

Microfilm # 145.186  
Plat Cab A-326

# MINOR PARTITION NO. 1992-25

The West 1/2 of the East 1/2 of the Southeast 1/4 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian.

## BASIS of BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

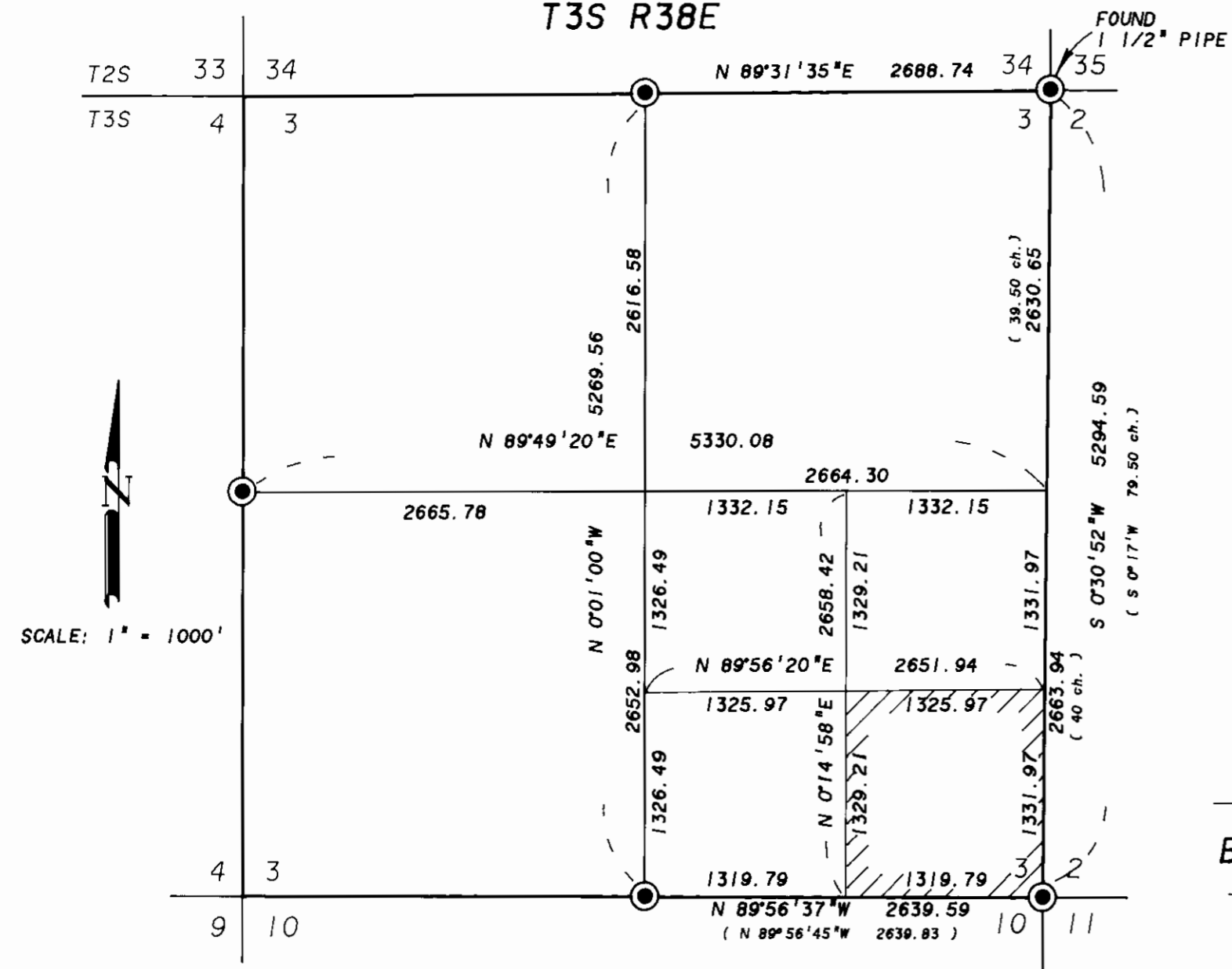


SCALE: 1" = 100'

## LEGEND

- Set 5/8" x 30" Iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- Found 2 1/2" aluminum monument as per Union County Monumentation Records, unless otherwise noted.
- ( ) Record information from survey 37-84.
- [ ] Record information from GLO contract No. 103 dated September 3, 1863.
- x- Fence line
- ⊕ Power pole

