

# REFERENCES

PRELIMINARY TITLE REPORT- ABSTRACT & TITLE COMPANY, ORDER NO. 44712, DATED JUNE 15TH, 2006.  
 SUPPLEMENTAL PRELIMINARY TITLE REPORT- ABSTRACT & TITLE COMPANY, ORDER NO. 44176, DATED OCTOBER 21, 2005.  
 UNION COUNTY SURVEY NUMBERS - 1-73, 21-76, 67-73, 005-1993, 011-1994, 023-2004, 014-2003, 011-2004, 041-2004.  
 UNION COUNTY PARTITION PLAT NUMBERS - 1992-14, 1992-22, 1994-27, 1998-15, 1999-009, 2000-26, 2001-007, 1999-008, 2002-005.  
 UNION COUNTY SUBDIVISION - ISLAND WEST ADDITION II M.F. # 137120, PLAT CAB. A-286.  
 UNION COUNTY CORNER REMONUMENTATION RECORDS - 840-1984R, 841-1984R, 95-1985R  
 UNION COUNTY DEED RECORDS - DOC #59722, 158206, 157371, 158356, 137587, 140384, 148204, 991376, BK. 104 PG. 268, BK. 133 PG. 235, BK. 106 PG. 344.

# LEGEND

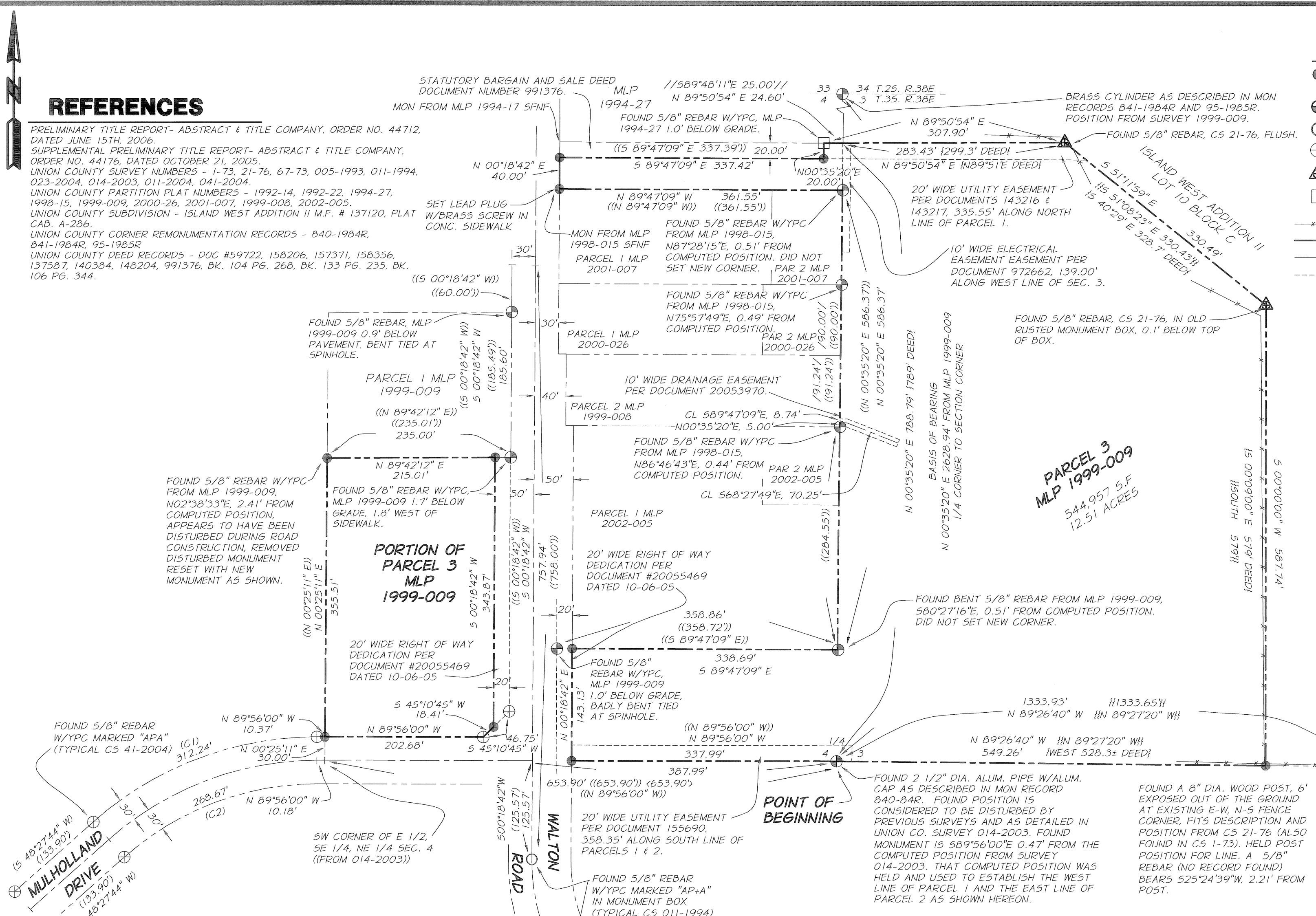
- INDICATES A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1/2" ALUM. CAP MARKED "APA WA. 41295 OR 2849", SET OCTOBER 2006, UNLESS OTHERWISE NOTED.
- ⊕ INDICATES FOUND MONUMENT MLP 1999-09 AND MLP 1998-015, UNLESS OTHERWISE NOTED.
- INDICATES FOUND CENTERLINE MONUMENTS FROM CS 011-1994.
- ⊕ INDICATES FOUND ROW MONUMENTS FROM CS 41-2004.
- △ INDICATES FOUND MONUMENTS FROM CS 21-76.
- INDICATES FOUND MONUMENTS FROM MLP 1994-27.
- INDICATES EXISTING FENCE LINES
- - - - - INDICATES BOUNDARY / RIGHT OF WAY LINE
- - - - - INDICATES ADJACENT BOUNDARY RIGHT OF WAY LINE
- - - - - INDICATES EXISTING EASEMENT LINES
- ( XXX.XX ) INDICATES RECORD DATA FROM CS 41-2004.
- (( XXX.XX )) INDICATES RECORD DATA FROM MLP 1999-009.
- << XXX.XX >> INDICATES RECORD DATA FROM CS 011-1994.
- < XXX.XX > INDICATES RECORD DATA FROM CS 014-2003.
- / XXX.XX / INDICATES RECORD DATA FROM MLP 1998-015.
- { XXX.XX } INDICATES DEED CALL FROM DOC. # 59722.
- # XXX.XX # INDICATES RECORD DATA FROM CS 21-76.

