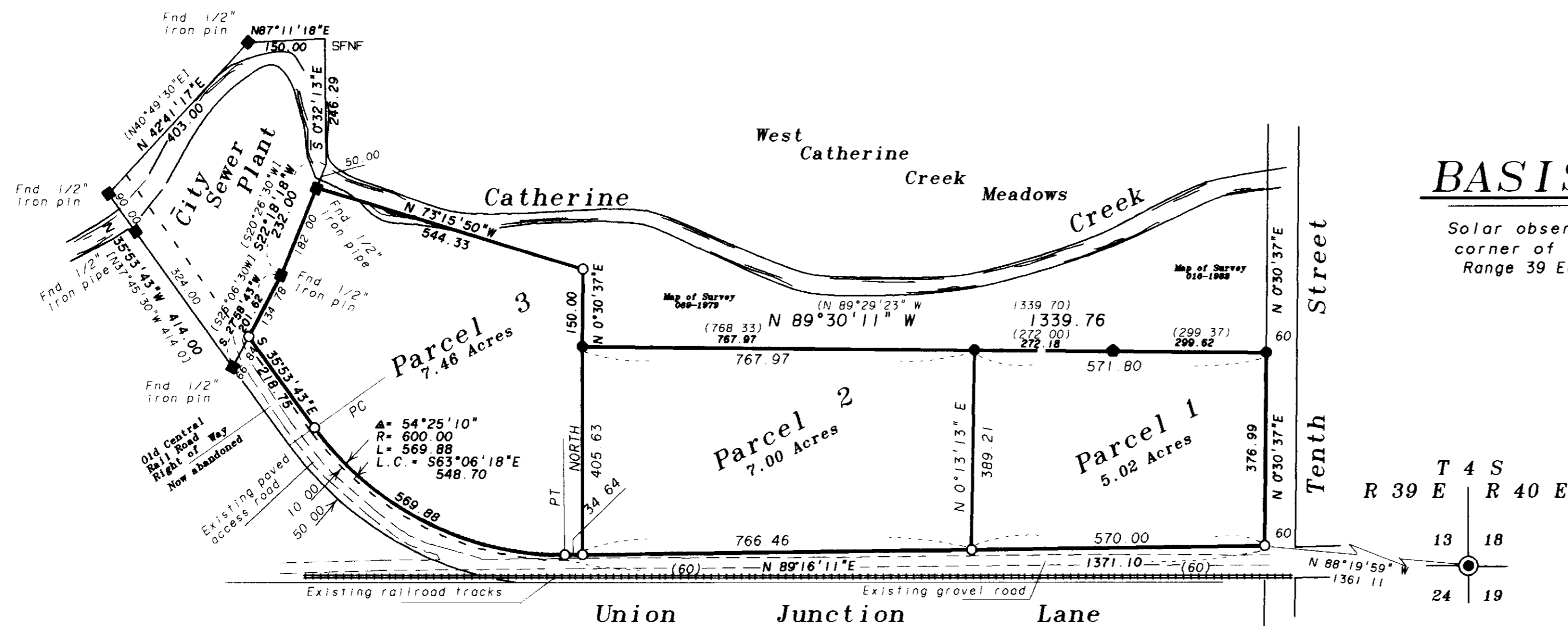


Microfilm # 159714
Plat Cab A-396

MINOR PARTITION PLAT NUMBER 1995-14

Situated in the SW1/4 of the SE 1/4 and in the SE1/4 of the SW 1/4, of Section 13, Township 4 South, Range 39 East, of the Willamette Meridian

Microfilm No. 159714
Plat Cab. No. A-396



BASIS OF BEARING

Solar observation taken at the Southeast corner of Section 13, Township 4 South, Range 39 East of the Willamette Meridian.

SCALE: 1" = 200'

NARRATIVE

This survey was made at the request of Allen Chase to locate and partition the parcel hereon shown. The survey is based on previous surveys as noted under the Reference Material. The north line was established by previous survey. The east and south lines are located on County road ROW lines. The west end is based on an unrecorded sketch of what appears to be a map of survey in which pins were set. The sketch was found in the City of Union sewer construction records. The four page sketch was drawn on "Computation Sheets" from STEVENS, THOMPSON & RUNYAN, INC. and dated 9-18-75. The sketch is titled "MAP OF PROPOSED SEWAGE TREATMENT PLANT SITE". This map shows monuments were set. We found all but one monument, all as described on said map. The bearings shown on said sketch appear to be "Grid Bearings". I find the sketch bearings must be rotated 1°51'51" clockwise to fit our bearing. This is very close to the grid Theta angle in this area. There was a survey made by James Voelz in 1966 of this parcel, MOS 066-1966. The Voelz map indicates two pins as having been set, I did not find either. This sketch of the proposed sewer plat appears to have been based on the Voelz survey. I accept this sketch map as the best evidence of the position of the west end of this parcel. I am unable to find any maps or other evidence of the location of the old Central Railroad Right of Way. I accept the southwesterly side of the said "MAP OF PROPOSED SEWAGE TREATMENT PLANT SITE" as the westerly right of way line of said railroad. This is indicated on the Voelz map. I also accept the fence line along the south side of the existing railroad, running east, as the south right of way line of said railroad. I then fit a 660 foot radius curve to these tangents. I then give the railroad 50 feet of width. I also give this right of way the 10 feet as called for in the deed description, making a 60 foot wide right of way into the sewer plant. I find this fits the existing conditions very well. I find no other unusual conditions and proceed to partition as shown.

