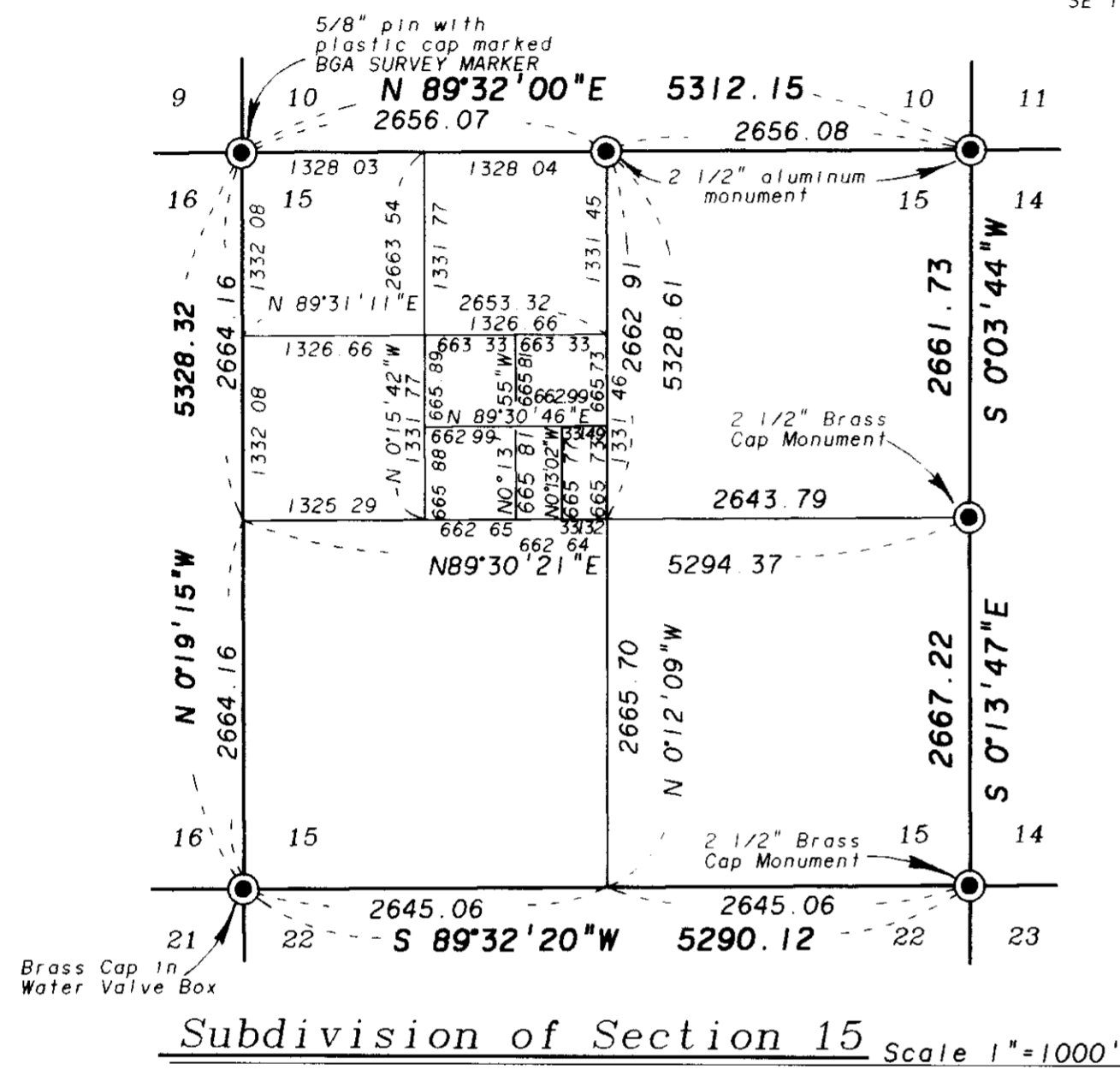


# MAJOR PARTITION NO. 1997-22

Situated in the South half of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm No. 975523  
Plat Cabinet No. B-477



Subdivision of Section 15 Scale 1"=1000'

