

Minor Partition No. 1993-20

Situated in the Southeast quarter of Section 10,
 and in the Southwest quarter of Section 11,
 Township 3 South, Range 40 East of the Willamette Meridian

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

REFERENCE MATERIAL

- Union County monumentation records
 Survey Number 5-80
 Survey Number 44-88
 Survey Number 039-1992
 Minor Partition Number 1992-015
- DEED REFERENCES**
- Volume 79 Page 325
 - Volume 87 Page 135
 - Volume 87 Page 457
 - Volume 94 Page 342
 - Volume 97 Page 325
 - Volume 99 Page 475
 - Volume 137 Page 202
 - Volume 145 Page 520
 - Microfilm No. 142076
- Preliminary Title Report numbers
 33772 and 33780 prepared by
 Abstract and Title Company.

LEGEND

- Found 2 1/2" aluminum monument as per Union County monumentation records, unless otherwise noted.
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by survey number 039-1992
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- Centerline
- Existing fence line
- Ⓢ Curve Number

WATER RIGHTS STATEMENT

The area of this partition is subject to Water Rights certificates as follows:

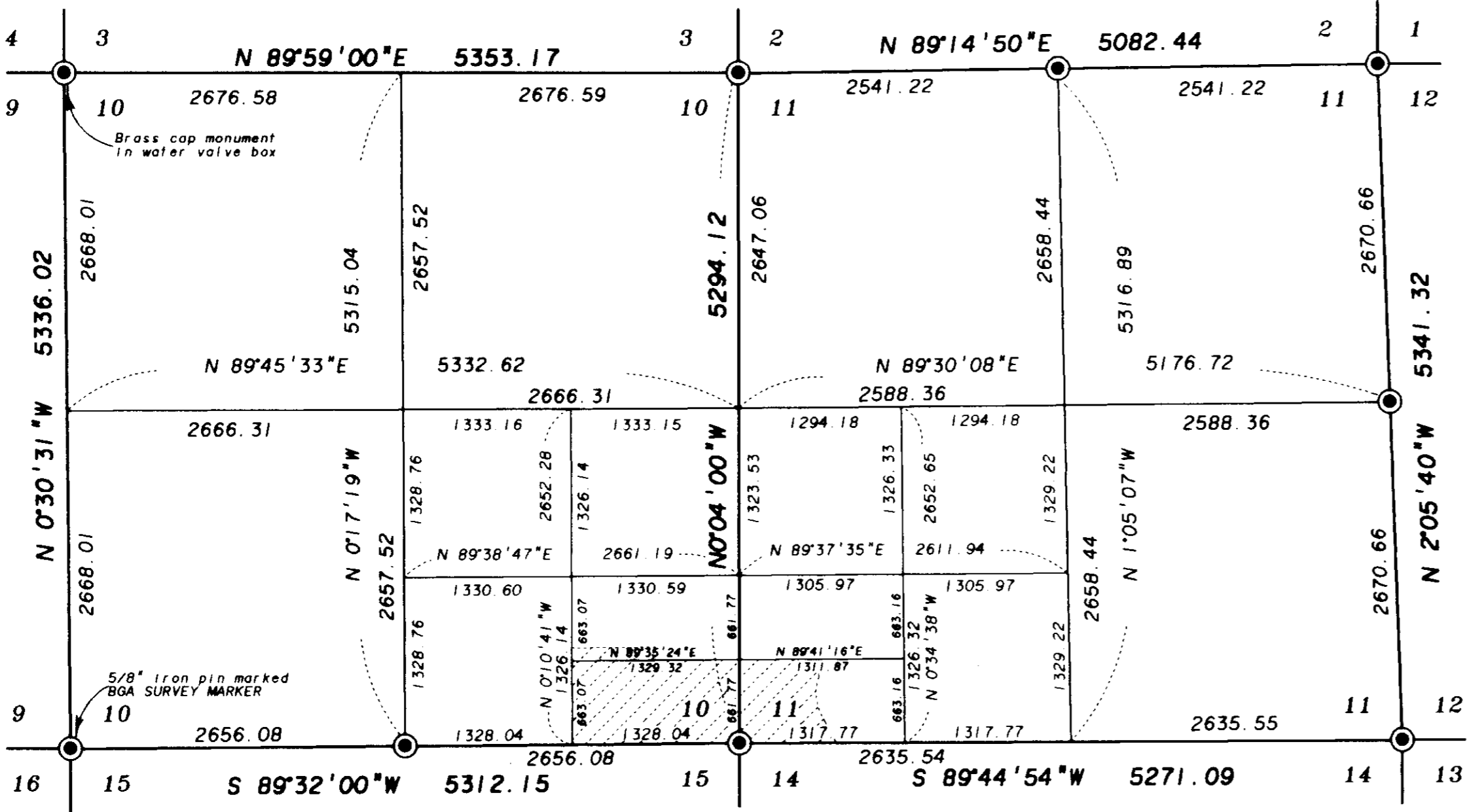
CERTIFICATES	PRIORITY DATE
6147	1885
6433	1867
6464	1867
58404	1980

