

Micro Film # 147064  
Plat Cab # A-332

# MAJOR PARTITION NO. 1993-06

A Major Partition of Parcel 1, Partition Plat Number 1992-025  
Sited in the Southeast quarter of the Southeast quarter 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.

## REFERENCE MATERIAL

Union County monumentation records  
Union County Partition plat 1992-025  
DEED REFERENCES  
Volume R Page 603  
Volume 106 Page 527

Scale: 1"=100'

## NARRATIVE

This partition was done at the request of Dan Davidson, owner of the lands within this partition. The location of the exterior of this partition is based on partition plat number 1992-025. The location of the dividing lines of the parcels were established at the direction of Mr. Davidson. I find no record of any easement for the existing power line encroaching across the East line of the partition. I find the existing fences to be away from the true property lines as was shown on the previous partition. I find no other unusual conditions on this partition.

## WATER RIGHTS STATEMENT

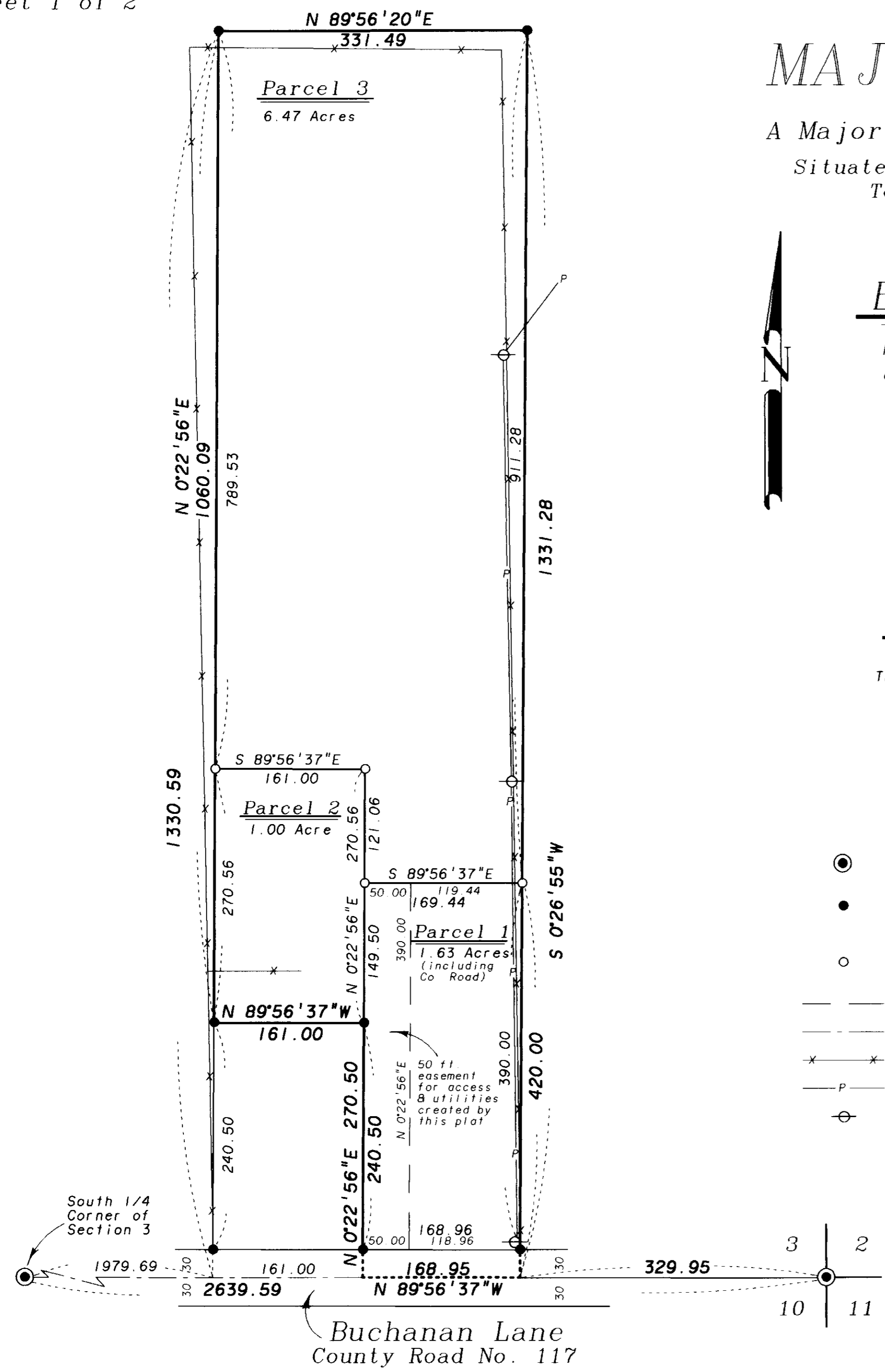
There are no water rights appurtenant to the lands within this partition.

