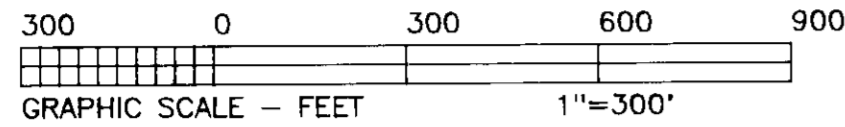


Partition Plat No. 1997-13

of Parcel 3 of Partition Plat No. 1995-10
in the SW1/4 of Section 25, and the SE1/4 of Section 26,
T6S, R41E, WM, Union County, Oregon



LEGEND:

- Fnd No. 5 Rebar with caps marked PLS 699 for Partition No. 1995-10
- Set No. 5 x 30" Rebar with Yellow Plastic Cap marked PLS 699 as Described
- ◆ Found 1/4 Section Corner as Described
- ◆ Set 1/4 Section Corner from Original Evidence as Described
- {.....} Per Map of Survey No. 2-67
- [.....] Per Deed, Book 152, Page 250
- (.....) Per Mineral Survey No. 674
- CB = Chord Bearing
- C = Chord Length
- A = Arc Length
- R = Radius
- CA = Central Angle

Basis for Bearings
Solar Observation
April 26, 1994

1980 PLS 1639
1" Galv Pipe with
2" Brass Cap

APPROVALS

We have reviewed this plat and find it complies with ORS Chapter 92 and ORS 209.250 and the regulations of Union County.

Scott H. Hurd For Hanley Jenkins II
Union County Planning Director Date 6-30-97

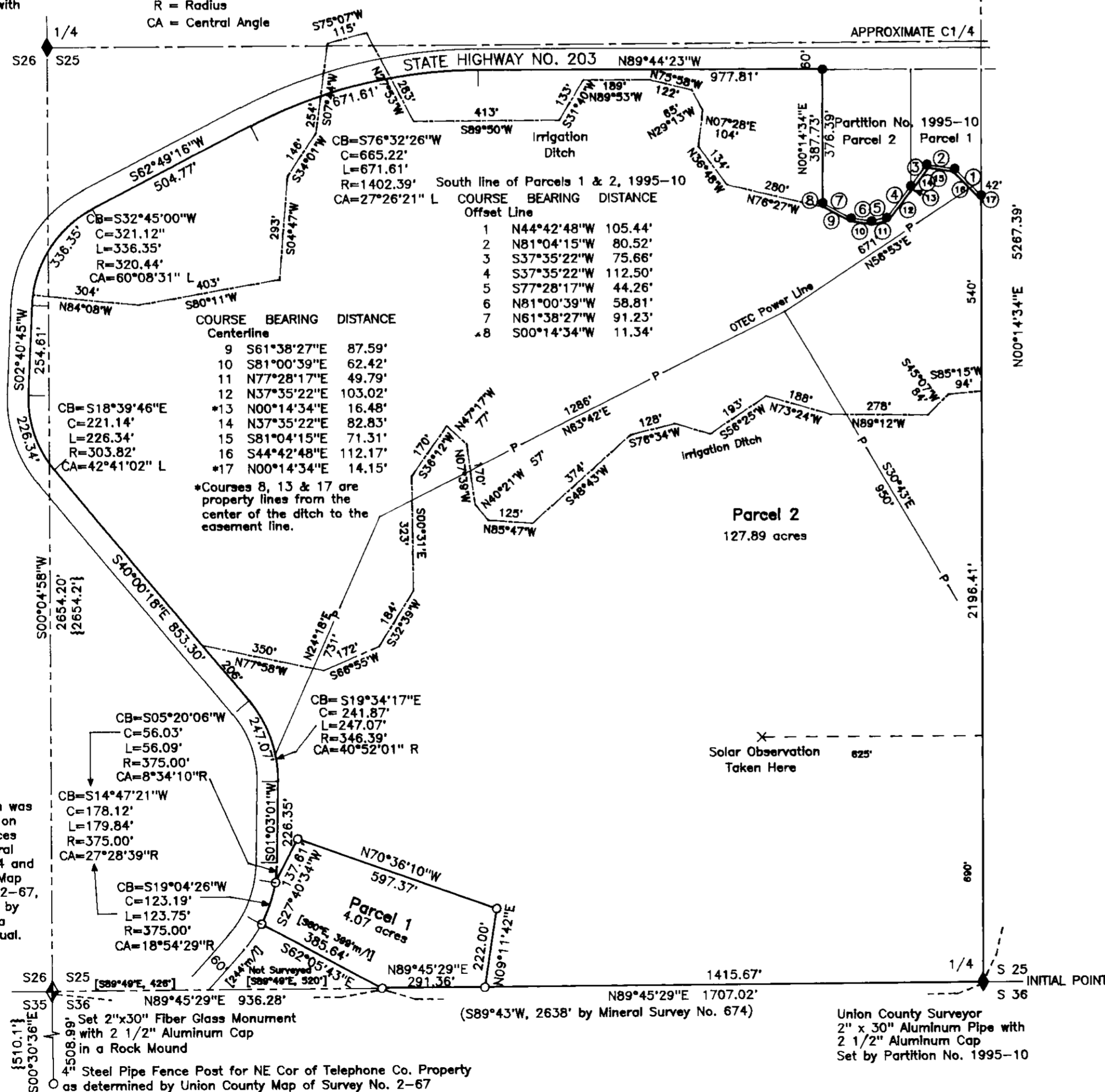
Angie Black
Union County Surveyor Date 6/27/1997

