

micro film #152192
A-351

MINOR LAND PARTITION PLAT NO. 1914-02

BASIS OF BEARINGS

S 0° 06' 49" E ALONG THE WEST LINE OF SECTION 19, T4S, R40E, AS SHOWN PER UNION COUNTY SURVEY NO. 23-89.

LEGEND

- ⊕ FOUND MONUMENT AS DESCRIBED
- SET 5/8"x30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP ATTACHED, MARKED "AP&A"
- () RECORD DIMENSION PER UNION COUNTY SURVEY NO. 23-89
- EXISTING UTILITY POLE
- ⊙ EXISTING FIRE HYDRANT
- X — EXISTING FENCE

REFERENCE MATERIAL

UNION COUNTY DEEDS

DEED BOOK	PAGE #	DEED BOOK	PAGE #	DEED BOOK	PAGE #
27	430	85	281	148	219
32	147	98	548	158	429
36	397	107	120	D	197
38	146	112	275	F	129
49	409	140	185	R	48
52	237	143	369	U	85
55	423	143	370	Z	237
71	296	143	452		

MICROFILM DEED NUMBERS 33137, 68865, 76527, 81009, 90045, 102925, 120499, 138442, 139565, 149553 (RECORDED 10-1-93).

COMMISSIONERS JOURNAL M, PAGE 170.

UNION COUNTY SURVEY RECORDS
SURVEYS: 10-60, 91-72, 64-75, 40-78, 51-78, 55-78, 29-82, 23-89.

PLATS:
W. UNION CABINET A-1
HANNAH'S ADDITION TO W. UNION CABINET A-8
UNION ORCHARD TRACTS, CABINET A-131, A-132

CORNER REMONUMENTATION RECORD 198-89R
CORNER REMONUMENTATION RECORD 199-89R
PARTITION PLAT 1991-012
OLD SURVEY VOLUME PAGES 148 AND 313

MISCELLANEOUS RECORDS
TITLE INSURANCE POLICY NO. 5254224 DATED SEPTEMBER 9, 1991, BY THE ABSTRACT & TITLE CO., LAGRANDE, OREGON

UNION COUNTY ASSESSOR

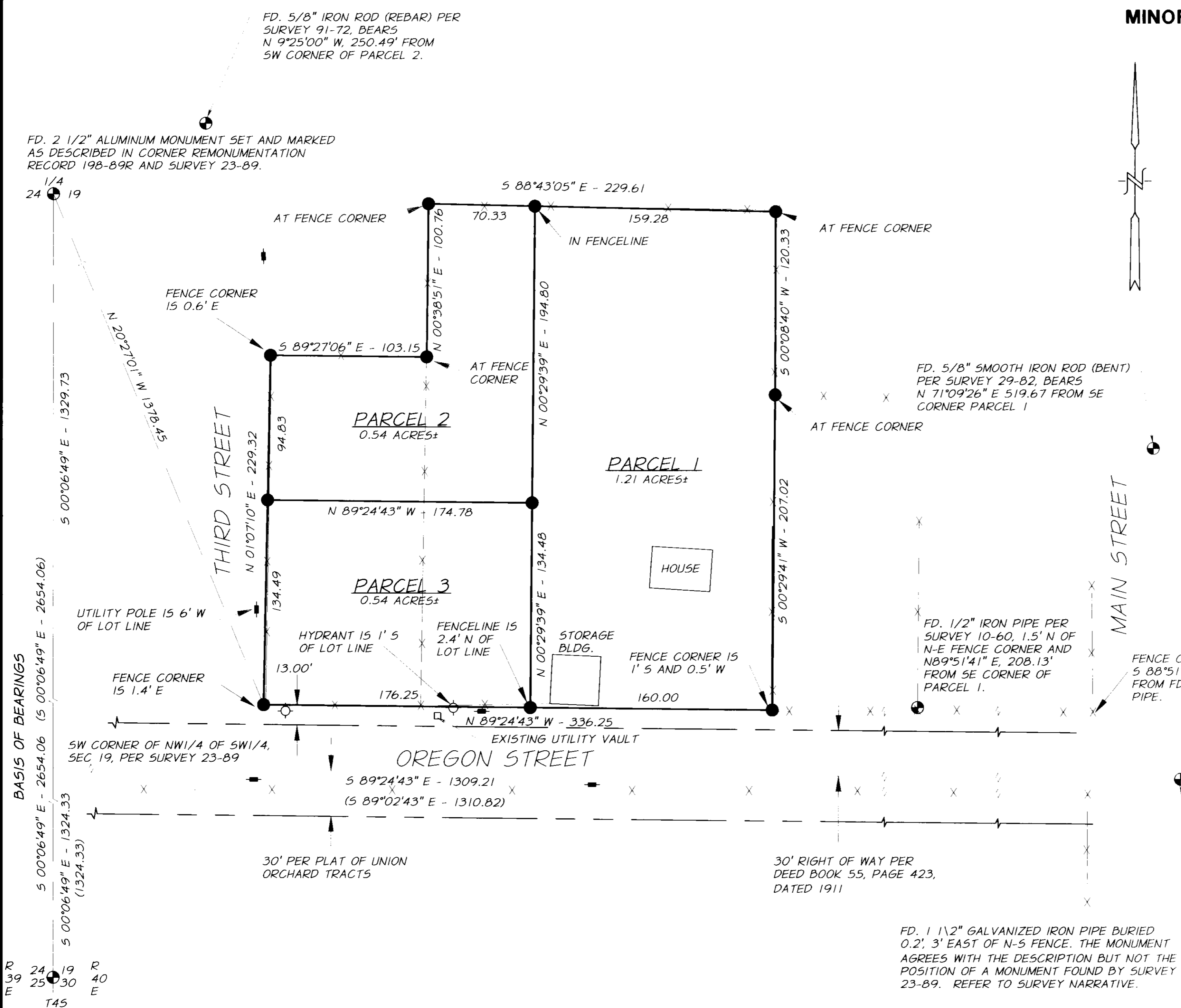
I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 1993-1994 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