## NARRATIVE

This partition was done at the request of Gunter and Joyce Kavelmann. The monuments as shown found on this partition were monumented by Survey Number 31-84 and 008-1997. I determined the location division between Parcel 1 and Parcel 2 as directed by the owners. This plat creates an easement for access to Parcel 2 and for future road improvements. I find no other unusual conditions or problems with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1997

## 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"=50'

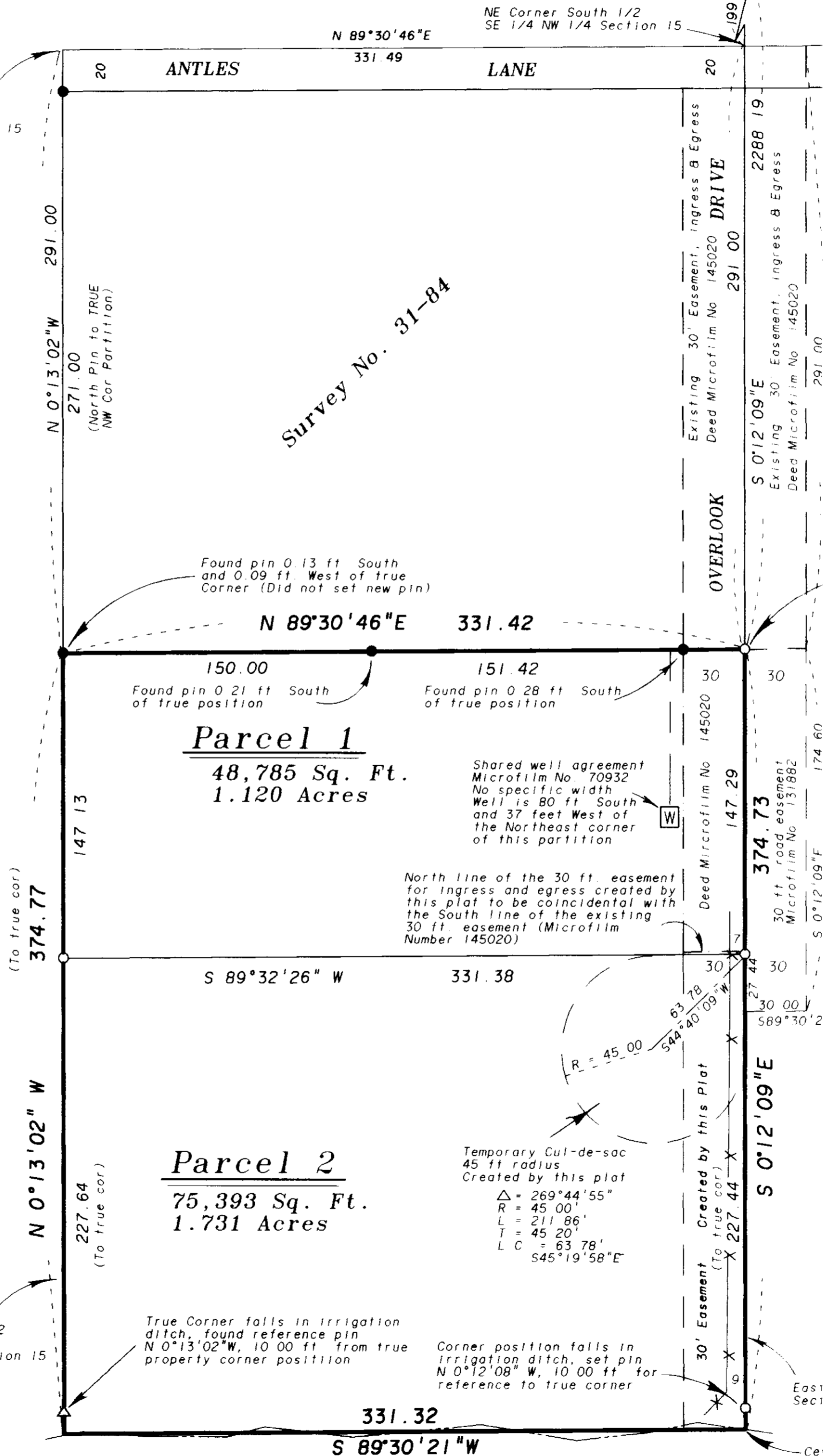
## REFERENCE MATERIAL

- Union County Monumentation Records
- Survey No. 31-84
- Survey No. 008-1997
- Deed Microfilm No. 70932
- Deed Microfilm No. 86965
- Deed Microfilm No. 116469
- Deed Microfilm No. 129992
- Deed Microfilm No. 131882
- Deed Microfilm No. 145020
- Survey Report No. 37154
- Prepared by Abstract and Title Co.

## LEGEND

- Found monument as described as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked APA set by survey No 31-84
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 008-1997
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- Existing well
- Existing irrigation ditch
- Existing fence line
- Centerline
- Easement line

Survey No. 008-1997



West line South 1/2 East 1/2 East 1/2 SE 1/4 NW 1/4 Section 15

True Corner falls in irrigation ditch, found reference pin N 0°13'02"W, 10.00 ft from true property corner position

Corner position falls in irrigation ditch, set pin N 0°12'08"W, 10.00 ft for reference to true corner

East line NW 1/4 Section 15

MAJOR PARTITION NO. 1027-27  
Situating in the South half of the Southeast quarter of  
the Northwest quarter of Section 15, Township 3 South,  
Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm No. 975520  
Plat Cabinet No. B-477

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the South half of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at a point on the East line of the Northwest quarter of said Section 15, said point being South 0°12'09" East, a distance of 291.00 feet from the Northeast corner of the South half of the Southeast quarter of the Northwest quarter of said Section 15, said point also being South 0°12'09" East, a distance of 2288.19 feet from the North quarter corner of said Section 15.

Thence: South 0°12'09" East, along the East line of the Northwest quarter of said Section 15, a distance of 374.73 feet, to the center quarter corner of said Section 15.

