

T 3 S
R 37 E R 38 E

THESE PARTITIONS WERE NOT SURVEYED

PARTITION PLAT NO. 274

Sheet 1 of 2 1175.00

A portion of Section 18, T 3 S, R 38 E, of the Willamette Meridian,
Union County, Oregon
March 1990

Bonneville Easements;
Deed book 103 page 423
Deed book 103 page 454
Deed book 103 page 462
Deed book 103 page 619
Deed book 104 page 240
Deed book 104 page 400
Deed book 126 page 412

Also subject to miscellaneous easements
described in microfilm no.'s MF 38639;
MF 39257; and MF 122913

NARRATIVE

The purpose of this plat is to show the approximate location of Parcels No. 1 & 2 and the exceptions of record, which are hereon shown. No survey was performed on these parcels!

Gregory T. Blackman
Gregory T. Blackman, Partner
Baggett-Griffith & Assoc.
2006 Adams Av.
LaGrande, Or. 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1975
GREGORY T. BLACKMAN
001



Scale 1" = 400'

Lot Lines

| LINE | BEARING | DISTANCE |
|---|-----------------|-------------------|
| L 1 | N 72° 25' 00" W | 13.30 |
| L 2 | N 08° 33' 15" W | 43.88 |
| L 3 | N 48° 41' 15" W | 225.81 |
| L 4 | N 29° 07' 15" W | 133.65 |
| L 5 | N 05° 52' 15" W | 72.61 |
| L 6 | N 06° 22' 45" E | 69.78 |
| L 7 | N 05° 03' 15" W | 175.68 |
| L 8 | N 30° 52' 00" E | 194.66 |
| L 9 | N 29° 47' 00" E | 101.80 |
| L 10 | N 64° 17' 00" E | 132.49 |
| L 11 | S 46° 45' 00" E | 233.40 |
| L 12 | S 29° 13' 00" E | 106.56 |
| L 13 | S 09° 18' 00" E | 173.27 |
| L 14 | S 34° 23' 00" E | 207.20 |
| L 15 | S 23° 37' 00" W | 182.26 |
| L 16 | S 16° 43' 30" E | 124.13 |
| L 17 | S 66° 29' 00" W | 144.10 |
| L 18 | N 23° 31' 00" W | 166.00 |
| L 19 | N 23° 31' 00" W | 70.00 |
| L 20 | N 65° 34' 00" W | 171.22 |
| L 21 | N 07° 15' 00" E | 186.04 |
| L 22 | N 05° 27' 00" W | 136.58 Long chord |
| L 23 | N 07° 15' 00" E | 333.35 |
| L 25 | N 90° 00' 00" W | 264.00 |
| L 26 | S 86° 47' 40" E | 236.00 |
| L 27 | S 05° 56' 20" E | 121.20 |
| L 28 | S 17° 49' 00" W | 105.10 |
| L 29 | S 38° 08' 41" W | 84.80 |
| L 30 | S 24° 25' 30" W | 110.00 |
| Road centerline 40' road 20' either side. | | |
| L 31 | N 67° 32' 30" W | 245.30 |
| L 32 | N 10° 26' 08" E | 27.49 Long chord |
| L 33 | N 05° 31' 15" W | 216.41 |
| L 34 | N 14° 31' 08" W | 49.39 Long chord |
| L 35 | N 44° 32' 30" W | 35.88 Long chord |
| L 36 | N 65° 34' 00" W | 92.60 |
| L 37 | S 69° 41' 38" W | 70.39 Long chord |
| L 38 | S 24° 57' 15" W | 320.98 |

DEDICATION:

Know all people by these presents that Vista Heights Inc., an Oregon Corporation, is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on the annexed map, and does hereby dedicate all easements as shown hereon to the public use forever. There are no water rights appurtenant to this property.

Vista Heights Inc.

Leola Baker
Leola Baker, President

Lonnie Lester
Lonnie Lester, Secretary

ACKNOWLEDGMENT:

State of Oregon
SS

County of Union

Know all people by these presents, on this 26 day of MARCH, 1990 before me a notary public in and for said state and county personally appeared Leola Baker, President of Vista Heights, Inc., and Lonnie Lester, Secretary of Vista Heights, Inc., who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed on behalf of Vista Heights, Inc., and that they executed said instrument freely and voluntarily.

Gregory T. Blackman

Notary Public of State of Oregon GREGORY T. BLACKMAN
My commission expires 7-21-92 NOTARY PUBLIC - OREGON
My Commission Expires 7-21-92

APPROVALS:

Approved this 26 day of MARCH, 1990
Jeffrey B. Wilson
Union County Planning Commission

Approved this 26TH day of MAR, 1990.

