

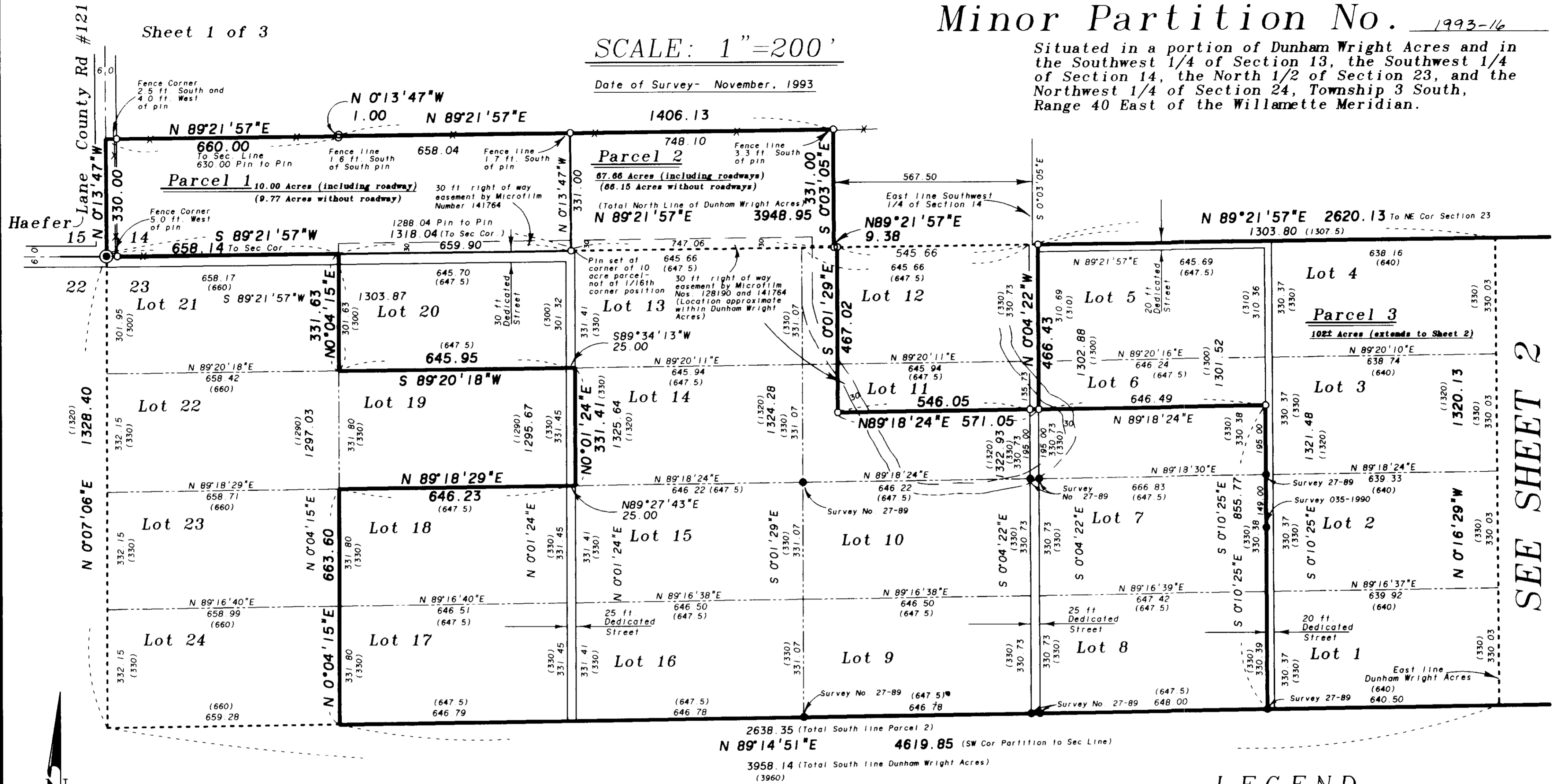
Minor Partition No. 1993-16

Sheet 1 of 3

SCALE: 1"=200'

Date of Survey- November, 1993

Situated in a portion of Dunham Wright Acres and in the Southwest 1/4 of Section 13, the Southwest 1/4 of Section 14, the North 1/2 of Section 23, and the Northwest 1/4 of Section 24, Township 3 South, Range 40 East of the Willamette Meridian.



