

# Minor Partition Plat Number

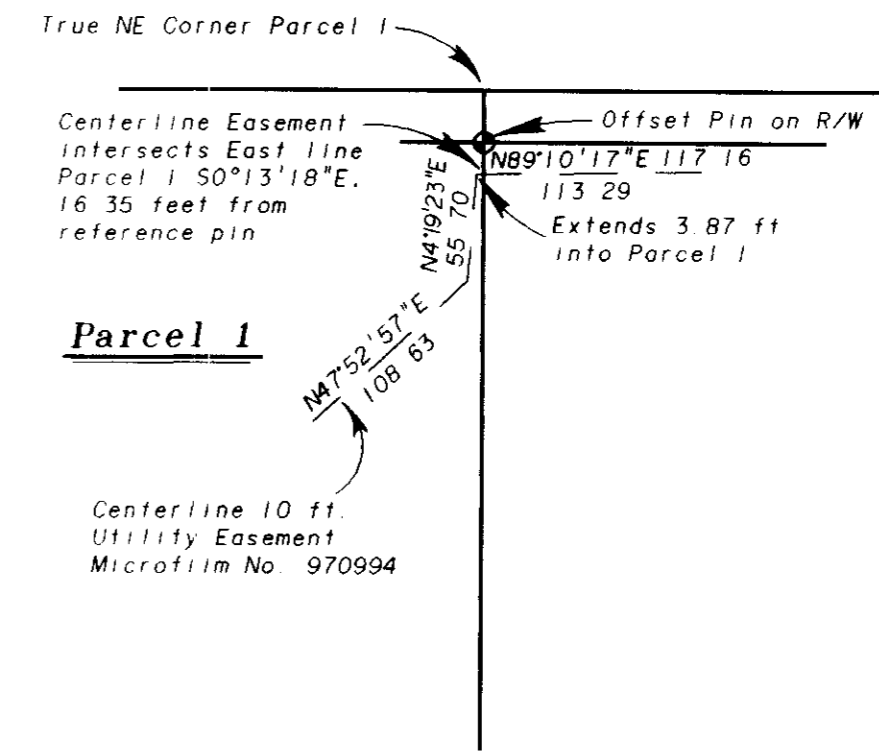
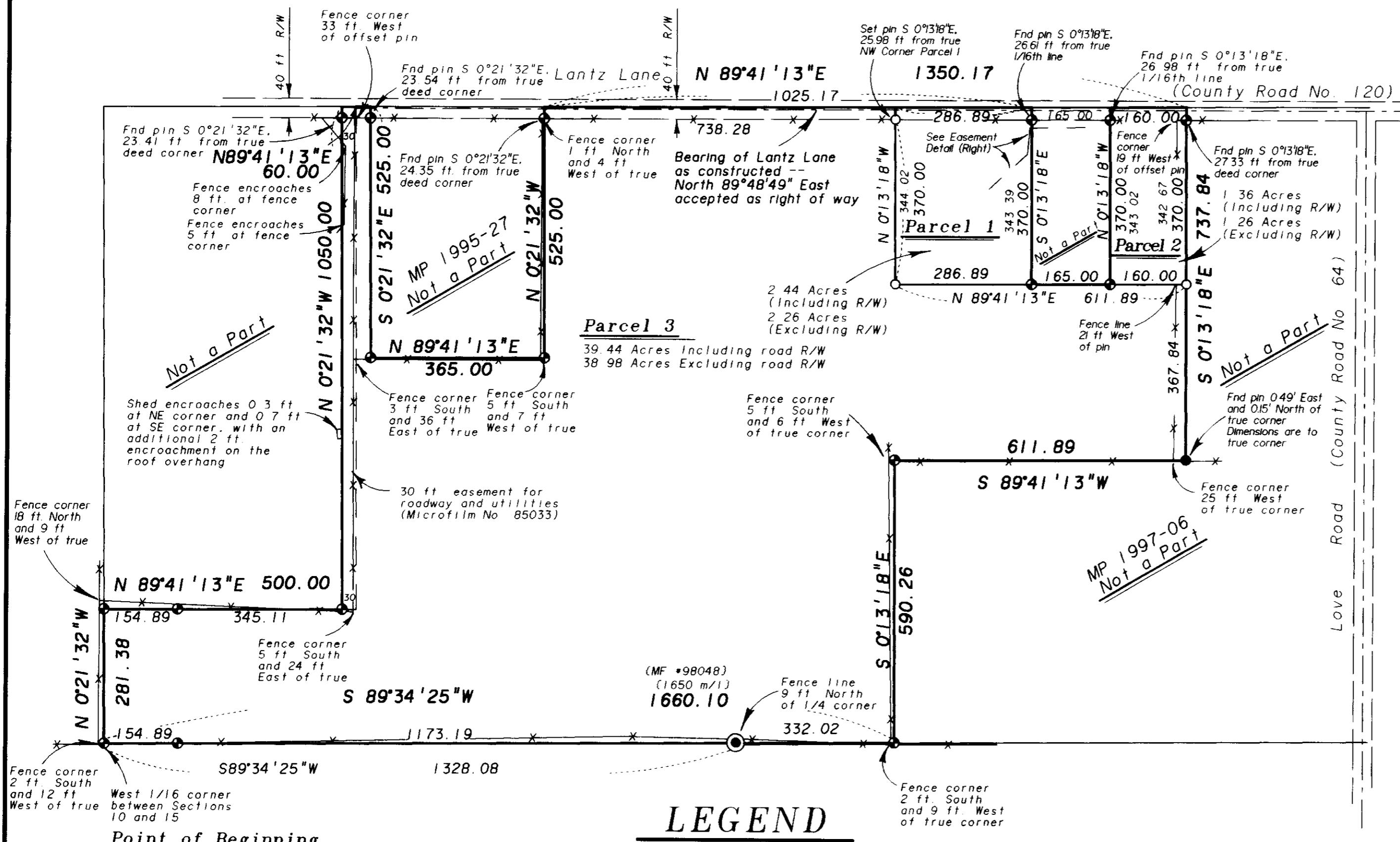
A partition of Parcel 2, Minor Partition Number 1992-15,  
Sited in the South half of Section 10  
Township 3 South, Range 40 East of the Willamette Meridian