There is an easement for electrical lines with no specific location recorded in Volume 87 Page 135. There is also an easement for a water pipeline, location indeterminate, which expires upon sale of the property from the existing owners recorded in deed microfilm no. 142076.

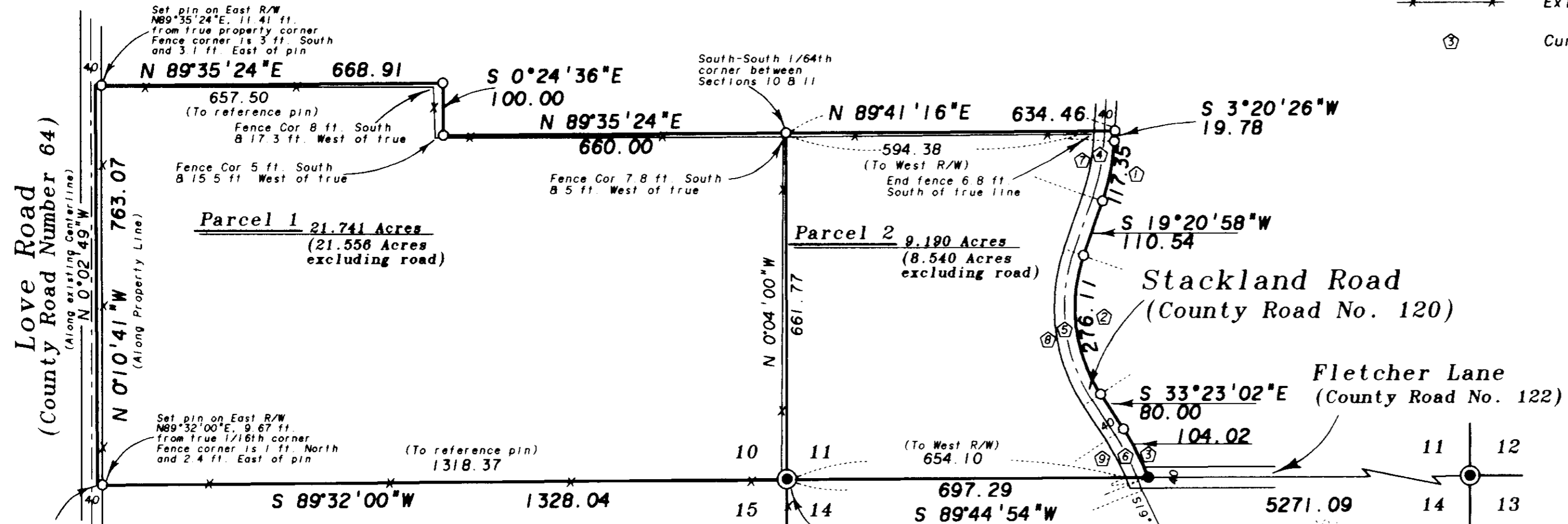
Easements

NARRATIVE

This partition was done at the request of Roger Goodman, representing the owners of the land within this partition. The location of this partition required the subdivision of Sections 10 and 11. I base the subdivision of these sections on survey 44-88. The bearings were switched to match this basis of bearing. Parcel 2 was originally a larger parcel extending East of Stackland Road, and being described in part as the South 1/2 of the SW 1/4 of the SW 1/4 of Section 11. The owners previously sold all interest lying "East of the County Road". I place the East line of Parcel 2 at the East right of way line of the County Road, as it exists on the ground. I find a monument at the Southeast corner of Parcel 2 set by survey 039-1992. This is at the center of Fletcher Lane, which is dedicated but not constructed. (See that survey for a discussion of the location of the County roads in this area). I find that the original descriptions of Parcel 1 are a combination of aliquot lines and metes and bounds courses. For the Northeast corner of the parcel, the deed descriptions call a point 40 rods North of the Section corner and also 40 rods South of the 1/16th corner to the North. I place the Northeast corner of the parcel at the South-South 1/64th corner between the sections on the basis that the intent was to make this point midway between the corners. I then place the North line as per the original deed calls, which specifically call West 660 feet, North 100 feet, and West 660 feet, more or less, to the 1/16th line. I make the East-West lines parallel with the North line of the South half of the SE 1/4 of the SE 1/4 of the Section and the North-South line perpendicular to that line. I find the centerline of Love