

REFERENCES

ADMINISTRATOR'S DEED-SMITH TO JEFFERS, BOOK 151, PAGE 537, SEPT. 9, 1965
 LAND SALES CONTRACT-JEFFERS TO CUTTS, BOOK 158, PAGE 190, JUNE 12, 1968
 WARRANTY DEED-JEFFERS AND CUTTS TO STATE OF OREGON, BOOK 159, PAGE 146, OCT. 11, 1968
 WARRANTY DEED-JEFFERS TO CUTTS, DOCUMENT NO. 46327, SEPT. 17, 1973
 WARRANTY DEED-CUTTS TO CHAPPELLE, DOCUMENT NO. 46328, SEPT. 21, 1973
 WARRANTY DEED-JEFFERS TO ARBOGAST, DOCUMENT NO. 51741, AUG. 28, 1974
 BARGAIN AND SALE DEED-GRANDE RONDE VALLEY IMPROVEMENT DISTRICT TO CITY OF LAGRANDE,
 DOCUMENT NO. 20024465, JULY 31, 2002
 BARGAIN AND SALE DEED-CHAPPELLE TO POWELL, DOCUMENT NO. 20033539,
 MAY 29, 2003
 PRELIMINARY TITLE REPORT- EASTERN OREGON TITLE, INC., TITLE NO. 05-16448,
 DATED APRIL 26, 2005.
 UNION COUNTY SURVEY NUMBERS 14-65, 33-75, 21-77, 25-84, 052-1993, 43-88,
 2-82
 UNION COUNTY CORNER REMONUMENTATION RECORDS 050-1996R AND 002-2002R
 JOY MEADOWS SUBDIVISION, MF#20046702T, PLAT CABINET C-752 & 753
 OREGON DEPT. OF TRANSPORTATION-R/W DRAWING 8B-36-3

MINOR PARTITION PLAT NO. 20060003T
 SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE
 NORTHWEST ONE-QUARTER, SECTION 4, T.35, R.38E., W.M.,
 UNION COUNTY, OREGON.

SEE NOTE 1 FOR RECORD AND FOUND TIES BACK TO THE
 NORTHWEST CORNER OF SEC. 4

NOTE 1: N28°06'11"W 1469.55' (N26°30'41"W 1503.93'-SURVEY 33-75)



FD. 1/2" IRON PIPE WITH 3/8" BOLT
 INSIDE, BURIED 0.4' AT THE END OF
 CHAIN LINK FENCE (SURVEYS 14-65,
 21-77, 33-75, 2-82, 43-88,
 052-1993, AND JOY MEADOWS
 SUBDIVISION)