### SECTION 3 T3S R38E

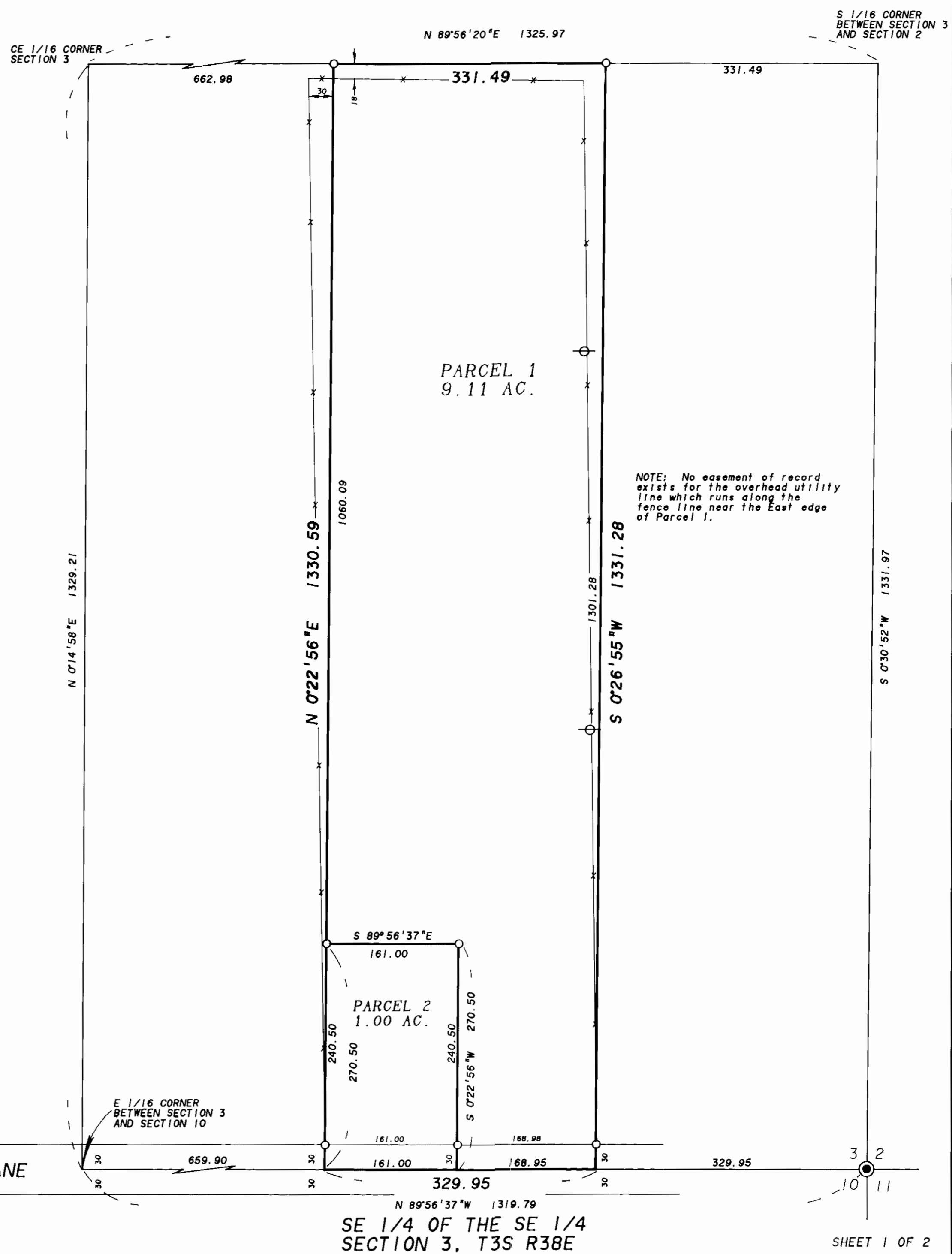


SCALE: 1" = 1000'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

BUCHANAN LANE  
UNION COUNTY ROAD NO. 117



NOTE: No easement of record exists for the overhead utility line which runs along the fence line near the East edge of Parcel 1.

SE 1/4 OF THE SE 1/4  
SECTION 3, T3S R38E

# MINOR PARTITION NO. 1992-25

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## SURVEYOR'S STATEMENT

I, Rick G. Robinson OPLS 2219, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition map in accordance with ORS Chapter 92, the boundaries being described as follows:

The West 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at the East-East 1/64 corner between Section 3 and Section 10, said point being N 89° 56' 37" W, 659.90 feet from the Southeast corner of said Section 3;

Thence: N 0° 22' 56" E, 1330.59 feet;

Thence: N 89° 56' 20" E, 331.49 feet;

Thence: S 0° 26' 55" W, 1331.28 feet;

Thence: N 89° 56' 37" W, 329.95 feet to the Point of Beginning of this description.

