

**MAJOR LAND PARTITION**  
**PLAT NO. 1992-10**

SHEET 1 OF 2 SHEETS

BASIS OF BEARINGS

N0°04'44"E BETWEEN FOUND MONUMENTS AS SHOWN,  
 PER UNION CO. SURVEY NO. 22-87.

LEGEND

- FD MONUMENT FROM SURVEY 77-80
- ⊕ FD MONUMENT FROM SURVEY 22-87
- ⊙ FD MONUMENT FROM SURVEY 45-1991 OR AS NOTED
- SET 5/8" x 30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP MARKED "A.P.#A"
- [ ] DIMENSIONS FROM DEED MF135504
- ( ) DIMENSIONS FROM SOURCE CITED
- < > DIMENSIONS FROM SURVEY 45-1991

REFERENCE MATERIAL

SURVEY RECORDS	MICROFILM DOCUMENT
77-80	135504
12-81	130936
22-87	97598
45-1991	104224
	97596
	137044

SURVEY NARRATIVE

THIS PARTITIONING SURVEY WAS PERFORMED AT THE REQUEST OF ALLAN CHASE AND JIM BAUER TO CREATE THE PARCELS AND ROADWAYS SHOWN. UNION COUNTY MICROFILM DEED 135504 DESCRIBES THE BOUNDARIES OF THE OWNERSHIP OF THE PARTITIONERS. SUBSEQUENT TO THE RECORDING OF MICROFILM DEED 135504, CHASE AND BAUER, IN A JOINT EFFORT WITH THE ADJOINING LANDOWNER, THE UNION COUNTY ECONOMIC DEVELOPMENT CORPORATION, DEDICATED THE ROADWAY AREAS WHICH WERE DESCRIBED IN MICROFILM DEED 137044. THIS SURVEYOR, WHO PREPARED THE DESCRIPTIONS FOR THE ROADWAY DEDICATION, HAS DISCOVERED AN ERROR IN THE DESCRIPTION CONTAINED IN MICROFILM DEED 137044. THE CORRECT DESCRIPTION OF THE INTENDED ROADWAY DEDICATION, INCLUDING A MODIFICATION TO CHANGE THE BOUNDARY IN THE SOUTHWEST CORNER OF PARCEL C FROM A RIGHT-ANGLE CORNER TO A CURVED CORNER, HAS BEEN PREPARED AND WILL BE RECORDED.

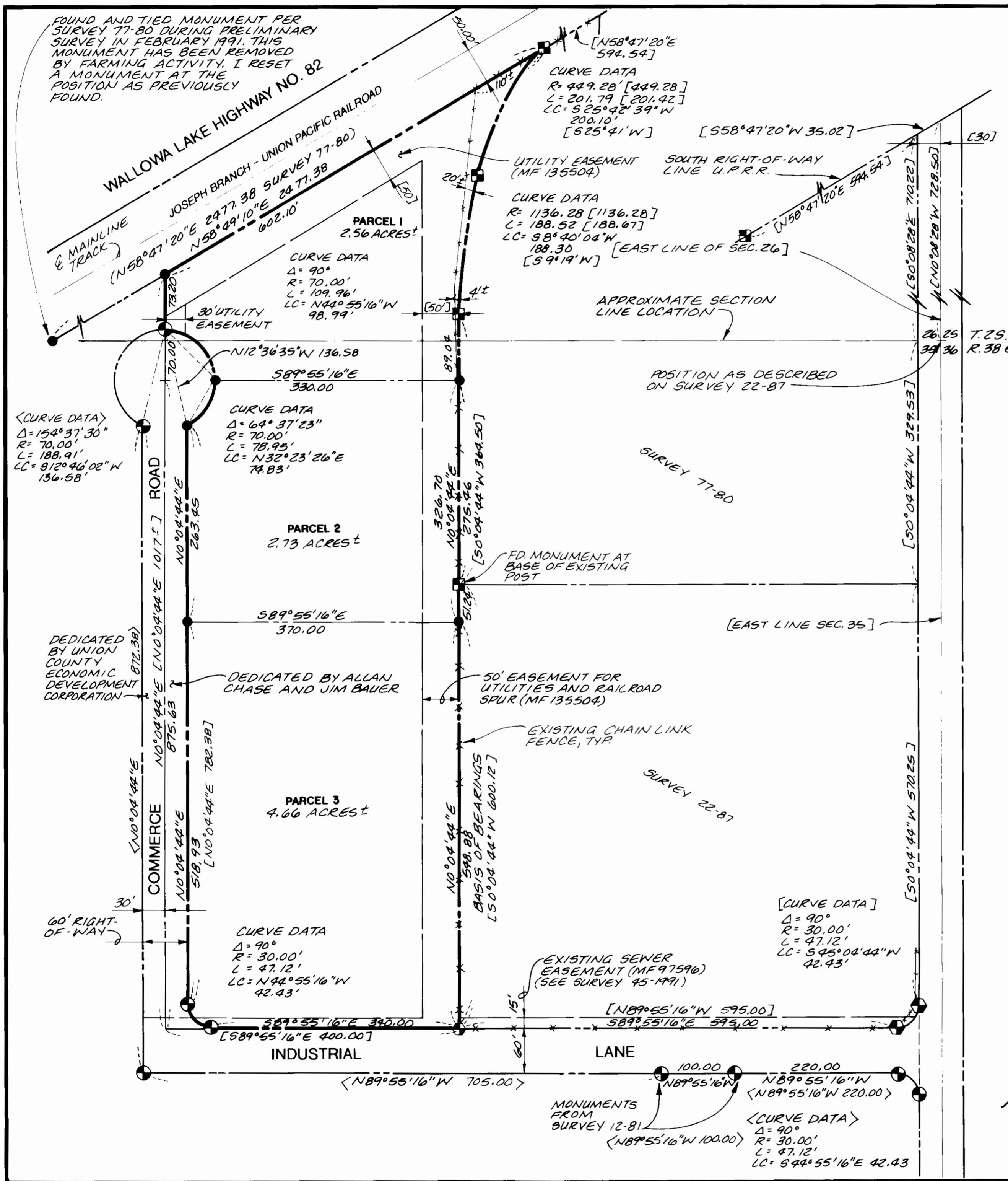
I, GARY LANGLITZ, OREGON LAND SURVEYOR NO. 1099, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL THEREOF AS FILED IN THE RECORDS OF THE UNION COUNTY CLERK.