SEE SHEET 2

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

EASEMENTS

This partition is subject to the following easements which do not appear on the map, as they are unlocatable as described. These easements are recorded in the following deed records of Union County:

WATER AND PIPELINE EASEMENTS	FENCE LINE EASEMENT
Miscellaneous Book C Page 54	Volume 132 Page 172
Volume 49 Page 159	
Volume 55 Page 18	
Volume 55 Page 195	
Volume 75 Page 463	
Volume 80 Page 401	
Volume 146 Pages 412-414	
Microfilm Number 30957	
Microfilm Number 126788	
	POWER LINE EASEMENTS
	Microfilm Number 42394
	Microfilm Number 88708
	Microfilm Number 131358
	Microfilm Number 131359
	Microfilm Number 131360
	Microfilm Number 131361

RIGHT OF WAY EASEMENT
 Volume 120 Page 144

WATER RIGHTS STATEMENT

The area of this partition is subject to Water Rights certificates and permits as follows:

CERTIFICATES	PERMITS
357 6378	4606
395 42768	3925
3780 46518	37664
6215 46519	37672
6373 47022	37680

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1988
RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 1994

LEGEND

- Found brass cap monument as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey stated
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- Easement line
- - - Centerline
- - - Lot line of Dunham Wright Acres
- * * * Existing fence line
- () Record distance of the Plat of Dunham Wright Acres

Sheet 2 of 3

Minor Partition No. 1993-16

REFERENCE MATERIAL

Plat of Dunham Wright Acres
 Union County Monumentation Records
 Survey Number 40-79
 Survey Number 46-79
 Survey Number 5-80
 Survey Number 27-89
 Survey Number 035-1992
 Preliminary Title Report No. 93-6095
 by Eastern Oregon Title, Inc.

