

Minor Partition No. 1997-32

Situated in the Southwest quarter of the Northwest quarter of Section 14, and in the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

Buena Vista Subdivision

Microfilm No. 975975
Plat Cabinet No. C-482

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" = 100'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 39-75
Survey Number 29-89
Minor Partition Plat Number 1994-025
Plat of Buena Vista Subdivision
Plat of Sunset Heights Estates
Plat of Pleasant View Subdivision
Plat of Sunset Vista Subdivision

DEED REFERENCES
Microfilm Number 154727
Surveyors Report Number 37126
prepared by Abstract and Title Company

LEGEND

- Found brass cap monument as per Union County monumentation records
- △ Found 5/8" iron pin set by survey number 39-75
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 29-89
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Buena Vista Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Sunset Heights Estates Subdivision
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by the plat of Sunset Vista Subdivision
- ⊙ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by the plat of Pleasant View Subdivision
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- *-*- Existing fence line

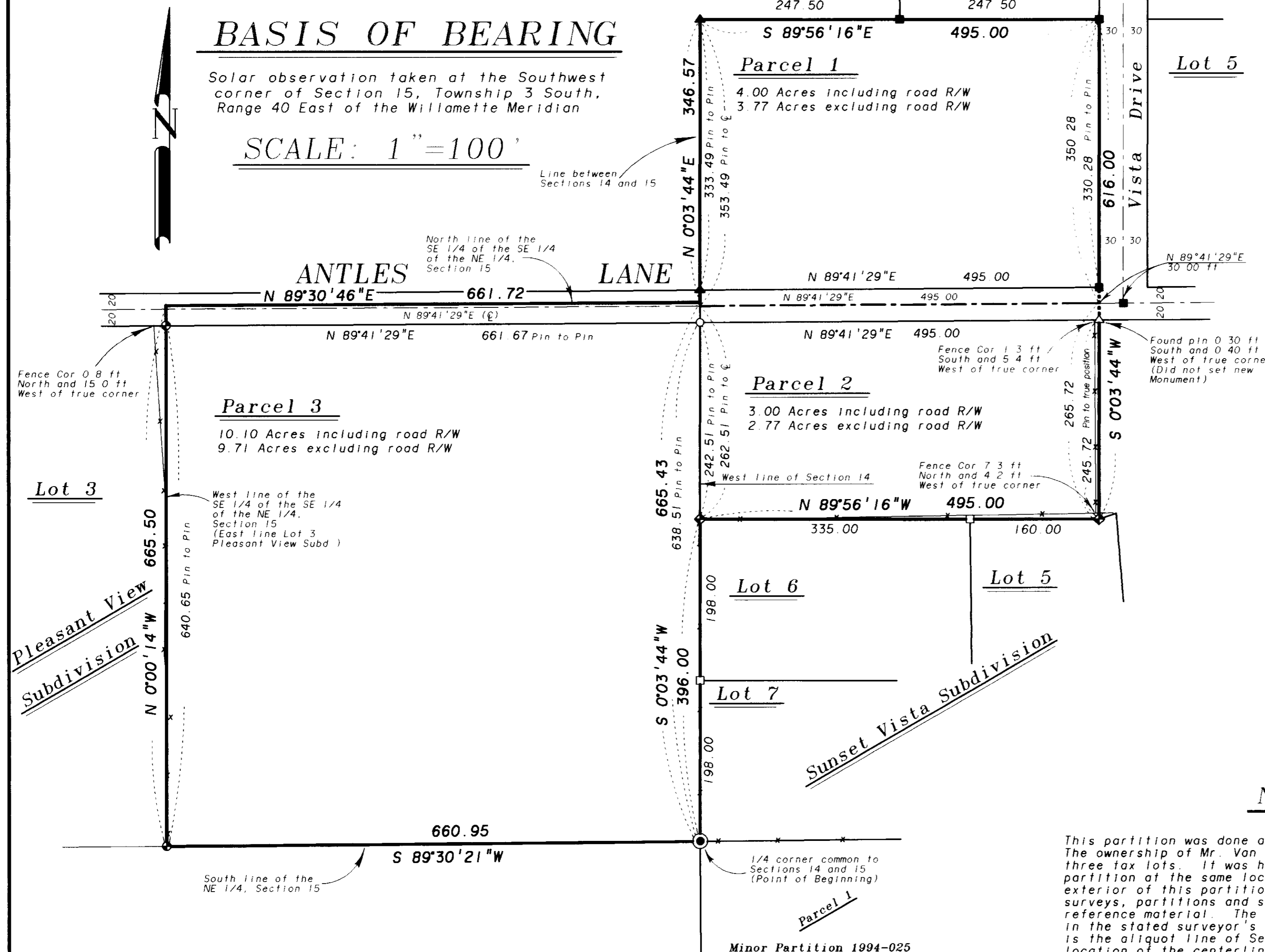
NARRATIVE

This partition was done at the request of John Van Schoonhoven. The ownership of Mr. Van Schoonhoven is currently divided into three tax lots. It was his wish to place the parcels of this partition at the same location of the existing tax lots. The exterior of this partition has been monumented by the various surveys, partitions and subdivisions shown and listed in the reference material. The right of way is treated as an easement in the stated surveyor's report. The true North line of Parcel 3 is the aliquot line of Section 15. This differs from the location of the centerline of the road as shown. I place the line dividing Parcels 1 and 2 at the centerline of the county road to eliminate any confusion between these parcel lines and the aliquot lines within Section 14. I set a reference pin for the Northwest corner of Parcel 2 at the right of way line, as did the previous surveys and subdivisions. I find the existing fences to be away from the true parcel corners as shown. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1998



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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Minor Partition Plat, situated in the Southwest quarter of the Northwest quarter of Section 14, and in the Southeast quarter of the Northeast 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 the quarter corner common to said Sections 14 and 15.

Thence: South 89°30'21" West, along the South line of the Northeast quarter of said Section 15, a distance of 660.95 feet, to the Southwest corner of the Southeast quarter of the Southeast quarter of said Northeast quarter, said point also being the Southeast corner of Lot 3 of Pleasant View Subdivision.