EAST LINE OF WATSON STREET, PER
 SURVEYS 2-82, 43-88, 052-1993,
 AND PLAT OF JOY MEADOWS
 SUBDIVISION

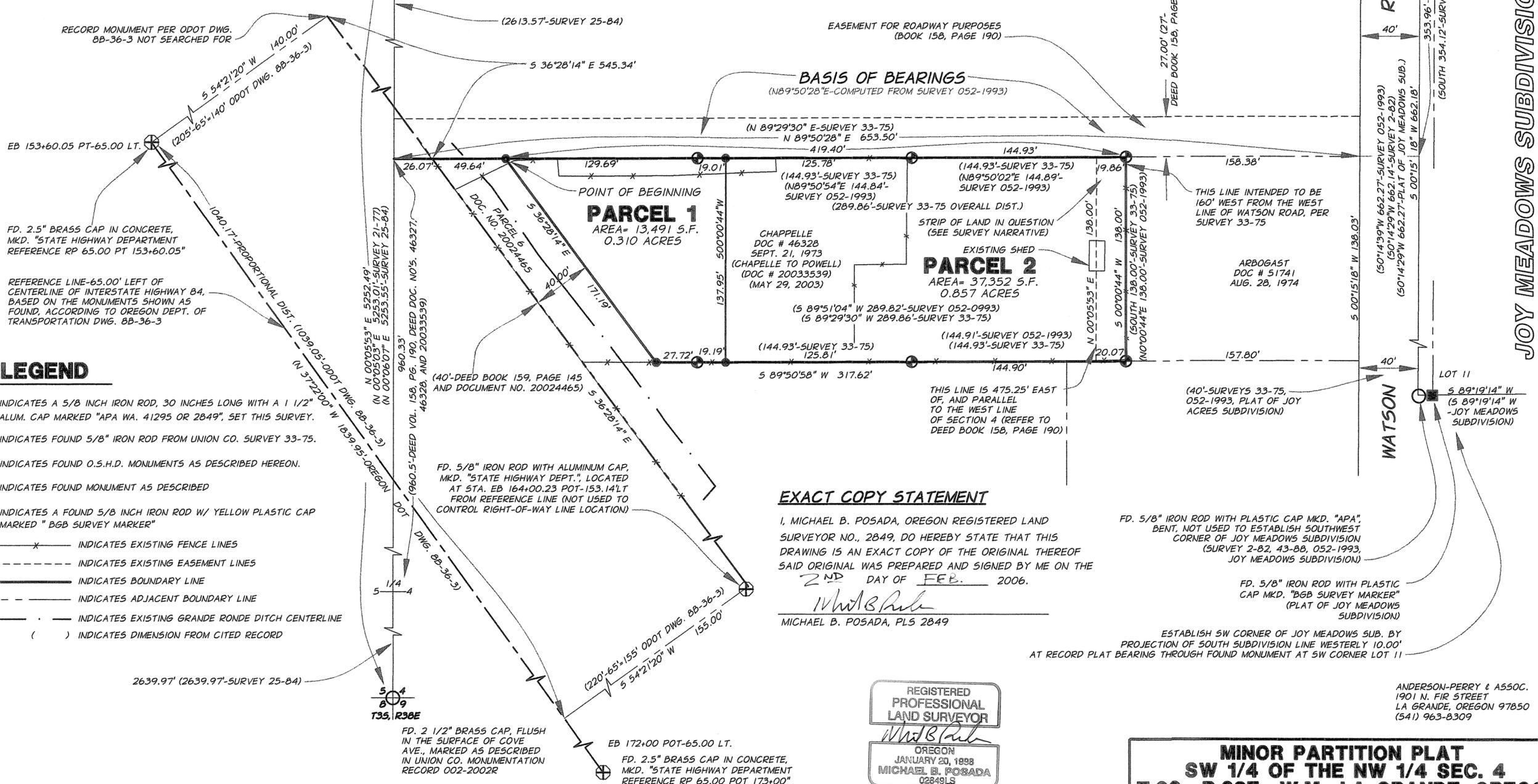
MAY LANE

ROAD

JOY MEADOWS SUBDIVISION

WATSON

LOT 11



LEGEND

- INDICATES A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1/2" ALUM. CAP MARKED "APA WA. 41295 OR 2849", SET THIS SURVEY.
- ⊕ INDICATES FOUND 5/8" IRON ROD FROM UNION CO. SURVEY 33-75.
- ⊕ INDICATES FOUND O.S.H.D. MONUMENTS AS DESCRIBED HEREON.
- INDICATES FOUND MONUMENT AS DESCRIBED
- INDICATES A FOUND 5/8 INCH IRON ROD W/ YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER"
- INDICATES EXISTING FENCE LINES
- - - INDICATES EXISTING EASEMENT LINES
- INDICATES BOUNDARY LINE
- - - INDICATES ADJACENT BOUNDARY LINE
- · — INDICATES EXISTING GRANDE RONDE DITCH CENTERLINE
- () INDICATES DIMENSION FROM CITED RECORD

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 2ND DAY OF FEB. 2006.

Michael B. Posada
 MICHAEL B. POSADA, PLS 2849

FD. 5/8" IRON ROD WITH PLASTIC CAP MKD. "APA" BENT, NOT USED TO ESTABLISH SOUTHWEST CORNER OF JOY MEADOWS SUBDIVISION (SURVEY 2-82, 43-88, 052-1993, JOY MEADOWS SUBDIVISION)

FD. 5/8" IRON ROD WITH PLASTIC CAP MKD. "BGB SURVEY MARKER" (PLAT OF JOY MEADOWS SUBDIVISION)

ESTABLISH SW CORNER OF JOY MEADOWS SUB. BY PROJECTION OF SOUTH SUBDIVISION LINE WESTERLY 10.00' AT RECORD PLAT BEARING THROUGH FOUND MONUMENT AT SW CORNER LOT 11

ANDERSON-PERRY & ASSOC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850
 (541) 963-8309