# SURVEY NARRATIVE

THIS MAP OF SURVEY WAS COMPLETED TO MAKE A PROPER RECORD OF A PROPOSED PARTITION DONE AT THE REQUEST OF ERNIE AND DOROTHY KELTZ THAT WAS NOT FINISHED. ERNIE AND DOROTHY HAD INTENDED TO PARTITION PARCEL 3 OF MLP 1999-009 INTO THREE PARCELS. FOUND MONUMENTS FROM MLP 1999-009 AND MLP 1998-015 AND VARIOUS OTHER SURVEYS AS NOTED WERE LOCATED AND USED TO CONTROL THE EXTERIOR BOUNDARY OF PARCEL 3. MLP 1999-009, PARCEL 3 OF MLP 1999-009 WAS AN UNSURVEYED REMAINDER PARCEL. DURING THE COURSE OF THE SURVEY, A TITLE SEARCH OF THE PROPERTY DISCLOSED THAT THAT PORTION OF PARCEL 3 OF MLP 1999-009 WEST OF WALTON ROAD HAD BEEN SOLD WITHOUT THE BENEFIT OF A LAND PARTITION. STATUTORY WARRANTY DEED, UNION COUNTY DOCUMENT # 20056537, RECORDED DEC. 6, 2005, APPEARS TO HAVE TRANSFERRED OWNERSHIP OF THAT PORTION OF PARCEL 3 WEST OF WALTON ROAD. THIS CREATED A PARCEL NOT IN COMPLIANCE WITH OREGON LAW. THE NEW OWNERS OF THAT PORTION OF PARCEL 3 WEST OF WALTON ROAD, ARTHUR WILLET AND NATHAN CANO OF CANO PROPERTIES, LLC DID NOT SIGN THE DECLARATION ON THE PARTITION PLAT. NATHAN CANO STATED THAT THEY HAD CONCERNS ABOUT THE PLAT, DUE TO THE FACT THAT THE AREA OF THE PARCEL AS REPRESENTED TO HIM DURING THE SALE OF THAT LAND DESCRIBED IN SAID STATUTORY WARRANTY DEED DOCUMENT NUMBER 20056537 DIFFERED FROM THAT WHICH WAS SHOWN ON THE PARTITION PLAT AS THE RESULT OF THE SURVEY.