All ad valorem taxes and other special assessments placed upon the 1996-97 Tax Roll, due pursuant to law have been assessed and collected.

Patty Goodingham
Union County Assessor Date 6/30/97

Peggy Sutton
Union County Treasurer Date 6/30/97

Union County Surveyor
2" x 30" Aluminum Pipe with
2 1/2" Aluminum Cap



Microfilm # 92712
Plat Cab B-462

DECLARATION

We, Robert L. Bennett and Betty Jean Bennett, do hereby declare that we have caused this partition plat to be prepared and the property partitioned in accordance with Oregon Revised Statutes Chapter 92. We continue to further agree to provide for irrigation ditch easements 20-foot wide, 10 feet on each side of the center line of the ditches for the purpose of operating and maintaining the ditches for irrigation use.

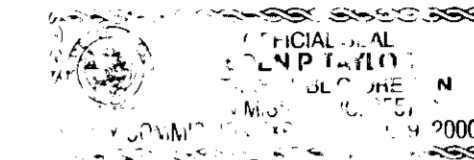
Robert L. Bennett

Betty Jean Bennett

{ STATE OF OREGON
39 { BAKER COUNTY

Signed and sworn to before me on June 25, 1997 by Robert L. Bennett and Betty Jean Bennett.

John Vaylor
My Commission Expires 7-9-00



NARRATIVE

The purpose of this plat is to partition Parcel 3 of Partition Plat No. 1995-10 principally in the SW1/4 of Section 25, T6S, R41E, WM, into two parcels at the request of Bob and Jean Bennett. There is a small sliver of land in Section 26 between the section line and the East right-of-way line of Oregon State Highway 203.

The original parcel is recorded as Deed No. 113675 in the Union County deed records. The original survey of the township and section was done by John H. Stone, US Deputy Surveyor, in July, 1875. In 1906, Horace G. Pearson, US Deputy Mineral Surveyor, surveyed Mineral Survey No. 674 in Section 36 of this township and in the process ran the line between Sections 25 and 36. James Voelz surveyed a small parcel for Haines Telephone Co. in Section 36 just south of the SW corner of Section 25. The survey is recorded as Union County Map of Survey No. 2-67 in which it appears he used the west 1/4 corner of Section 25 as his principal control. The section corner was not found or set according to the record. In 1980, William Hanley monumented the west quarter, NW and NE section corners from found evidence. There did not seem to be any survey of record in conjunction with this monumentation. Oregon State Highway No. 203 at one time ran through the middle of this parcel of land, but was moved to its present location so it would not interfere with the sawmill activities. The present highway location represents the westerly and northerly property boundaries for this partition parcel. No record of survey could be found for this portion of highway in the State Highway records in La Grande. No evidence could be found on the ground, other than the highway itself, that would locate the highway right-of-way. No record of the width of the right-of-way could be found other than the Union County tax maps showing it to be 60 feet wide.

It was not required by the partitioning regulations to survey the highway except for the west line of Parcel 1, but due to the lack of record and possible future development, a survey was done during Partition Plat 1995-10. To establish the highway location as near as possible, numerous points were taken along the center line as constructed, then best fit lines and curves were placed with variations of less than 2 feet from the actual center line points to the best fit line. A sixty foot width was used for the highway right-of-way.