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael B. Posada

OREGON
 JANUARY 20, 1988
 MICHAEL B. POSADA
 02849LS

EXPIRES: 12-31-06

DATED: 02-02-06

MINOR PARTITION PLAT
SW 1/4 OF THE NW 1/4 SEC. 4
T.35., R.38E., W.M., LA GRANDE, OREGON

MEADOW OUTDOOR ADVERTISING		P.O. BOX 331 THE DALLES, OREGON 97056	541-298-9884
SCALE: 1"=50'	anderson perry associates, inc. ENGINEERING · SURVEYING · MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.		SHEET
DATE: FEB, 2006			1/2
JOB NO. 2731-42			

Microfilm # 20060714T

Plat Cab C 806-807

MINOR PARTITION PLAT NO. 20060003T

SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SECTION 4, T.3S, R.38E., W.M., UNION COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, MICHAEL B POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND IS SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 4, T.3.S., R.38E., W.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4, MARKED BY A 2 1/2" DIAMETER BRASS CAP SET FLUSH WITH THE PAVEMENT; THENCE N00°05'53"E, ALONG THE WEST SECTION LINE OF SAID SECTION 4, 2639.97 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 4; THENCE CONTINUING N00°05'53"E, ALONG SAID WEST SECTION LINE, 960.33 FEET; THENCE N89°50'28"E, 26.07 FEET TO THE EAST RIGHT OF WAY OF INTERSTATE HIGHWAY 84, FROM WHICH ENGINEERS STATION EB 153+60.05 PT 205' LEFT, AS SHOWN ON ODOT ROW DRAWING 8B-36-3, BEARS N36°28'14"W, 545.34 FEET; THENCE CONTINUING N89°50'28"E, 49.64 FEET TO THE EAST LINE OF PARCEL 6 AS DESCRIBED IN THAT BARGAIN AND SALE DEED TO THE CITY OF LA GRANDE, RECORDED AUGUST 1ST, 2002 AS UNION COUNTY DOCUMENT # 20024465, AND THE POINT OF BEGINNING OF THIS DESCRIPTION, MARKED BY A 1 1/2" ALUM. CAP MONUMENT ON A 5/8" X 30" IRON ROD; THENCE CONTINUING N89°50'28"E FEET, ALONG THE NORTH LINE OF UNION COUNTY SURVEY 33-75, 399.55 FEET, TO A POINT WHICH IS 475.25 FEET EAST OF THE WEST LINE OF SAID SECTION 4; THENCE CONTINUING N89°50'28"E FEET, ALONG THE NORTH LINE OF UNION COUNTY SURVEY 33-75, 19.86 FEET TO THE NORTHEAST CORNER OF SAID SURVEY 33-75, MARKED BY A 5/8" IRON ROD; THENCE S00°00'44"W, ALONG THE EAST LINE OF SAID SURVEY 33-75, 138.00 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY 33-75, MARKED BY A 5/8" IRON ROD; THENCE S89°50'58"W, ALONG THE THE SOUTH LINE OF SAID SURVEY 33-75, 20.07 FEET, TO A POINT WHICH IS 475.25 FEET EAST OF THE WEST LINE OF SAID SECTION 4; THENCE CONTINUING S89°50'58"W, ALONG THE THE SOUTH LINE OF SAID SURVEY 33-75, 297.55 FEET, TO THE EAST LINE OF SAID PARCEL 6, MARKED BY A 1 1/2" ALUM. CAP MONUMENT ON A 5/8" X 30" IRON ROD; THENCE N36°28'14"W, ALONG THE SAID EAST LINE OF PARCEL 6, 171.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,843 SQUARE FEET OR 1.167 ACRES.

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES IN COMMON WITH OTHERS, 27 FEET WIDE, THE SOUTH LINE OF WHICH IS COINCIDENT WITH THE NORTH LINE OF PARCEL 1 AND PARCEL 2 SHOWN HEREON.