Jack W. Currie
Walla Walla County Surveyor

State of Oregon
SS

County of Union

I do hereby certify that the attached partition plat was reserved for record on the 26 day of MARCH, 1990, at 10:30 o'clock A.M., and recorded as partition plat no. 274, Union County records.

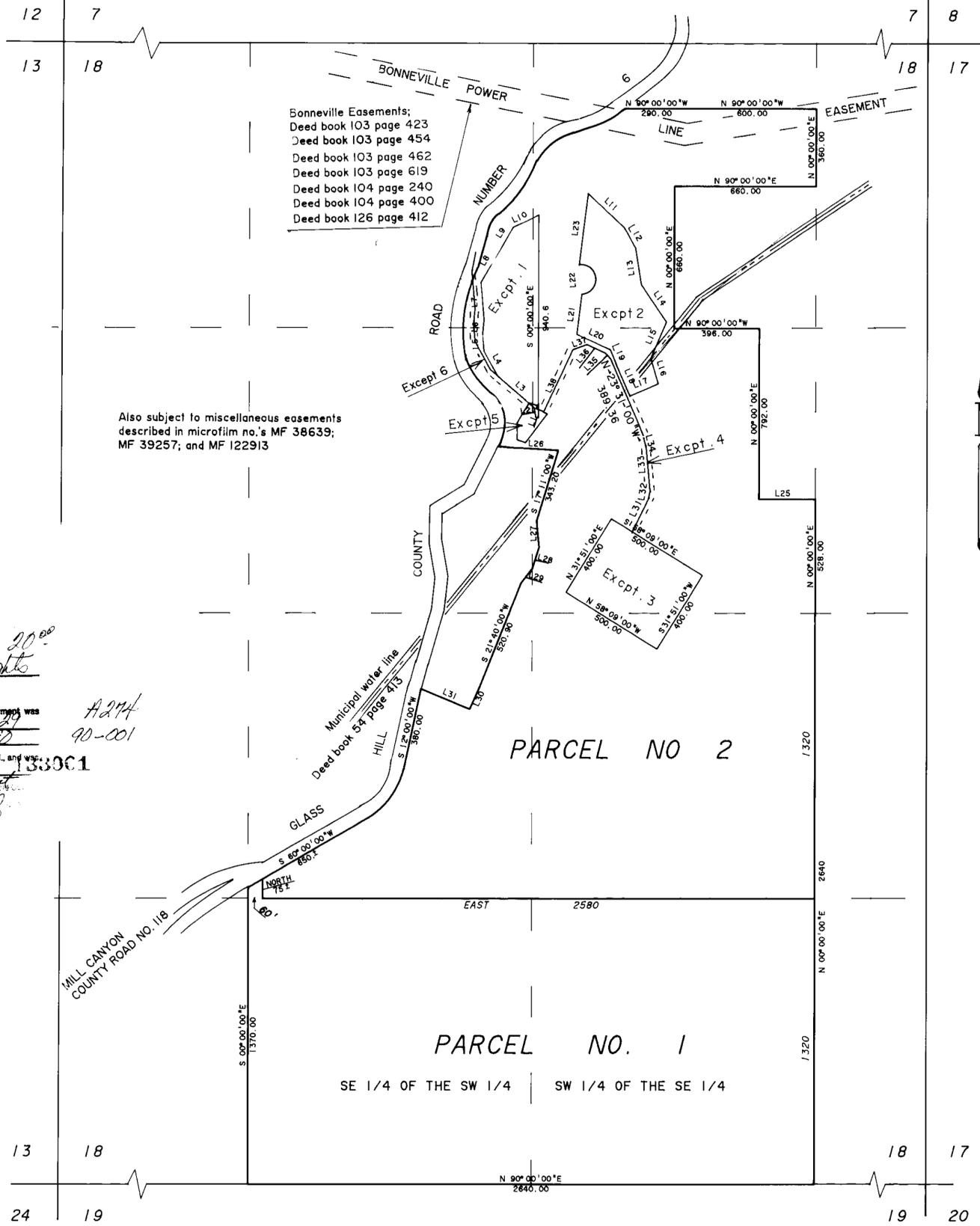
Union County Clerk

By: Phillip Eugene Gibbons
Phillip E. Gibbons

Sheet 1 of 2

133001

78608 20⁰⁰
Vista Heights
File No. 78608
STATE OF OREGON
County of Union
I certify that the within instrument was received for recording on the 26 day of MARCH, 1990 at 10:30 A.M./P.M., and was recorded as 133001
Gregory T. Blackman