Thence: North 0°00'14" West, along the West line of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 15, and also along the East line of said Lot 3, a distance of 665.50 feet, to the Northwest corner of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 15.

Thence: North 89°30'46" East, along the North line of said subdivision, a distance of 661.72 feet, to the Northeast corner of said subdivision.

Thence: North 0°03'44" East, along the line common to said Sections 14 and 15, a distance of 346.57 feet.

Thence: South 89°56'16" East, a distance of 495.00 feet, to the West right of way line of Vista Drive, said point also being the Southeast corner of Lot 6 of Buena Vista Subdivision.

Thence: South 0°03'44" West, along said East right of way line, and it's Southerly prolongation, a distance of 616.00 feet, to the North line of Lot 5 of Sunset Vista Subdivision, said point being an angle point in said Lot 5.

Thence: North 89°56'16" West, along the North line of said Subdivision, a distance of 495.00 feet, to the Northwest corner of said Subdivision, said point being on the West line of said Section 14.

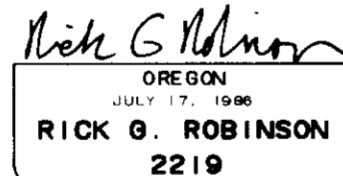
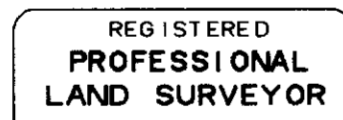
Thence: South 0°03'44" West, along the West line of said Subdivision, and along the West line of said Section 14, a distance of 396.00 feet, to the Point of Beginning of this description.

Said tract containing 17.10 Acres, including road right of way.
(Said tract containing 16.25 Acres, excluding road right of way.)

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.

Rick G. Robinson

Rick G. Robinson, OPLS 2219
Begett, Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



Renewal Date Dec. 31, 1998

DECLARATION

Know all people by these presents that JOHNNIE M. VAN SCHOONHOVEN is the sole owner 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 platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Johnnie M. Van Schoonhoven
JOHNNIE M. VAN SCHOONHOVEN

ACKNOWLEDGEMENT

State of Oregon
County of Union

Know all these people by these presents, on this 22 day of December, 1997, before me a Notary Public in and for said State and County, personally appeared JOHNNIE M. VAN SCHOONHOVEN, 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.

Mary Lou Dean
Notary Public for
the State of Oregon



Notarial seal

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 22 day of December, 1997, at 2:10 o'clock P.M., and recorded in Plat Cabinet No. E-482 Union County records. Microfilm Number 975975

Union County Clerk
by R. Lynn Stoguer Kibbert

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.

12/22/97
Date

Patty Goddardham
Patty Goddardham, 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.

12/22/97
Date

Peggy Sutton
Peggy Sutton, Union County Treasurer

Union County Planning Commission

Approved this 22 day of December, 1997

Hanley Jenkins
Hanley Jenkins, Union County Planning Director

Union County Surveyor

Approved this 19TH day of December, 1997

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