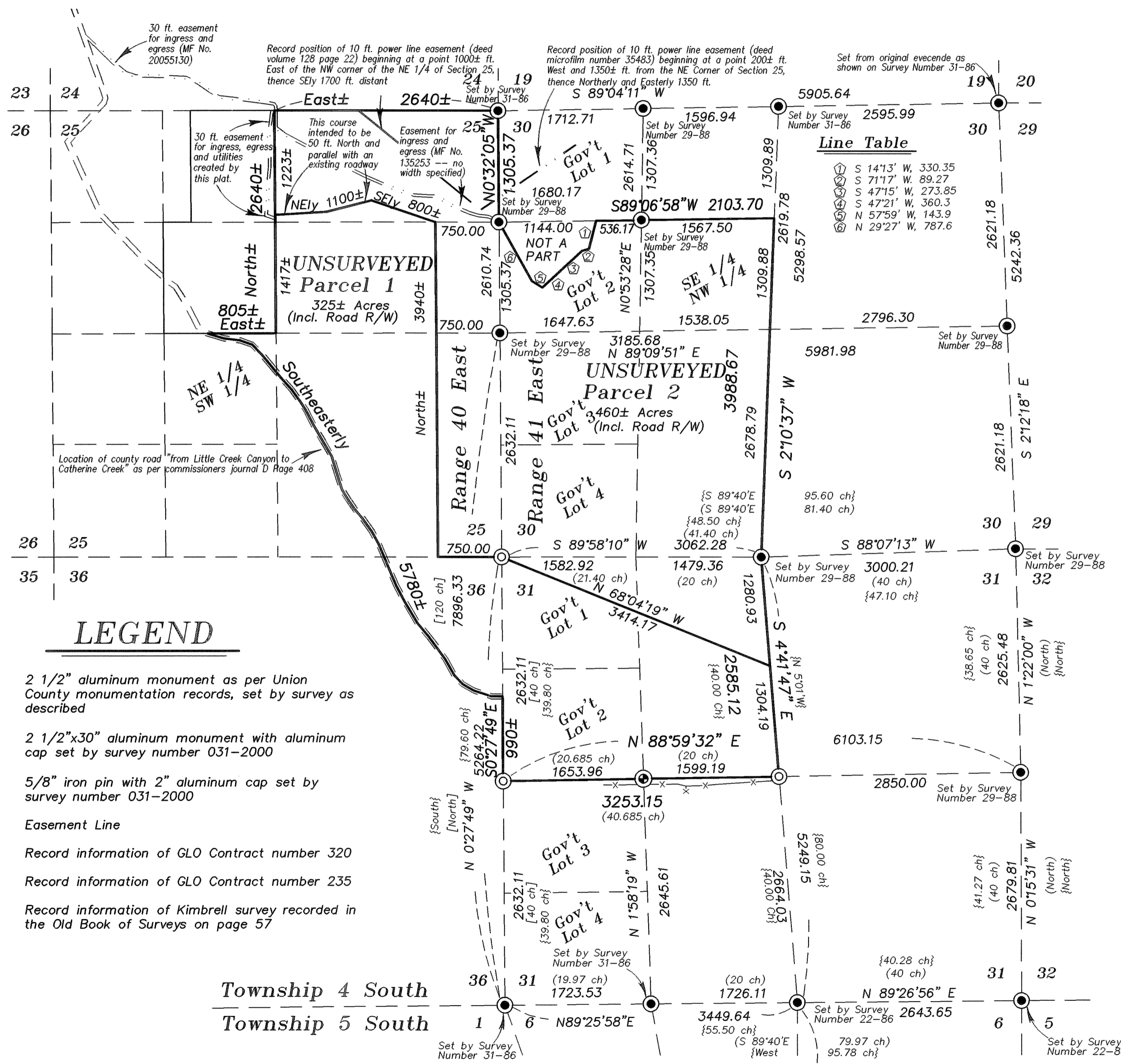
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

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. 20090001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D043-D044 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219