PARCEL NO 2

PARCEL NO. 1

SE 1/4 OF THE SW 1/4 SW 1/4 OF THE SE 1/4

SURVEYOR'S CERTIFICATE

I Gregory T Blackman, being first duly sworn, hereby, depose and say that I have shown the unsurveyed partitions and exceptions on this Partition Plat, described as follows:

That portion of Section 18, Township 3 South, Range 38 East of the Willamette Meridian, described as follows,

Commencing at the Southeast corner of the West half of the Northeast quarter of said Section 18

Thence: North a distance of 528 feet to the Southeast corner of property conveyed to LaGrande Hydraulic Water Company by deed recorded in Volume L, Page 155, Union County deed records

Thence: West, a distance of 264 feet

Thence: North, a distance of 792 feet, to the South line of the Northwest quarter of the Northeast quarter of said Section 18

Thence: West, a distance of 396 feet

Thence: North, a distance of 660 feet, to the East line of the Northeast quarter of said Section 18

Thence: East, a distance of 660 feet

Thence: North, a distance of 360 feet, more or less, to the Southeast corner of land conveyed to Roy Miller by deed recorded in Volume 127, Page 395, Union County deed records

Thence: West, along the South line of said Miller tract, and along the line of land conveyed to E.R. Smith, Et Ux, by deed recorded in Volume 143, Page 206, Union County deed records, a distance of 600 feet to the Southwest corner of said Smith parcel

Thence: North, along the West line of Smith parcel, to the South line of land conveyed to Marvin Clark by deed recorded in Volume 145, Page 454, Union County deed records

Thence: Westerly, along the line of said Clark land to the South line of County Road no. 6 running through said subdivision

Thence: Southwesterly, along the South line of said County Road, a distance of 1800 feet, more or less, to the North line of a parcel conveyed to David F. and Roberta J. Adlard, by deed recorded in microfilm number 34368, Union County deed records

Thence: along the North and East lines of said Adlard parcel the following courses:
 S 86°47'40" E, 236.0 feet
 S 17°11' W, 343.2 feet
 S 5°56'20" E, 121.2 feet
 S 17°49' W, 105.1 feet
 S 38°08'40" W, 84.8 feet to the Northeast corner of a parcel conveyed to William L. Wright, Jr., by deed recorded in Volume 159, Page 60, Union County deed records

Thence: along the East and South lines of said Wright parcel the following courses:
 S 21°40' W, 520.90 feet
 S 24°25'30" W, 110 feet
 N 67°32'30" W, 245.3 feet to the Easterly line of the Morgan Lake County Road

Thence: Southwesterly along said East line, a distance of 1300 feet more or less, to the West line of the East half of the Southwest quarter of said Section 18

Thence: South, along said West line, a distance of 1370 feet, more or less, to the South line of said Section 18

Thence: East, along the South line of said Section 18, a distance of 2640 feet, more or less, to the Southeast corner of the West half of the Southeast quarter of said Section 18

Thence: North, along the East line of the West half of the Southeast quarter of said Section 18, a distance of 2640 feet, more or less, to the point of beginning of this description.

EXCEPTING therefrom the following described land,

Exception 1

A parcel situated in the West 1/2 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 18, Township 3 South, Range 38 East of the Willamette Meridian, described as follows:

Commencing at a point 798.25 feet to South and 25.26 feet East of the North quarter corner of said Section 18

Thence: South, a distance of 940.65 feet to the North line of land acquired by the City of LaGrande (and described in the second paragraph of exhibit 2 of complaint filed August 3, 1967 and corrected in document filed February 24, 1971, in condemnation suit entitled City of LaGrande, Oregon, a municipal corporation, Plaintiff vs. David C. Larson et ux, Defendant)

Thence: N 72°25' W, a distance of 13.30 feet along the Northerly line of said City of LaGrande parcel

Thence: N 8°33'15" W, a distance of 43.88 feet

Thence: N 48°41'15" W, a distance of 225.81 feet

Thence: N 29°07'15" W, a distance of 133.65 feet

Thence: N 5°52'15" W, a distance of 72.61 feet

Thence: N 8°22'45" E, a distance of 69.78 feet

Thence: N 5°03'15" W, a distance of 175.68 feet

Thence: N 30°52'00" E, a distance of 194.66 feet

Thence: N 29°47'00" E, a distance of 101.80 feet

Thence: N 64°17'00" E, a distance of 132.49 feet to the point of beginning.

Exception 2

That portion of the West half of the West half of the Northeast quarter of Section 18, Township 3 South, Range 38 East of the Willamette Meridian, described as follows:

Referring to unrecorded map of survey, dated June 1969, by James G. Hanley.