Road is not in common with the 1/16th line as shown. I place the monuments along the East line of Love Road 20 feet East and parallel with the existing centerline. This was also the manner used on minor partition number 1992-015. The county roads bordering this partition are treated as easements, as per the stated title report listed in the reference material. I find the existing fences as shown. I find no other unusual conditions on this partition.



Subdivision of Sections 10 and 11 SCALE: 1"=1000'



Curve Data SCALE: 1"=200'

Curve	East R/W Line	Centerline	West R/W Line
①	Δ = 16°00'32" R = 420.00' L = 117.35' T = 59.06' L.C. = 116.97' S 11°20'42"W	Δ = 16°00'32" R = 400.00' L = 117.76' L.C. = 111.40' S 11°20'42"W	Δ = 16°00'32" R = 380.00' L = 106.18' T = 53.44' L.C. = 105.83' S 11°20'42"W
②	Δ = 52°44'00" R = 300.00' L = 276.11' T = 148.70' L.C. = 266.47' S 7°01'02"E	Δ = 52°44'00" R = 320.00' L = 294.52' T = 158.62' L.C. = 294.23' S 7°01'02"E	Δ = 52°44'00" R = 340.00' L = 312.93' T = 168.53' L.C. = 302.00' S 7°01'02"E
③	Δ = 11°55'12" R = 500.00' L = 104.02' T = 52.20' L.C. = 103.83' S 27°25'27"E	Δ = 14°10'26" R = 480.00' L = 118.74' T = 59.66' L.C. = 118.44' S 26°17'49"E	Δ = 9°58'23" R = 460.00' L = 80.07' T = 40.14' L.C. = 79.97' S 28°23'51"E

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick G. Robinson
 OREGON
 JULY 17, 1988
RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 1994

Minor Partition No. 1993-20

Situated in the Southeast quarter of Section 10,
and in the Southwest quarter of Section 11,
Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

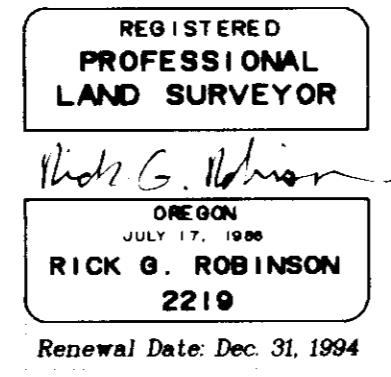
I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and platted the minor partition as shown on the annexed map, and have monumented the corners with proper monuments, all in accordance with O.R.S. Chapter 92, said partition being situated in the Southeast quarter of the Southeast quarter of Section 10 and in the Southwest quarter of the Southwest quarter of Section 11, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