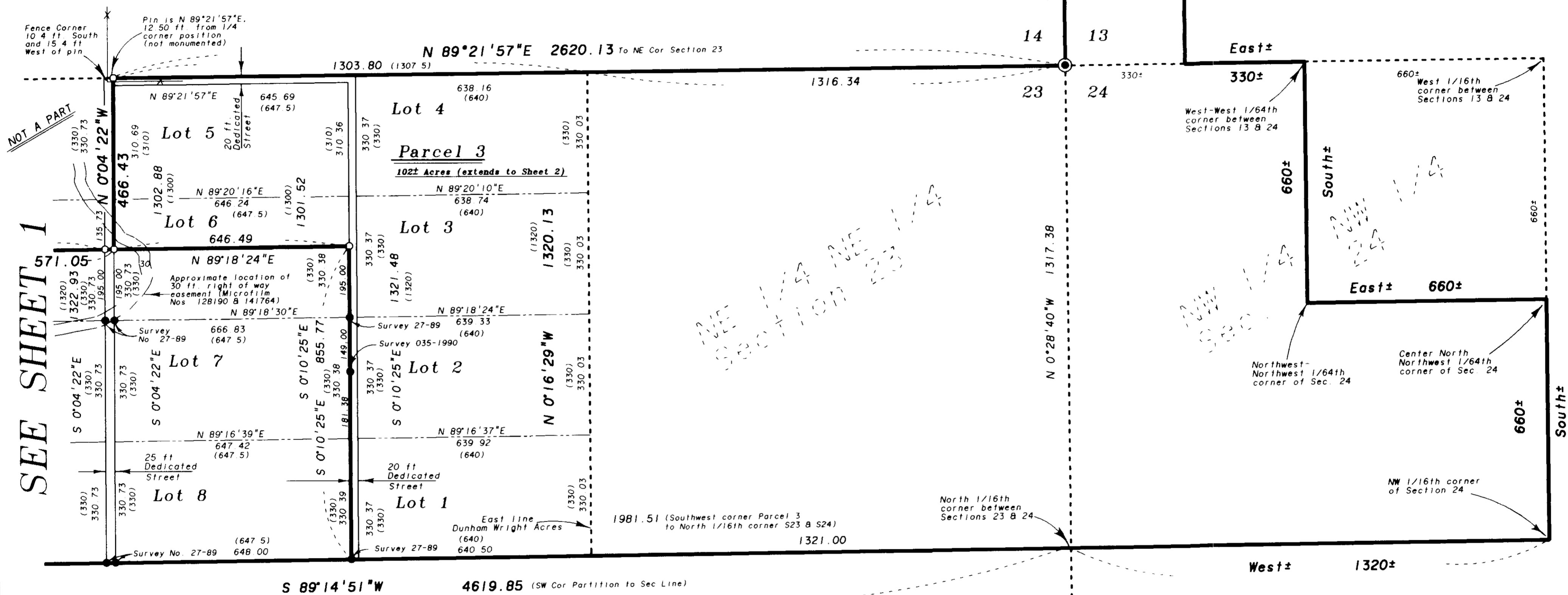
DEED RECORDS

Volume	Page	MICROFILM NUMBERS
Volume C	Page 54	
Volume 49	Page 159	30957 131358
Volume 52	Page 43	42394 131359
Volume 55	Page 18	52484 131360
Volume 55	Page 195	88708 131361
Volume 75	Page 463	126788 141764
Volume 80	Page 401	128165 148639
Volume 120	Page 144	128190
Volume 132	Page 172	
Volume 146	Pages 412-414	

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=200'



SEE SHEET 1

NARRATIVE

This partition was done at the request of Louise Nishii. The subdivision of Sections 14 and 23 is based on survey numbers 40-79 and 46-79, with the location of Dunham Wright Acres based on survey number 27-89. At the request of Mrs. Nishii, Parcel 1 was made to contain 10 acres with the road right of way. The Southeast corner of this parcel is not the 1/16th corner, but the position that creates exactly 10 acres within the parcel. Even though Parcels 2 and 3 are not required to be surveyed, some of the corners within Parcel 2 were monumented at Mrs. Nishii's request. I show the true bearing and distance of the lines within Dunham Wright Acres, and within Sections 14 and 23. The locations within Sections 13 and 24 were not located by survey. As stated in survey number 27-89, the center of the North-South roadways within Dunham Wright Acres were placed at the 1/16th lines of the section, with the lots located proportionately from these lines. The East line of the portion of Parcel 2 within Section 14 was located 567.5 feet West of the East line of the Southwest 1/4

of the section as per deed call. The portion immediately South was transferred as the West 100 feet of Lots 11 and 12, creating the jog along the section line as shown. Access to Parcel 3, as well as to the portion in Lots 11 and 12, not a part of this partition is granted by deed microfilm numbers 128190 and 141764, which call for a 30 ft. easement along an existing logging road. The location shown is approximate and is intended only to show that it exists. Many other easements were either so vague in description, or stated "as constructed on the ground" and could not be accurately located without benefit of survey. Some of the deed records refer to "Wade Road" along the South portion of Parcel 1. After discussions with the Union County Road Department, it was determined that no official dedication could be found and therefore the County claimed no roadway in this area. Access is provided by the easements previously discussed. The dividing lines between the parcels were placed at the direction of Mrs. Nishii. I find no other unusual conditions on this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 1994

LEGEND

- Found brass cap monument as per Union County monumentation records
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey stated
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- Easement line
- - - Centerline
- - - Lot line of Dunham Wright Acres
- * * * Existing fence line
- () Record distance of the Plat of Dunham Wright Acres