Beginning at an Iron monument, which is situated South 755.72 feet and East 277.90 feet from the North 1/4 corner of said Section 18

Thence: S 46°45' E, a distance of 233.40 feet to an Iron monument

Thence: S 29°13' E, a distance of 106.56 feet to an Iron monument

Thence: S 9°18' E, a distance of 173.27 feet to an Iron monument

Thence: S 34°23' E, a distance of 207.20 feet to an Iron monument

Thence: S 23°37' W, a distance of 182.26 feet to an Iron monument

Thence: S 10°43' 1/2' E, a distance of 124.13 feet to a point

Thence: S 66°29' W, a distance of 144.10 feet to a point

Thence: N 23°31' W, a distance of 166.00 feet to an Iron monument

Thence: N 23°31' W, a distance of 70.00 feet to an Iron monument

Thence: N 65°34' W, a distance of 171.22 feet to an Iron monument

Thence: N 7°15' E, a distance of 186.04 feet to an Iron monument

Thence: on a 70.00 foot radius curve left (the long chord of which bears N 5°27' W, a distance of 136.58 feet) a distance of 188.90 feet

Thence: N 7°15' E, a distance of 333.35 feet to the point of beginning.

Exception 3

That portion of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 3 South, Range 38 East of the Willamette Meridian, described as follows:

Beginning at a point which is West a distance of 1932.04 feet and South a distance of 2413.55 feet from the Northeast corner of said Section 18:

Thence: S 58°09' E, a distance of 100.00 feet

Thence: S 31°51' W, a distance of 400.00 feet

Thence: N 58°09' W, a distance of 500.00 feet

Thence: N 31°51' E, a distance of 400.00 feet

Thence: S 58°09' E, a distance of 400.00 feet to the point of beginning.

Exception 4

A tract of land 40 feet in width, being 20 feet on either side of a center line described as beginning at a point which is N 58°09' W, a distance of 280 feet from a point which is West 1932.04 feet and South 2413.55 feet from the Northeast corner of Section 18, Township 3 South, Range 38 East of the Willamette Meridian

Thence: N 26°23'30" E, a distance of 179.25 feet to the P.C. of a 50 foot radius curve to the left

Thence: a distance of 27.85 feet along the curve to the P.T.

Thence: N 5°31'15" W, a distance of 218.41 feet to the P.C. of a 157.9 foot radius curve to the left

Thence: a distance of 49.59 feet along the curve to the P.T.

Thence: N 23°31' W, a distance of 389.36 feet to the P.C. of a 50 foot radius curve to the left

Thence: a distance of 36.70 feet along the curve to the P.T.

Thence: N 65°34' W, a distance of 92.60 feet to the P.C. of a 50 foot radius curve to the left

Thence: a distance of 78.09 feet along the curve to the P.T.

Thence: S 24°57'15" W, a distance of 320.98 to the E.O.P. of this centerline.

Exception 5

A tract of land described as bounded by a line beginning at the E.O.P. of the center line description above:

Thence: N 65°03' W, a distance of 38.0 feet

Thence: N 17°35' E, a distance of 15.25 feet

Thence: N 72°25' W, a distance of 40.0 feet

Thence: S 30°40' W, a distance of 106.78 feet

Thence: South, a distance of 80.0 feet

Thence: S 72°25' E, a distance of 40.0 feet

Thence: N 37°38' E, a distance of 167.73 feet

Thence: N 65°03' W, a distance of 20.0 feet to the point of beginning

Exception 6

A tract of land 40 feet in width, being 20 feet on either side of a center line which begins at a point along an extension of the center line described above which begins at the E.O.P. thereof and runs along a 74.50 foot radius curve to the right, a distance of 19.88 feet to the P.T.:

Thence: S 40°14'45" W, a distance of 140.11 feet

Thence: N 17°34'45" E, a distance of 100.00 feet to said point, the point of beginning

Thence: N 8°33'15" W, a distance of 84.3 feet

Thence: N 48°41'15" W, a distance of 220.0 feet

Thence: N 29°07'15" W, a distance of 145.00 feet

Thence: N 5°52'15" W, a distance of 82.00 feet

Thence: N 8°22'45" E, a distance of 70.00 feet

Thence: N 5°03'15" W, a distance of 175.00 feet

Thence: N 11°36'45" E, a distance of 75.00 feet

Thence: N 4°26'45" E, a distance of 130 feet to the center line of Glass Hill Road (County Road no. 6) being the E.O.P.

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman
 OREGON
 JULY 13, 1973
 GREGORY T. BLACKMAN
 991

Gregory T. Blackman
 Gregory T. Blackman OPLS 991

Subscribed and sworn to before me this 27 day of March, 1990.

Notary Public for the State of Oregon
 My commission expires:

Mary Lou Dean
 Notary Public - Oregon
 My Commission Expires 12-2-92