1992-20

## BASIS of BEARING

The West line of Section 10, Township 3 South,  
Range 40 East of the Willamette Meridian  
being North 0°28'06" West as per Union County  
survey number 44-88.

SCALE: 1" = 200'



EASEMENT DETAIL Scale 1" = 100'

## NARRATIVE

This partition was done at the request of Ron Morris, contract purchaser of the land within this partition. This partition is a partition of Parcel 2, Minor Partition Plat number 1992-15. I find the monuments set by this partition still in existence with the exception of the most Easterly Southeast corner of Parcel 3 of this partition. That corner was remonumented by Minor Partition Plat number 1997-06. I place the limits of the parcels of this partition at the direction of Mr. Morris. I find the fences to be away from the true property lines as did the previous partition. I find no other unusual conditions on this partition.

## LEGEND

- Found aluminum monument as per Union County monumentation records
- Found 5/8" iron pin with plastic cap set by minor partition number 1992-15
- Found 5/8" iron pin with plastic cap set by minor partition number 1997-06
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- - - - - Center line
- - - - - Easement line

## REFERENCE MATERIAL

### SURVEY RECORDS

- Union County monumentation records
- Union County Survey Number 5-80
- Union County Survey Number 44-88
- Union County Survey Number 057-1991
- Union County Partition Plat Number 1992-15
- Union County Partition Plat Number 1997-06

### DEED RECORDS

- |                     |                      |
|---------------------|----------------------|
| Volume 81 Page 444  | Volume 133 Page 467  |
| Volume 81 Page 445  | Volume 138 Page 642  |
| Volume 87 Page 135  | Microfilm No. 74486  |
| Volume 103 Page 251 | Microfilm No. 85033  |
| Volume 106 Page 254 | Microfilm No. 98048  |
| Volume 108 Page 57  | Microfilm No. 140857 |
| Volume 114 Page 26  | Microfilm No. 157209 |
| Volume 114 Page 244 | Microfilm No. 157210 |
| Volume 130 Page 124 | Microfilm No. 970994 |

Partition Plat Report Number 97-8626  
Prepared by Eastern Oregon Title, Inc.