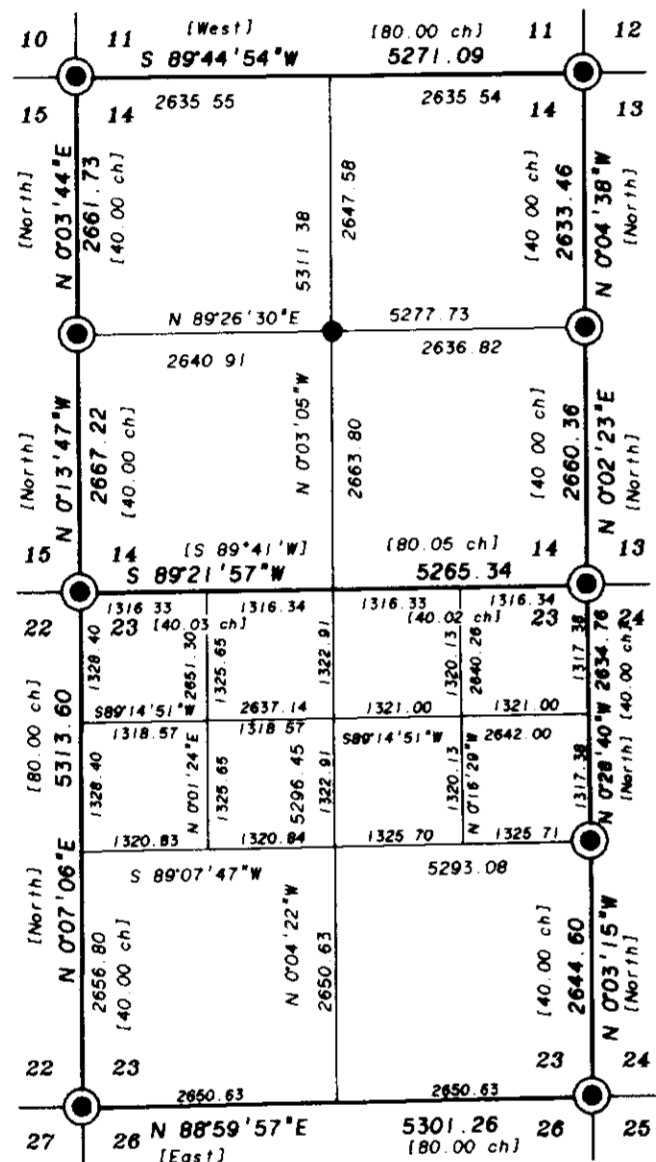
Minor Partition No. 1993-16

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.



SCALE: 1" = 200'



Subdivision of Sections 14 & 23 Scale: 1"=2000'

LEGEND

- Found brass cap monument as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey no. 40-79
- [] Record distance of the original General Land Office Survey

Situated in a portion of Dunham Wright Acres and in the Southwest 1/4 of Section 13, the Southwest 1/4 of Section 14, the North 1/2 of Section 23, and the Northwest 1/4 of Section 24, Township 3 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, hereby depose and say that I have correctly monumented Parcel 1 and correctly platted the parcels represented on the attached Minor Partition plat, in accordance with O.R.S. Chapter 92, the exterior of which is described as follows:

A tract of land situated in Dunham Wright Acres, and in the Southwest 1/4 of Section 13, the Southwest 1/4 of Section 14, the North 1/2 of Section 23, and in the Northwest 1/4 of Section 24, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 14,