Thence: South 89°30'21" West, along the South line of said Northwest quarter, a distance of 331.32 feet, to the West line of the South half of the East half of the Southeast quarter of the Northwest quarter of said Section 15.

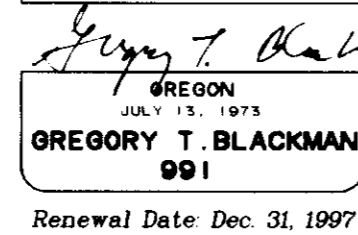
Thence: North 0°13'02" West, along said West line, a distance of 374.77 feet, to a point 291.00 feet South of the Northwest corner of said subdivision.

Thence: North 89°30'46" East, parallel with the North line of said subdivision, a distance of 331.42 feet, to the Point of Beginning of this description

Said tract containing 2.851 Acres (124,178 square feet).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Gregory T. Blackman  
Gregory T. Blackman, OPLS 991  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



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 25th day of November, 1997, at 11:10 o'clock A.M., and recorded in Plat Cabinet No. B-477  
Union County records. Microfilm Number 975520

Union County Clerk by B. Nellie Boque Hubbard  
B. Church, deputy

DEDICATION

Know all people by these presents that GUNTER R. KAVELMANN and JOYCE E. KAVELMANN are the owners 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 surveyed and platted as shown on the annexed plat, and we do for ourselves, our heirs and assigns, hereby create the the 30 ft. easement for ingress and egress, and the temporary 45 ft. radius cul-de-sac as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Gunter R. Kavelmann Joyce E. Kavelmann  
GUNTER R. KAVELMANN JOYCE E. KAVELMANN

ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 20th day of November, 1997 before me a Notary Public in and for said State and County, personally appeared JERRY WRIGHT, known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

Nick G. Johnson  
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 the law to be placed on the 1997-1998 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.

11/20/97 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.

11/22/97 Peggy Sutton  
Date Peggy Sutton, Union County Treasurer

Union County Planning Commission

Approved this 25 day of November, 1997.

Hanley Jenkins  
Hanley Jenkins  
Union County Planning Director

Union County Surveyor

Approved this 20th day of November, 1997.

by Baker County Surveyor Thomas J. Hanley  
Thomas J. Hanley