## EASEMENT STATEMENT

The exact location of the following easements cannot be located--

Volume 81 Page 444- subject to the right of access to springs and to convey water by pipe, ditch or other manner within the East 3/4 of the Southwest 1/4 of the Southeast quarter of Section 10.

Volume 87 Page 135- right of way easement granted to Eastern Oregon Light & Power Co. for a pole line upon a strip of land, exact location not described. Easement has been transferred to Oregon Trail Electric Co-op.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1998

# Minor Partition Plat Number

A partition of Parcel 2, Minor Partition Number 1992-15,  
Situating in the South half of Section 10  
Township 3 South, Range 40 East of the Willamette Meridian

1997-23

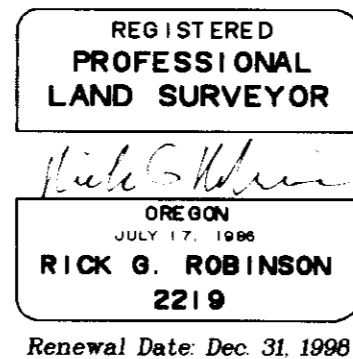
Microfilm No. 975094  
Plat Cabinet No. B-473

### SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed partition, in accordance with the provisions of O.R.S. Chapter 92, said partition being a partition of Parcel 2 of Minor Partition number 1992-15, situated in the South half of Section 10, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:  
Beginning at the West 1/16th corner between Sections 10 & 15,  
Thence: North 0°21'32" West, along the West line of the Southeast quarter of the Southwest quarter of said Section 10, a distance of 281.38 feet.  
Thence: North 89°41'13" East, parallel with the North line of said subdivision, a distance of 500.00 feet.  
Thence: North 0°21'32" West, parallel with the West line of said subdivision, a distance of 1050.00 feet to the North line of said subdivision.  
Thence: North 89°41'13" East, along said North line, a distance of 60.00 feet.  
Thence: South 0°21'32" East, parallel with the West line of said subdivision, a distance of 525.00 feet.  
Thence: North 89°41'13" East, parallel with the North line of said subdivision, a distance of 365.00 feet.  
Thence: North 0°21'32" West, parallel with the West line of said subdivision, a distance of 525.00 feet to the North line of said subdivision.  
Thence: North 89°41'13" East, along said North line and the North line of the Southwest quarter of the Southeast quarter of said Section 10, a distance of 1025.17 feet, to the Northwest corner of Parcel 1 of said Minor Partition 1992-15.  
Thence: South 0°13'18" East, along the West line of said Parcel 1, a distance of 370.00 feet, to the Southwest corner thereof.  
Thence: North 89°41'13" East, along the South line of said Parcel 1, a distance of 165.00 feet, to the Southeast corner thereof.  
Thence: North 0°13'18" West, along the East line of said Parcel 1, a distance of 370.00 feet, to the Northeast corner thereof.  
Thence: North 89°41'13" East, along the North line of said Parcel 2, and the North line of the Southwest quarter of the Southeast quarter of said Section 10, a distance of 160.00 feet, to the Northwest corner of said Parcel 2.  
Thence: South 0°13'18" East, a distance of 737.84 feet.  
Thence: South 89°41'13" West, a distance of 611.89 feet to the East line of the West quarter of the Southwest quarter of the Southeast quarter of said Section 10.  
Thence: South 0°13'18" East, along said East line, a distance of 590.26 feet to the South line of said Section 10.  
Thence: South 89°34'25" West, along said South line, a distance of 1660.10 feet, to the Point of Beginning of this description.