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN LEHMAN OF MEADOW OUTDOOR ADVERTISING AND SHIRLEY POWELL, THE OWNER OF THE PARENT PARCEL. THE EXTERIOR BOUNDARY OF THIS PARTITION WAS ESTABLISHED USING FOUND MONUMENTS FROM UNION COUNTY SURVEY 33-75 AND FOUND MONUMENTS ALONG THE CENTERLINE REFERENCE LINE OF INTERSTATE 84 (ODOT ROW DRAWING 8B-36-3). UNION COUNTY SURVEY 052-1993 WAS USED AS A BASIS OF BEARING FOR THIS PARTITION SINCE IT DEFINED A RELATIONSHIP OF THE PARENT PARCEL TO THE EASTERLY RIGHT-OF WAY LINE OF INTERSTATE 84. SURVEY 052-1993 WAS ALSO USED, ALONG WITH SURVEY 2-82 AND THE PLAT OF JOY MEADOWS SUBDIVISION TO ESTABLISH THE RELATIONSHIP OF THE FOUND MONUMENTS FROM 33-75 TO THE RIGHT OF WAY OF WATSON ROAD AND THE 27' WIDE EASEMENT FOR ROADWAY PURPOSES ALONG THE NORTH LINE OF THE PARENT PARCEL, AS SHOWN.

THE BARGAIN AND SALE DEED RECORDED AS UNION COUNTY INSTRUMENT NUMBER 20024465 CREATES A FORTY FOOT WIDE PARCEL CONTIGUOUS WITH THE HIGHWAY RIGHT OF WAY ON THE WESTERN BOUNDARY OF THIS PARTITION. THE FOUND HIGHWAY CENTERLINE REFERENCE MONUMENTS SHOWN HEREON WERE USED TO CONTROL THE WESTERN LINE. THE NORTH AND SOUTH LINES OF THE PARTITION WERE CONTROLLED USING THE FOUND MONUMENTS FROM COUNTY SURVEY 33-75 AS SHOWN. THE EAST LINE OF THIS PARTITION IS COMPLICATED TO LOCATE DUE TO DIFFERENCES BETWEEN DEED CALLS AND FOUND MONUMENTS. THERE IS A DISCREPANCY BETWEEN THE DEED CALL TO THE EAST LINE OF THE PARENT PARCEL AS DESCRIBED IN THE VESTING DEED TO SHIRLEY POWELL (DOCUMENT NUMBER 20033539, RECORDED JUNE 2, 2003) AND THE FOUND MONUMENTS FROM SURVEY 33-75 INTENDED TO MARK THE EAST LINE AS SHOWN.

THE VESTING DEED CALL IS "TO A POINT WHICH IS 475.25 FEET EAST OF THE WEST LINE OF SAID SECTIONAL SUBDIVISION". THAT DISTANCE AS ESTABLISHED BY FOUND MONUMENTS FROM SURVEY 33-75 WAS FOUND TO BE 495.11 FEET, DETERMINED BY TIES TO FOUND SECTION CORNERS AS SHOWN. THIS DISCREPANCY CREATES A GAP BETWEEN THE DEED CALL AND THE FOUND MONUMENTS ALONG THIS EAST LINE THAT CANNOT BE RESOLVED BY SURVEY. THIS CLOUD ON TITLE IS A JUDICIAL MATTER AND ACTION TO QUIET TITLE HAS BEEN RECOMMENDED TO SHIRLEY POWELL. SHIRLEY POWELL'S PARENTS, THE CHAPPELLE'S, THE PRIOR OWNERS OF THE PARENT PARCEL, DEED (DOCUMENT #46328, RECORDED SEPT. 21ST, 1973) IS CONSTRUCTED USING THE SAME LANGUAGE AS THE CURRENT VESTING DEED TO MRS POWELL. THE ADJOINING OWNER DEAN ARBOGAST'S DEED (DOCUMENT #51741, RECORDED AUG. 28TH, 1974) IS CONSTRUCTED BASED ON THE LOCATION OF THE COUNTY ROAD (WATSON ROAD) AND APPEARS TO FIT WITH THAT LOCATION, WITH THE EXCEPTION OF THE DEED CALL BACK TO THE SECTION LINE OF 635.25 FEET, WHICH IS FOUND AT 653.50 AS SHOWN. THIS DEED CALL DIMENSION TO THE SECTION LINE IS PERPETUATED THROUGH THE CHAIN OF OLDER DEEDS AND MAY BE THE CAUSE OF THE GAP BETWEEN MRS. POWELL'S DEED CALL AND THE FOUND MONUMENTS FROM SURVEY 33-75, WHICH WAS COMPLETED FOR THE CHAPPELLE'S IN JULY, 1975. THE CHAPPELLE'S AND THE ARBOGAST'S WERE BOTH OWNERS OF THESE ADJOINING PARCELS AT THE TIME OF THE SURVEY AND A FENCE OF LONG STANDING APPEARS TO HAVE BEEN BUILT IN HARMONY WITH THE FOUND MONUMENTS FROM SURVEY 33-75. SURVEY 33-75 WAS COMPLETED BASED ON THE LOCATION OF WATSON ROAD AND DID NOT TIE BACK TO THE SECTION LINE CALLED OUT IN THE DEED, IT DOES SHOW A TIE TO THE NORTHWEST CORNER OF SECTION 4 AS NOTED IN NOTE 1, BUT APPEARS TO DIFFER FROM THE FOUND DISTANCE TO THIS CORNER BY ABOUT 34 FEET.