June 14, 1991  
 DATE

*Gary Langlitz*  
 GARY L. LANGLITZ  
 LAND SURVEYOR NO. 1099

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Gary Langlitz*  
 GARY L. LANGLITZ  
 1099  
 6/14/91

**MAJOR LAND PARTITION**  
 LOCATED IN THE SE 1/4 OF SECTION 26 AND THE NE 1/4 OF SECTION 35,  
 T.2 S., R.38 E., WILLAMETTE MERIDIAN, UNION COUNTY, OREGON  
 FOR: ALLAN R. CHASE AND JIM BAUER 343 N. 10TH UNION, OREGON 97883  
 SCALE 1" = 100'  
 DATE MAY, 1991  
 JOB NO. 2706-90  
**anderson perry** & associates, inc.  
 engineering • surveying • materials testing  
 LA GRANDE OR WALLA WALLA WA LEWISTON ID  
**1/2**



SURVEYOR'S CERTIFICATE

**MAJOR LAND PARTITION**  
PLAT NO. 1992-10  
SHEET 2 OF 2 SHEETS

I, GARY LANGLITZ, OREGON LAND SURVEYOR NO. 1099, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE PREPARED THIS MAJOR LAND PARTITION AS DIRECTED BY THE OWNERS AND THAT I HAVE SURVEYED AND MONUMENTED SAID PARTITION AS SHOWN ON THE ANNEXED PLAT, THE FOLLOWING BEING A TRUE AND CORRECT DESCRIPTION OF SAID PARTITION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 26 AND IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, N0°08'28"W, 728.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, S58°47'20"W, 35.02 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY UNION PACIFIC RAILROAD COMPANY TO LA GRANDE INDUSTRIAL DEVELOPMENT CORPORATION BY DEED DATED FEBRUARY 3, 1969, SAID POINT BEING 30.0 FEET DISTANT WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF SECTION 26;

THENCE PARALLEL WITH SAID EAST LINE AND ALONG THE EAST LINE OF SAID CONVEYED PARCEL, S0°08'28"E, 710.22 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 26;

THENCE PARALLEL WITH THE EAST LINE OF SAID SECTION 35 AND CONTINUING ALONG THE EAST LINE OF SAID CONVEYED PARCEL S0°04'44"W, 329.53 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO FLEETWOOD TRAVEL TRAILERS OF OREGON, INC., BY SPECIAL WARRANTY DEED DATED OCTOBER 12, 1987;

THENCE ALONG THE BOUNDARY OF SAID CONVEYED PARCEL, THE FOLLOWING THREE (3) COURSES:

- 1) PARALLEL WITH THE EAST LINE OF SAID SECTION 35, S0°04'44"W, 570.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS S89°55'16"E, 30.00 FEET;
- 2) SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;
- 3) N89°55'16"W, 595.00 FEET TO THE SOUTHWEST CORNER OF SAID CONVEYED PARCEL AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING FROM SAID TRUE POINT OF BEGINNING N89°55'16"W, 340.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS S0°04'44"W 30.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE PARALLEL WITH THE WEST LINE AND WEST LINE EXTENDED OF SAID PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO FLEETWOOD TRAVEL TRAILERS OF OREGON, INC., BY SPECIAL WARRANTY DEED DATED OCTOBER 12, 1987, N0°04'44"E 782.38 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE;