Parcel subject to County Road Number 120 over and across the North line of said parcel as shown on the annexed map.  
Said parcel containing 43.24 Acres (including County roadway)  
Said parcel containing 42.50 Acres (excluding County roadway)

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, Oregon 97850



### DECLARATION

Know all people by these presents that NEVA BERNICE HOOFNAGLE, EDWIN BRUCE HOOFNAGLE, NANCY SHARON MILLER, and CLARA BELL THOMPSON, are the owners as tenants in common, and RON MORRIS and THOMASINE A. MORRIS are contract purchasers of the land represented on the annexed map, and more particularly described in the annexed Surveyor's Certificate, and have caused the same to be partitioned into the parcels shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Neva Bernice Hoofnagle  
Neva Bernice Hoofnagle  
Edwin Bruce Hoofnagle  
Edwin Bruce Hoofnagle  
Nancy Sharon Miller  
Nancy Sharon Miller  
Clara Bell Thompson  
Clara Bell Thompson  
Ron Morris  
Ron Morris  
Thomasine A. Morris  
Thomasine A. Morris

### ACKNOWLEDGEMENTS

State of California Know all these people by these presents, on this 30 day of September, 1997, before me a Notary Public in and for said State and County, personally appeared NEVA BERNICE HOOFNAGLE, who being duly sworn did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Brenda L. Palacios  
Notary Public for the State of California



Notarial Seal

State of Oregon Know all these people by these presents, on this 23rd day of Sept., 1997, before me a Notary Public in and for said State and County, personally appeared EDWIN BRUCE HOOFNAGLE, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Thomasine A. Morris  
Notary Public for the State of Oregon

Notarial Seal

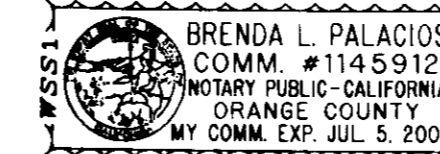
State of CALIFORNIA Know all these people by these presents, on this 6th day of OCT, 1997, before me a Notary Public in and for said State and County, personally appeared NANCY SHARON MILLER, who being duly sworn did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nancy Sharon Miller  
Notary Public for the State of CALIFORNIA

Notarial Seal

State of California Know all these people by these presents, on this 30 day of September, 1997, before me a Notary Public in and for said State and County, personally appeared CLARA BELL THOMPSON, who being duly sworn did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

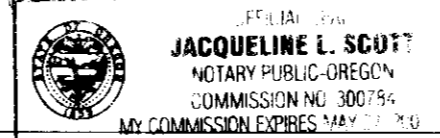
Brenda L. Palacios  
Notary Public for the State of California



Notarial Seal

State of Oregon Know all these people by these presents, on this 23 day of Sept., 1997, before me a Notary Public in and for said State and County, personally appeared RON MORRIS and THOMASINE A. MORRIS, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Jacqueline L. Scott  
Notary Public for the State of Oregon



Notarial Seal

### 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 law to be placed upon the 1997-1998 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.

by Patty Gooderham Date: 10/27/97  
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.

by Peggy Sutton Date: 10/27/97  
Peggy Sutton, Union County Treasurer

#### UNION COUNTY PLANNING COMMISSION

Approved this 29 day of October, 1997.

Hanley Jenkins  
Hanley Jenkins, II  
Union County Planning Director

#### UNION COUNTY SURVEYOR

Approved this 19th day of Sept., 1997.

by Thomas J. Hanley  
Thomas J. Hanley, Baker County Surveyor for the Union County Surveyor

### 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 30th day of Oct, 1997, at 9 o'clock AM, and filed in Plat Cabinet No. B-473, Union County records.

Microfilm No. 975094

Nellie Bogue Higbert  
Union County Clerk  
by N. Nelson