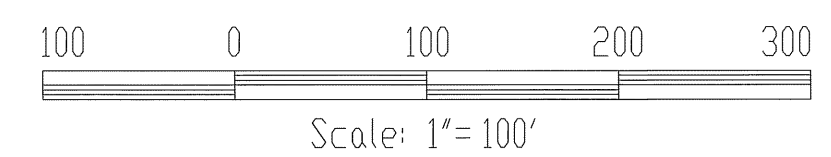
WALTON ROAD AND MULHOLLAND DRIVE RIGHTS OF WAY WERE USED TO CONTROL AND ESTABLISH THE SOUTH AND EAST LINES OF THE PARCEL AND THE WEST LINE OF THE PARCELS AS SHOWN. ADDITIONAL RIGHT OF WAY HAS BEEN DEDICATED ALONG WALTON ROAD AS SHOWN. THE QUARTER CORNER BETWEEN SECTIONS 3 AND 4 HAS BEEN FOUND TO BE OUT OF POSITION AS SHOWN. THE RECORD POSITION FOR THE QUARTER CORNER FROM COUNTY SURVEY 014-2003 WAS HELD. THE BEARING ALONG THE WEST LINE OF SECTION 3 WAS HELD FROM 1999-009 AND USED AS THE BASIS OF BEARING. THIS PUT MONUMENTS ALONG THAT LINE OUT OF POSITION BY APPROXIMATELY THE SAME DISTANCE AS THE QUARTER CORNER WAS FOUND TO BE FROM THE RECORD POSITION, AS SHOWN.

THE MONUMENTS FROM MLP 1994-27 AND COUNTY SURVEY 21-76 WERE USED TO CONTROL THE NORTH AND NORTHEAST LINES OF THE PARCEL AS SHOWN. THE EAST LINE OF THE PARCEL WAS ESTABLISHED BY HOLDING THE DEED CALL OF "SOUTH" FROM THAT DEED RECORDED DECEMBER 13, 1943 IN BK. 106, PG. 344 AND PROJECTING IT FROM THE EXISTING MONUMENT AT THE NORTHEAST CORNER TO THE EAST-WEST CENTER SECTION LINE OF SECTION 3. THE EAST-WEST CENTER SECTION LINE WAS ESTABLISHED BETWEEN THE RECORD POSITION OF THE QUARTER CORNER BETWEEN SECTIONS 3 AND 4 AND THE FOUND POST FROM COUNTY SURVEYS 21-76 AND 1-73. THE POSITION FOR THE SOUTHEAST CORNER OF THE PARCEL FIT WELL WITH EXISTING LINES OF POSSESSION AS SHOWN.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
(C1)	312.24'	430.00'	41°36'17"	N 69°15'52" E	305.42'
(C2)	268.67'	370.00'	41°36'17"	N 69°15'52" E	262.81'
<<C3>>	263.53'	260.00'	58°04'25"	N 28°43'30" W	252.39'



REGISTERED PROFESSIONAL LAND SURVEYOR  
 Whit B. Pugh

OREGON  
 JANUARY 23, 1993  
 MICHAEL B. FORBADA  
 023485

EXPIRES: 12-31-08

DATED: 03-08-07

UNION COUNTY SURVEYOR  
 Date Received 3/8/07  
 Date Paid 4/14/07  
 By P. Robinson Deary  
 File No. 006-2007

ANDERSON-PERRY & ASSOC.  
 1901 N. FIR STREET  
 LA GRANDE, OREGON 97850  
 (541) 963-8309

**MAP OF SURVEY**  
**SW 1/4, NW 1/4 SEC.3 & SE 1/4, NE 1/4 SEC.4**  
**T.3S., R.38E., W.M., ISLAND CITY, OREGON**

ERNEST & DOROTHY KELTZ  
 11215 KELTZ LANE  
 LA GRANDE, OREGON 97850 541-863-5085

SCALE: 1"=100'

DATE: MARCH, 2007

JOB NO. 2731-54

**anderson perry**  
 & associates, inc.  
 ENGINEERING - SURVEYING - MATERIALS TESTING  
 LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET **1/1**