LEGEND

- 2 1/2" aluminum monument as per Union County monumentation records, set by survey as described
- ⊙ 2 1/2"x30" aluminum monument with aluminum cap set by survey number 031-2000
- ⊕ 5/8" iron pin with 2" aluminum cap set by survey number 031-2000
- Easement Line
- () Record information of GLO Contract number 320
- [] Record information of GLO Contract number 235
- { } Record information of Kimbrell survey recorded in the Old Book of Surveys on page 57

Township 4 South
Township 5 South

Major Partition Plat Number 20090001T

A Partition situated in Section 25, Township 4 South, Range 40 East, and in Sections 30 and 31, Township 4 South, Range 41 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, situated in Section 25, Township 4 South, Range 40 East, and in Sections 30 and 31, Township 4 South, Range 41 East of the Willamette Meridian, Union County, Oregon, being more particularly described as follows;

IN TOWNSHIP 4 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

SECTION 25: The entire Northeast quarter and all that part of the Northeast quarter of the Southwest quarter and that part of the Southeast quarter lying East of the County Road from Little Creek Canyon to Catherine Creek

SECTION 36: All that part of the Northeast quarter lying East of the County Road from Little Creek Canyon to Catherine Creek

IN TOWNSHIP 4 SOUTH, RANGE 41 EAST OF THE WILLAMETTE MERIDIAN

SECTION 30: Government Lots 2, 3 and 4, The Southeast quarter of the Northwest quarter, The East half of the Southwest quarter,

EXCEPTING THEREFROM: the following described tract: Beginning at the Northwest corner of Government Lot 2 (sometimes described as the Southwest quarter of the Northwest quarter) of Section 30,

Thence; Easterly along the North line of said Government Lot 2 a distance of 1144.0 feet;

Thence; South 14°13' West, a distance of 330.35 feet;

Thence; South 71°17' West, a distance of 89.27 feet;

Thence; South 47°15' West, a distance of 273.85 feet;

Thence; South 47°21' West, a distance of 360.3 feet;

Thence; North 57°59' West, a distance of 143.9 feet;

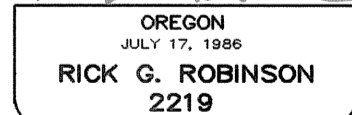
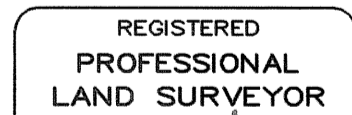
Thence; North 29°27' West, a distance of 787.6 feet to the Point of Beginning;

SECTION 31: Government Lots 1 and 2, The East half of the Northwest quarter,

Said tract containing approximately 785 Acres (Including Road R/W).

I further certify that I made this plat by order of and under the direction of the owners thereof, in accordance with O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2008

DECLARATION

Know all people by these presents that ROBERT W. DIPPOLD and JUDITH C. DIPPOLD 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 platted as shown on the annexed plat, and do hereby create the 30 ft. non-exclusive easement for ingress, egress and utilities as shown on said plat, in accordance with O.R.S. Chapter 92.

Robert W. Dippold
ROBERT W. DIPPOLD

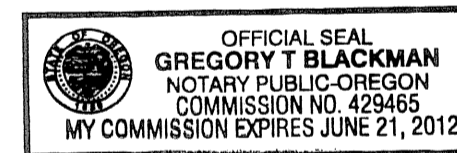
Judith C. Dippold
JUDITH C. DIPPOLD

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 17th day of September, 2008 before me a Notary Public in and for said State and County, personally appeared ROBERT W. DIPPOLD and JUDITH C. DIPPOLD 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.

Gregory T. Blackman
Notary Public for
the State of Oregon



Notarial seal

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. 20090001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D043-D044 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

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 2008-2009 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: 1/22/09
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 22 day of January, 2009

Scott Hatfield For,
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 21st day of Sept., 2008.

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

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on this 22nd day of January, 2008, at 2:56 o'clock P.M., and recorded in Plat Cabinet No. D043-D044 Union County records. Microfilm Number 20090230T

Robin A. Church
Union County Clerk
by Shirley L. Wood, Deputy