- Thence: North 0°13'47" West, along the West line of said Section 14, a distance of 330.00 feet.
- Thence: North 89°21'57" East, parallel with the South line of said Section 14, a distance of 660.00 feet.
- Thence: North 0°13'47" West, parallel with the West line of said Section 14, a distance of 1.00 feet.
- Thence: North 89°21'57" East, parallel with the South line of said Section 14, a distance of 1406.13 feet to a point 567.5 feet West of the East line of the Southwest 1/4 of said Section 14.
- Thence: South 0°03'05" East, parallel with the East line of said Southwest 1/4, a distance of 331.00 feet to the South line of said Section 14.
- Thence: North 89°21'57" East, along the South line of said Section 14, a distance of 9.38 feet to a point 100.00 feet East of the West line of Lot 12, Dunham Wright Acres.
- Thence: South 0°01'29" East, parallel with the West line of said Lot 12, a distance of 467.02 feet to a point 195.00 feet North of the South line of Lot 11, Dunham Wright Acres.
- Thence: North 89°18'24" East, parallel with the South line of said Lot 11, a distance of 571.05 feet to a point on the West line of Lot 6 of Dunham Wright Acres, said point being North 0°04'22" West, a distance of 195.00 feet from the Southwest corner of said Lot 6.
- Thence: North 0°04'22" West, along said West line, and along the West line of Lot 5, and the prolongation of said West line a distance of 466.43 feet, to the North line of Dunham Wright Acres, said line also being the North line of said Section 23.
- Thence: North 89°21'57" East, along said North line, a distance of 2620.13 feet, to the Northeast corner of said Section 23.
- Thence: North 0°02'23" East, along the West line of said Section 13, a distance of 665.09 feet to the South-South 1/64th corner between said Sections 13 & 14.
- Thence: Easterly, along the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 13, a distance of 330 feet, more or less, to the West line of the East 1/5 Acres of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 13.
- Thence: Southerly, along said West line, a distance of 660 feet, more or less, to the South line of said Section 13.
- Thence: Easterly, along the South line of said Section 13, a distance of 330 feet, more or less, to the West-West 1/64th corner between said Sections 13 & 24.
- Thence: Southerly, along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 24, a distance of 660 feet, more or less, to the Northwest-Northwest 1/64th corner of said Section 24.
- Thence: Easterly, along the North line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 24, a distance of 660 feet, more or less, to the Center-North Northwest 1/64th corner of said Section 24.
- Thence: Southerly, along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 24, a distance of 660 feet, more or less, to the Northwest 1/16th corner of said Section 24.
- Thence: Westerly, along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 24, a distance of 1320 feet, more or less, to the North 1/16th corner between said Sections 23 & 24.
- Thence: South 89°14'51" West, along the South line of the North 1/2 of the North 1/2 of said Section 23, a distance of 4619.87 feet to the Southwest corner of Lot 17 of Dunham Wright Acres.
- Thence: North 0°04'15" East, along the West line of said Lot 17 and of Lot 18, a distance of 663.60 feet to the Northwest corner of said subdivision.
- Thence: North 89°18'29" East, along the North line of said Lot 18, a distance of 646.23 feet to the Northeast corner of said Lot 18.
- Thence: North 89°27'43" East, a distance of 25.00 feet to the Southwest corner of Lot 14 of said subdivision.
- Thence: North 0°01'24" East, along the West line of said Lot 14, a distance of 331.41 feet to the Northwest corner of said Lot 14.
- Thence: South 89°34'13" West, a distance of 25.00 feet to the Northeast corner of Lot 19 of said subdivision.
- Thence: South 89°20'18" West, along the North line of said Lot 19, a distance of 645.95 feet to the Northwest corner of said Lot 19.
- Thence: North 0°04'15" East, along the West line of Lot 20 of said subdivision, a distance of 331.63 feet to the North line of said Section 23.
- Thence: South 89°21'57" West, along said North line, a distance of 658.14 feet to the Point of Beginning of this description.

Excepting therefrom any of the above described lands lying within the dedicated streets of said Dunham Wright Acres

Said parcel containing approximately 180 acres

Rick G. Robinson
 Rick G. Robinson, OPLS 2219
 Baggett, Griffith and Associates
 2006 Adams Avenue
 LaGrande, OR 97850

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 1994

DECLARATION

Know all people by these presents that Hisao Nishii is the owner of the land represented on the annexed plat and more particularly described in the accompanying Surveyor's Certificate, and that I did cause the same to be partitioned into the parcels shown on the annexed plat, in accordance with O.R.S. Chapter 92.

Hisao Nishii by Louise C. Nishii
 Hisao Nishii by Louise C. Nishii (Power of Attorney by Microfilm No. 148639)

ACKNOWLEDGEMENT

State of Massachusetts

SS
 County of Middlesex

Know all these people by these presents, on this 18th day of November, 1993, before me a Notary Public in and for said County and State, personally appeared Louise C. Nishii, who has the right of Power of Attorney, representing Hisao Nishii, said Power of Attorney granted by Microfilm Number 148639 as filed in the office of the Union County Clerk, and being duly sworn, did say that Hisao Nishii is the identical person named in the foregoing instrument, and that the said instrument was executed freely and voluntarily

Stephen Kaughman
 Notary Public for
 the State of Massachusetts

Notarial seal

APPROVALS

UNION COUNTY PLANNING COMMISSION

Approved this 24th day of November, 1993

Ed Barton
 Ed Barton, Chairman

UNION COUNTY SURVEYOR

Approved this 16th day of Nov., 1993

James D. Hanley
 James D. Hanley, Baker County Surveyor

UNION COUNTY ASSESSOR

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 1993-1994 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.

Patty Gooderham by Donna Lewis Date 11/24/93
 Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me

Peggy Sutton Date 11-24-93
 Peggy Sutton, Union County Treasurer

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 this 24th day of NOV., 1993, at 11:50 o'clock A.M., and recorded as Partition Plat No. 1993-16 Plat Cabinet No. A-343, A-344 Microfilm No. 150534 Union County records

D. Yellie Bogue Hobert
 D. Yellie Bogue Hobert
 Union County Clerk by *S. Nelson*, Deputy