## LEGEND

- Found 2 1/2" aluminum monument as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1992-025
- Set 5/8"x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- Easement line
- - - Centerline
- x x Existing fence line
- P - Existing overhead power line
- ⊕ Existing power pole

## EASEMENTS

The following easements are appurtenant to the lands within the partition, however due to the manner in which they are described, they cannot be accurately located:  
A water ditch easement recorded in deed volume R on page 603, exact location not given.  
A right of way for ditches and irrigation purposes recorded in deed volume 106 on page 527, exact location not given.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Expiration Date:  
Dec. 31, 1994

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# MAJOR PARTITION PLAT NO. 1993-06

A Major Partition of Parcel 1, Partition Plat Number 1992-025  
Situating in the Southeast quarter of the Southeast quarter of Section 3,  
Township 3 South, Range 38 East of the Willamette Meridian.

### DECLARATION

Know all people by these presents that Daniel A. Davidson and Tracy L. Davidson are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Statement, and has caused the same to be surveyed and partitioned into the parcels as shown on the annexed map in accordance with O.R.S. Chapter 92. Said property is subject to easements as shown and as noted, and does hereby grant a non-exclusive easement for access and utilities across the West 50 feet of Parcel 1 as shown and described on the annexed map.

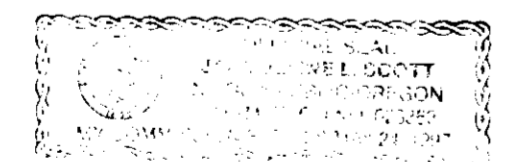
Daniel A. Davidson      Tracy L. Davidson  
Daniel A. Davidson      Tracy L. Davidson

### ACKNOWLEDGEMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 30 day of April, 1993, 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.

Jacqueline J. Scott  
Notary Public for the State of Oregon



### 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 major partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows:

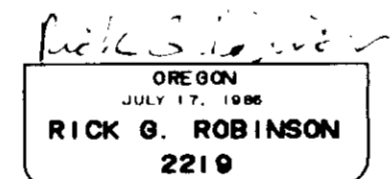
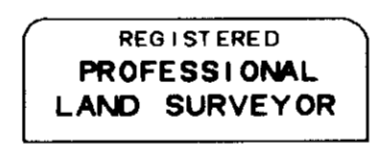
Parcel 1 of Union County Partition Plat Number 1992-025, situated in the Southeast quarter of the Southeast quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said partition, said point being on the South line of said Section 3 and on the centerline of Union County Road Number 117 (also called Buchanan Lane) said point being North 89°56'37" West, a distance of 329.95 feet from the Southeast corner of said Section 3.

Thence: Along the exterior of Parcel 1 of said partition plat the following courses:  
North 89°56'37" West, along the South line of said Section 3, a distance of 168.95 feet,  
North 0°22'56" East, a distance of 270.50 feet,  
North 89°56'37" West, a distance of 161.00 feet,  
North 0°22'56" East, a distance of 1060.09 feet,  
North 89°56'20" East, a distance of 331.49 feet,  
South 0°26'55" West, a distance of 1331.28 feet, to the Point of Beginning of this description.

Said parcel subject to right of way for Union County Road No. 117 (Buchanan Lane) as it crosses the South side of this tract of land.

Said parcel containing 9.10 acres (including Union County road right of way).



Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
BAGETT-GRIFFITH & ASSOCIATES  
2006 Adams Avenue  
LaGrande, Oregon 97850

### APPROVALS

#### UNION COUNTY SURVEYOR

Approved this 30<sup>th</sup> day of APRIL, 1993.

Jack W. Burris  
Jack W. Burris, Wallowa County Surveyor  
for the Union County Surveyor

#### UNION COUNTY PLANNING COMMISSION

Approved this 3<sup>rd</sup> day of May, 1993.

Ed. P. Best  
Union County Planning Commission

### FILING STATEMENT

State of Oregon  
SS  
County of Union

I do hereby certify that the attached partition plat was received for record on the 3<sup>rd</sup> day of May, 1993, at 4:25 o'clock P.M., and recorded as Partition Plat No. 1993-06 Plat Cabinet No. A-332 Microfilm No. 147064 Union County records.

R. Nellie Boque Hibbert  
Union County Clerk  
by R. Church, deputy