FOR THE PURPOSES OF THIS PARTITION CREATING PARCELS 1 AND 2, THE FOUND MONUMENTS FROM SURVEY 33-75 HAVE BEEN HELD. THIS PARTITION IS INTENDED TO ALLOW MRS. POWELL TO CONVEY FEE TITLE TO PARCEL 1 TO MEADOW OUTDOOR ADVERTISING. THE INTERIOR LINE OF THIS PARTITION BETWEEN PARCEL 1 AND 2 WAS LOCATED AT THE DIRECTION OF THE CLIENT TO ACCOMMODATE AN EXISTING BILL BOARD ADVERTISING SIGN LOCATED ON PARCEL 1. IT IS CLEAR THAT THERE REMAINS A CLOUD ON THE TITLE OF PARCEL 2 THAT CAN ONLY BE RESOLVED BY ACTION TO QUIET TITLE. THAT ACTION COULD BE IN THE FORM OF A QUIT CLAIM DEED FROM DEAN ARBOGAST TO SHIRLEY POWELL RELINQUISHING ANY RIGHTS, IF ANY EXIST, TO THAT STRIP OF LAND LYING BETWEEN THE DEED CALLS AND THE FOUND MONUMENTS FROM SURVEY 33-75. THIS PARTITION DOES NOT QUIET TITLE TO THAT STRIP OF LAND.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SHIRLEY L. POWELL, THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Shirley L. Powell
SHIRLEY L. POWELL

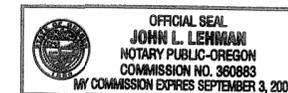
ACKNOWLEDGMENTS

STATE OF OREGON

COUNTY OF WASCOS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3RD DAY OF FEBRUARY, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SHIRLEY L. POWELL AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

John L. Lehman
NOTARY PUBLIC OF THE STATE OF OREGON



APPROVALS

CITY OF LA GRANDE, CITY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 8th DAY OF February, 2006
Norman J. Pallus Jr.
NORMAN J. PALLUS JR., LA GRANDE CITY SURVEYOR

CITY OF LA GRANDE, PLANNER

EXAMINED AND APPROVED

THIS 9th DAY OF FEBRUARY, 2006
Michael J. Boquist
MICHAEL J. BOQUIST, CITY OF LA GRANDE PLANNER

UNION COUNTY ASSESSOR/TAX COLLECTOR

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 2005-2006 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.

APPROVED THIS 14 DAY OF Feb., 2006

John A. Miller
UNION COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON

COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 14th DAY OF February, 2006, AT 12:50 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 20060003T IN PLAT CABINET NO. C 806-807, UNION COUNTY RECORDS. MICROFILM NUMBER 20060714T

R. Nellie Bogue Hibbert
By R. Church, deputy
UNION COUNTY CLERK BY:

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 2ND DAY OF FEB. 2006.

Michael B. Posada
MICHAEL B. POSADA, PLS 2849
ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850

MINOR PARTITION PLAT	
SW 1/4 OF THE NW 1/4 SEC. 4	
T.3S., R.38E., W.M., LA GRANDE, OREGON	
MEADOW OUTDOOR ADVERTISING	P.O. BOX 331 THE DALLES, OREGON 97058 541-298-9884
SCALE: 1"=50'	SHEET 2/2
DATE: FEB, 2006	
JOB NO. 2731-42	ENGINEERING · SURVEYING · MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.