LEGEND

- Found 1/2" steel pipe as per Union County monumentation records
- Found 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" MOS 069-1979.
- Found 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" MOS 016-1983.
- Found unrecorded monument as noted, see narrative for the origin.
- Set 5/8" X 30" re bar with plastic cap marked "BGA SURVEY MARKER"
- () Record bearing and distance, from MOS 069-1979 and MOS 016-1983.

REFERENCE MATERIAL

DEED DESCRIPTIONS
Volume 86 page 531
Microfilm 95306
Microfilm 107609
Microfilm 146214
Microfilm

MAP of SURVEY NUMBER
MOS 029-1966
MOS 069-1979
MOS 016-1983

An unrecorded sketch found in the City of Union Sewer files, see Narrative for details.

A preliminary title report from Eastern Oregon Title, Inc. Order number 95-7108

WATER RIGHTS STATEMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1995

MINOR PARTITION PLAT NUMBER 1995-14

Situated in the SW1/4 of the SE 1/4 and in the SE1/4 of the SW 1/4, of Section 13, Township 4 South, Range 39 East, of the Willamette Meridian

Microfilm No. 159714
Plat Cab. No. A-396

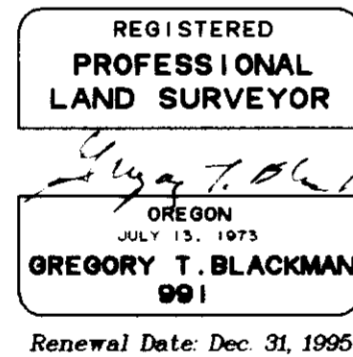
SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, depose and say that I have surveyed and platted the annexed Partition situated in the Southwest 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southwest of Section 13, Township 4 South, Range 39 East, of the Willamette Meridian, the exterior of which are more particularly described as follows:

Beginning at a point on the West right-of-way line of Tenth Street, said point being 1361.11 feet, N 88°19'59" W from the SE corner of said section 13:
Thence: N 0°30'39" E, along said west right-of-way, 376.99 feet;
Thence: N 89°30'11" W, 1339.76 feet;
Thence: N 0°30'37" E, 150.00, feet;
Thence: N 73°15'50" W, 544.33, feet to the easterly line of the City Sewer plant;
Thence: S 22°18'18" W, along said easterly line, 182.00 feet;
Thence: S 27°58'43" W, along said easterly line, 134.78 feet to a line 10 feet northeasterly of and parallel to the old Oregon Railroad right of way;
Thence: S 35°53'43" E, along said 10 foot offset line, 218.75 feet to the PC of a curve;
Thence: 569.88 feet along a 600 foot radius curve left, the Long Chord of which bears, S 63°06'18" E, 548.70 feet, to the north line of the County road, (Union Junction Lane);
Thence: N 89°16'11" E, along said north line 1371.10 feet to the POINT OF BEGINNING.

Said parcel containing 18.91 acres.
I further depose and say that I made this survey and plat by order of and under the direction of the owners thereof, That all lot corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with O.R.S. Chapters 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman
BAGETT-GRIFFITH & BLACKMAN
2006 Adams Avenue
LaGrande, Oregon 97850
Phone (503) 963-6092



DECLARATION

Know all people by these presents that ROBBIE D. WALLER, Successor Trustee, under agreement dated April 14, 1976; ROBBIE D. WALLER, Successor Trustee, under agreement dated December 21, 1992, a partner in Circle Dot Ranches; C.W. HOFFMAN, Jr and DOROTHY M. HOFFMAN, Co-trustees under agreement dated October 8, 1975, a partner in Circle Dot Ranches; and ALLAN R. CHASE are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Robbie D. Waller, Trustee Robbie D. Waller, Trustee
Robbie D. Waller, Successor Trustee, under Agreement dated April 14, 1976 Robbie D. Waller, Successor Trustee, under Agreement dated December 21, 1992

C.W. Hoffman, Jr. Dorothy M. Hoffman, Trustee
C.W. Hoffman, Jr. Dorothy M. Hoffman
Allan R. Chase
Allan R. Chase

ACKNOWLEDGEMENTS

STATE OF OREGON
SS
COUNTY OF UNION

Know all these people by these presents on this 8 day of JUNE, 1995, before me a Notary Public in and for said State and County, personally appeared ROBBIE D. WALLER; C.W. HOFFMAN, Jr; DOROTHY M. HOFFMAN; and ALLAN R. CHASE who are known by 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

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 28th day of June, 1995, at 3:45 o'clock P.M., and recorded in Plat Cabinet No. A-396 Union County records. Microfilm Number 159714

Union County Clerk by R. Nellie Bogue Hibbert
R. Church, deputy

APPROVALS

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 the law to be placed on the ~~1995-1996~~ tax roll which became a lien on this partition or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid to me. 1994-95

6/28/95 Patty Gooderham
Date 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 on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.

6/28/95 Peggy Sullivan
Date Peggy Sullivan, Union County Treasurer

City of Union City Council

Approved this _____ day of _____, 1995.

James D. Hanley

Union County Surveyor

Approved this 28 day of June, 1995.

by Baker County Surveyor James D. Hanley
James D. Hanley