There are two irrigation ditches through the property for which no recorded easements could be found. It was decided for the purpose of the partition to use a ditch center line as the southerly property line with a 20-foot easement, 10 feet on each side of the center line for the ditches. The south boundary of Parcels 1 and 2 of Partition No. 1995-10 are monumented on the parallel 10-foot north offset easement line. The ditches and an OTEC power line are shown on the plat as found to exist on the ground.

The SW corner of Section 25 was established by using collateral evidence including the intersection of three fence lines, data from Mineral Survey No. 674 and Union County Map of Survey No. 2-67, and a passerby had commented that they had removed the corner stone from the ditch several years ago while cleaning the ditch. He did not show us a location of the stone, but his comment confirmed that the corner location should fall in the ditch. It was determined that this collateral evidence provided sufficient proof of the corner location so that it was not necessary to declare the corner lost. The bonafide property rights are best protected by using this location. In Partition Plat Report #34439 by Abstract & Title Company in La Grande, the well and pipeline easement which is mentioned and is recorded as Microfilm Document No. 57771 was never completed within the terms of the agreement. It is therefore cancelled and not shown on this plat. There is no water right of record for this partition.

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed the survey of this partition on April 9, 1997, by setting proper monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The initial point for this partition is the south 1/4 corner of Section 25, T6S, R41E, WM, which is a 2" aluminum pipe 30" long with a 2 1/2" Union County Surveyor aluminum cap from which the exterior boundary is more fully described as follows:

thence, N0°14'34"E, 2196.41 feet along the center of section line to a point on the south line of Parcels 1 & 2 of Partition No. 1995-10, which is the center of an irrigation ditch from which a No. 5 rebar with a yellow plastic cap marked PLS 699 bears N0°14'34"E, 14.15 feet which is the beginning of a 10-foot offset line that parallels the ditch centerline;

thence, along the ditch centerline N44°42'48"W, 112.17 feet; N81°04'15"W, 71.31 feet; S37°35'22"W, 185.85 feet; S77°28'17"W, 49.79 feet; N81°00'39"W, 62.42 feet; and N61°38'27"W, 87.59 feet to the SW corner of above mentioned Parcel 2 from which the end of the parallel 10-foot offset line bears N0°14'34"E, 11.34 feet to a No. 5 rebar with a yellow plastic cap marked PLS 699;

thence, along the west side of Parcel 2 N0°14'34"E, 387.73 feet to a point on the south right-of-way line of Oregon State Highway No. 203 which is a No. 5 rebar with a yellow plastic cap marked PLS 699 and the NW corner of Parcel 2, Partition No. 1995-10;

thence, along the said right-of-way line N89°44'23"W, 977.81 feet;

thence, around a 1402.39 foot radius curve to the left with a chord bearing of S76°32'26"W, 665.22 feet;

thence, around a 320.44 foot radius curve to the left with a chord bearing of S32°45'00"W, 321.12 feet;

thence, S2°40'45"W, 254.61 feet;

thence, around a 303.82 foot radius curve to the left with a chord bearing of S18°39'46"E, 221.14 feet;

thence, S40°00'18"E, 853.30 feet;

thence, around a 346.39 foot radius curve to the right with a chord bearing of S19°34'17"E, 241.87 feet;

thence, S1°03'01"W, 226.35 feet;

thence, around a 375.00 foot radius curve to the right with a chord bearing of S14°47'21"W, 178.12 feet to the NW corner of a parcel of property as described in Deed Book 152, Page 250 on the east right-of-way line of Highway 203;

thence, leaving the highway right-of-way along the northeasterly line, a fence which is the deed line, to the east corner of the said deed S62°05'43"E, 385.64 feet to the line between Sections 25 and 36 at a point which is N89°45'29"E, 936.28 feet from the SW corner of Section 25;

thence, along the said section line N89°45'29"E, 1707.03 feet to the initial point;

a parcel of land containing 131.96 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 1985
LELAND LEE MYERS
699

Renewal Date 1/1/99

{ State of Oregon
39 { Union County

I do hereby certify that the attached partition plat was received for recording on the 30th day of June, 1997, at 3:10 o'clock P.M. and recorded as Partition Plat No. 1997-13, Microfilm No. 92712, filed in Plat Cabinet No. B-462, Union County Records.

R. Nellie Bogue Hibbert
Union County Clerk
beg: R. Church, deputy