- Beginning at the Southeast corner of said Section 10.
- Thence: South 89°32'00" West, along the South line of said Section 10, a distance of 1328.04 feet to the East 1/16th corner between Sections 10 and 15 of said Township and Range.
- Thence: North 0°10'41" West, along the West line of the Southeast quarter of the Southeast quarter of said Section 10, a distance of 763.07 feet.
- Thence: North 89°35'24" East, parallel with the North line of the South half of the Southeast quarter of the Southeast quarter of said Section 10, a distance of 668.91 feet.
- Thence: South 0°24'36" East, perpendicular to said North line, a distance of 100.00 feet to the said North line.
- Thence: North 89°35'24" East, along said North line, a distance of 660.00 feet, to the South-South 1/64th corner between said Sections 10 & 11.
- Thence: North 89°41'16" East, along the North line of the South half of the Southwest quarter of the Southwest quarter of said Section 11, a distance of 634.46 feet, to the East right of way line of Stackland Road, (Union County Road Number 120).
- Thence: South 3°20'26" West, along said East line, a distance of 19.78 feet, to the Point of Curvature of a 420.00 ft. radius curve right.
- Thence: Southwesterly along said curve, and along said East line, a distance of 117.35 feet, (Long Chord bears South 11°20'42" West, a distance of 116.97 feet).
- Thence: South 19°20'58" West, along said East line, a distance of 110.54 feet, to the Point of Curvature of a 300.00 ft. radius curve left.
- Thence: Southeasterly along said curve, and along said East line, a distance of 276.11 feet, (Long Chord bears South 7°01'02" East, a distance of 266.47 feet).
- Thence: South 33°23'02" East, along said East line, a distance of 80.00 feet, to the Point of Curvature of a 500.00 ft. radius curve right.
- Thence: Southeasterly along said curve, and along said East line, extended Southerly to the South line of said Section 11, a distance of 104.02 feet, to said South line, (Long Chord bears South 27°25'27" East, a distance of 103.83 feet).
- Thence: South 89°44'54" West, along said South line, a distance of 697.29 feet, to the Point of Beginning of this description.

Subject to County Road Numbers 64 and 120 along the West and East lines of the partition.

Said parcel containing 30.931 acres, including easements for County Roads
(Said parcel containing 30.096 acres excluding easements for County Roads)

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that Neuman O. Fitzgerald and Helen D. Fitzgerald, depose and say that we are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be partitioned into the parcels shown and platted on the annexed map, in accordance with O.R.S. Chapter 92.

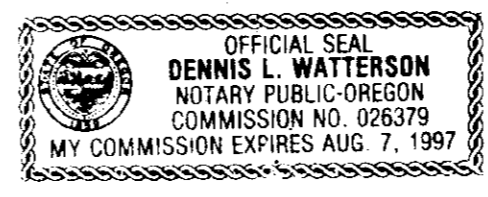
Neuman O. Fitzgerald
Neuman O. Fitzgerald
Helen D. Fitzgerald
Helen D. Fitzgerald

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 30th day of DECEMBER, 1993, before me a Notary Public in and for said County and State, personally appeared Neuman O. Fitzgerald and Helen D. Fitzgerald, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Dennis L. Watterson
Notary Public for
the State of Oregon



Notarial seal

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 30th day of DEC, 1993, at 2:45 o'clock PM, and filed in Plat Cabinet No. A348,349, Union County records. Microfilm No. 151143.

R. Yvonne Bague Hibbert
Union County Clerk
by B. Nelson, Deputy

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 law to be placed upon the 1993-1994 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.

by Patty Gooderham Date: 12/30/93
Patty Gooderham, 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 upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by Peggy Sutton Date: 12-30-93
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Approved this 29 day of December, 1993.

by James D. Hanley
James D. Hanley, Baker County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 30th day of December, 1993.

Ed Barton
Ed Barton, Chairman
Terral Schut, Vice Chairman