Said tract containing 10.11 Acres, including the area within the right of way of Buchanan Lane.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

*Rick G. Robinson*

Rick G. Robinson, OPLS 2219  
Baggett-Griffith & Associates  
2006 Adams Avenue  
LaGrande, Oregon 97850

## REFERENCE MATERIAL

Union County Surveys  
94-77  
25-80  
73-81  
37-84  
39-88

Union County Deed Records  
Book R Page 603  
Book 35 Page 84  
Book 40 Page 181  
Book 60 Page 524  
Book 60 Page 549  
Book 64 Page 323  
Book 106 Page 527  
Microfilm No. 87620  
Microfilm No. 129059  
Microfilm No. 144204

Union County Monumentation Records

Preliminary Title Report by Eastern Oregon Title, Inc. dated November 30, 1992.  
Order No. 92-5564

## EASEMENTS

A water ditch easement as specified by document dated June 30, 1892, and recorded in Book R Page 603. Exact location not given.

Right of way for ditches and irrigation purposes as specified by document dated October 18, 1943, in Book 106 Page 527. Exact location not given.

Right of way easement for utility purposes as specified by document dated September 14, 1979, Microfilm No. 87620. Exact location not given.

## DECLARATION

Know all people by these presents that Earl Wells, LeRoy Edwin Thompson, Lena Jo Thompson, Tracy L. Davidson, and Daniel A. Davidson owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, have caused the same to be partitioned and surveyed into parcels as shown on the annexed map in accordance with ORS Chapter 92, and agree to the extinguishment of the easement over the West 20 feet of Parcel 2 (Union County Deed Records Microfilm No. 129059).

*Earl Wells*  
Earl Wells

*Lena Jo Thompson*  
Lena Jo Thompson

*LeRoy Edwin Thompson*  
LeRoy Edwin Thompson

*Daniel A. Davidson*  
Daniel A. Davidson

*Tracy L. Davidson*  
Tracy L. Davidson

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 21<sup>st</sup> day of December, 1992, before me a Notary Public in and for said state and county, personally appeared Daniel A. Davidson and Tracy L. Davidson 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.

*Maria L. Johnson*  
PERSON  
SON  
11-15-93

Notary Public for the State of Oregon  
My commission expires:

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 23<sup>rd</sup> day of December, 1992, before me a Notary Public in and for said state and county, personally appeared Lena Jo Thompson and LeRoy Edwin Thompson 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.

*Myron T. Black*  
Notary Public for the State of Oregon  
My commission expires: 7-21-96

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 18<sup>th</sup> day of Dec., 1992, before me a Notary Public in and for said state and county, personally appeared Earl Wells 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.

*Lonnie Leuter*  
Notary Public for the State of Oregon  
My commission expires: 6/14/96

## APPROVALS

State of Oregon  
SS  
County of Union

I do hereby certify that the attached partition plat was received for record on the 23<sup>rd</sup> day of December, 1992, at 4:20 o'clock P.M., and recorded as Minor Partition Plat No. 1992-25 Plat Cabinet No. A-326 Microfilm No. 145186  
Union County records.

*R. Nellie Bogue Hibbert*  
Union County Clerk  
by *R. Churs*, deputy

UNION COUNTY SURVEYOR

Approved this 22 day of December, 1992.

Baker County Surveyor  
by *James D. Hamble*

UNION COUNTY PLANNING COMMISSION

Approved this 21<sup>st</sup> day of December, 1992.

Union County Planning Commission  
by *E. J. Part*

## NARRATIVE

This partition was ordered by John Collins of Ranch-N-Home Realty Inc. on behalf of Earl Wells. Mr. Collins directed us to partition out a 270.5' x 161' parcel from the Southwest corner of this tract.

I find in my research for the survey of this tract that the S 1/2 of the SE 1/4 of Section 3 was deeded to a W. Greenwood in June 1904 (Book 40 Page 181). W. Greenwood then conveyed the following 3 tracts: 1. a tract described as beginning at the SE corner of Section 3, thence running West 330 feet, North 1320 feet, East 330 feet, and South 1320 feet (Book 60 Page 549 dated December 1914) 2. a tract described as beginning at a point West 330 feet from the SE corner of Section 3, thence running West 330 feet, North 1320 feet, East 330 feet, and South 1320 feet (Book 60 Page 524 dated January 1915) 3. the W 1/2 of the SE 1/4 of the SE 1/4 of Section 3 (Book 64 Page 323 dated July 1915 and Book 75 Page 325 dated November 1921). I believe the tracts described as being 330 feet by 1320 feet were meant to be aliquot parts of Section 3. Therefore I survey this tract as being the W 1/2 of the E 1/2 of the SE 1/4 of the SE 1/4 of Section 3.

The bearing and distance along the South line of the SE 1/4 of section 3 shown for this survey is slightly different than has been shown on previous survey by this firm. I believe this difference is due to the South 1/4 corner and the Southeast corner of Section 3 both having been remonumented since these previous surveys had been performed.

## WATER RIGHTS STATEMENT

No water rights are appurtenant to this tract.