THENCE 188.91 FEET ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, THE LONG CHORD OF WHICH BEARS N12°36'35"W 136.58 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED TO ALLAN R. CHASE AND JIM BAUER BY UNION COUNTY MICROFILM DEED NO. 135504;

THENCE N0°04'44"E 73.20 FEET ALONG SAID WESTERLY BOUNDARY TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE JOSEPH BRANCH OF THE UNION PACIFIC RAILROAD COMPANY;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N58°49'10"E TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY UNION PACIFIC RAILROAD COMPANY TO LA GRANDE INDUSTRIAL DEVELOPMENT CORPORATION BY DEED DATED FEBRUARY 3, 1969, FROM WHICH SAID POINT SAID NORTHEAST CORNER OF SAID LA GRANDE PARCEL BEARS N58°47'20"E, 594.54 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL CONVEYED TO LA GRANDE INDUSTRIAL DEVELOPMENT CORPORATION, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 449.28 FEET A DISTANCE OF 201.79 FEET, THE LONG CHORD OF SAID CURVE BEARING S25°42'39"W 200.10 FEET;
- 2) SOUTH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1136.28 FEET A DISTANCE OF 188.52 FEET, TO A POINT THAT IS 655 FEET WEST OF THE EAST LINE OF SAID SECTION 26; THE LONG CHORD OF SAID CURVE BEARING S8°40'04"W 188.30 FEET;
- 3) S0°04'44"W PARALLEL WITH AND 655.0 FEET WEST OF THE EAST LINES OF SAID SECTIONS 26 AND 35, A DISTANCE OF 364.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO FLEETWOOD TRAVEL TRAILERS OF OREGON, INC., BY SPECIAL WARRANTY DEED DATED OCTOBER 12, 1987;

THENCE ALONG THE WEST BOUNDARY OF SAID CONVEYED PARCEL S0°04'44"W 600.12 FEET TO THE SOUTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF June, 1991.

Patricia A. Hampton  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 05/03/93

Gary Langlitz  
GARY LANGLITZ  
OREGON LAND SURVEYOR NO. 1099

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALLAN R. CHASE AND JIM BAUER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE ANNEXED MAP, AND DO HEREBY DEDICATE ALL EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. NO WATER RIGHTS OF RECORD ARE APPLICABLE TO PARCELS A, B, AND C OF THIS PARTITION.

Allan R. Chase  
ALLAN R. CHASE

Jim Bauer  
JIM BAUER

ACKNOWLEDGMENT:

STATE OF OREGON  
SS.  
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF June, 1991 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED ALLAN R. CHASE AND JIM BAUER, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON THEIR BEHALF, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Patricia A. Hampton  
NOTARY PUBLIC OF STATE OF OREGON  
MY COMMISSION EXPIRES: 05/03/93

APPROVALS:

APPROVED THIS 21st DAY OF July, 1992  
E. S. Barton  
UNION COUNTY PLANNING COMMISSION

APPROVED THIS 22nd DAY OF July, 1992  
Hugh J. Blackman  
UNION COUNTY SURVEYOR

STATE OF OREGON  
SS.  
COUNTY OF UNION

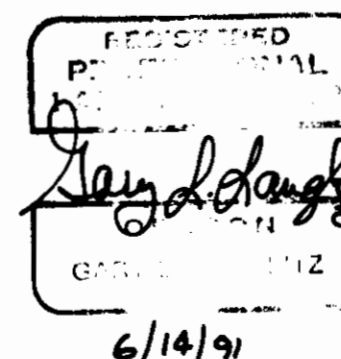
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 27th DAY OF July, 1992 AT 1:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1992-10, UNION COUNTY RECORDS.

UNION COUNTY CLERK  
R. Nellie Dague Hibbert  
BY: B. Nelson, Deputy

I, GARY LANGLITZ, OREGON LAND SURVEYOR NO. 1099, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL THEREOF AS FILED IN THE RECORDS OF THE UNION COUNTY CLERK.

June 14, 1991  
DATE

Gary Langlitz  
GARY LANGLITZ  
LAND SURVEYOR NO. 1099



<b>MAJOR LAND PARTITION</b>	
LOCATED IN THE SE 1/4 OF SECTION 26 AND THE NE 1/4 OF SECTION 35, T.2 S., R.38 E., WILLAMETTE MERIDIAN, UNION COUNTY, OREGON	
FOR ALLAN R. CHASE AND JIM BAUER 343 N. 10TH UNION, OREGON 97883	
SCALE 1" = 100'	SHEET NO <b>2 / 2</b>
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