BY Donna Lewis *Chief Deputy* DATE 2/24/94
FOR 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 2/24/94
PEGGY SUTTON, UNION COUNTY TREASURER



FD. 2 1/2" ALUMINUM MONUMENT SET AND MARKED AS DESCRIBED IN CORNER REMONUMENTATION RECORD 198-89R AND SURVEY 23-89.

FD. 5/8" IRON ROD (REBAR) PER SURVEY 91-72, BEARS N 9°25'00" W, 250.49' FROM SW CORNER OF PARCEL 2.

FD. 5/8" SMOOTH IRON ROD (BENT) PER SURVEY 29-82, BEARS N 71°09'26" E 519.67' FROM SE CORNER PARCEL 1

FD. 1/2" IRON PIPE PER SURVEY 10-60, 1.5' N OF N-E FENCE CORNER AND N89°51'41" E, 208.13' FROM SE CORNER OF PARCEL 1.

FD. 2 1/2" ALUMINUM MONUMENT, BURIED 6" SET AND MARKED AS DESCRIBED IN CORNER REMONUMENTATION RECORD 199-89R AND SURVEY 23-89.

FD. 1 1/2" GALVANIZED IRON PIPE BURIED 0.2' 3' EAST OF N-S FENCE. THE MONUMENT AGREES WITH THE DESCRIPTION BUT NOT THE POSITION OF A MONUMENT FOUND BY SURVEY 23-89. REFER TO SURVEY NARRATIVE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary J. Dangle
GARY
10-15-93
EX-12-31-93

MINOR LAND PARTITION
LOCATED IN SECTION 19
T.4S., R.40E., W.M., UNION CO.

FOR: MICHAEL AND CAROL MALEY
265 W. OREGON UNION, OR 97083

SCALE: 1" = 50'
DATE: NOV., 1991 - SEPT., 1993
JOB NO. 2708-00

anderson perry ASSOCIATES, INC.
ENGINEERING - SURVEYING - MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.

SHEET **1/2**

EXACT COPY STATEMENT

microfilm # 152192
R 551
MINOR LAND PARTITION
PLAT NO. 1994-02

SURVEYOR'S CERTIFICATE

I, GARY L. LANGLITZ, OREGON REGISTERED LAND SURVEYOR NO. 1099. DO HEREBY STATE THAT I HAVE PREPARED THIS MINOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONERS AND IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

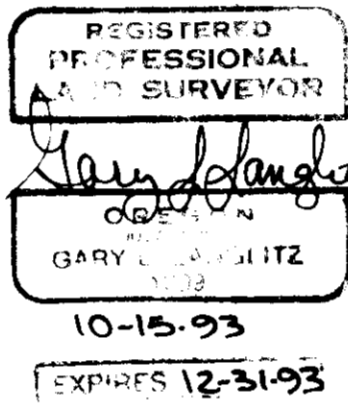
BEGINNING AT A POINT FROM WHICH THE WEST ONE-QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 40 EAST, AS MONUMENTED BY UNION COUNTY SURVEY NUMBER 23-89, BEARS N 20° 27' 01" W, 1378.45 FEET:

- THENCE N 1° 07' 10" E 229.32 FEET TO A POINT;
 - THENCE S 89° 27' 06" E 103.15 FEET TO A POINT;
 - THENCE N 0° 38' 51" E 100.76 FEET TO A POINT;
 - THENCE S 88° 43' 05" E 229.61 FEET TO A POINT;
 - THENCE S 0° 08' 40" W 120.33 FEET TO A POINT;
 - THENCE S 0° 29' 41" W 207.02 FEET TO A POINT;
 - THENCE N 89° 24' 43" W 336.25 FEET TO THE POINT OF BEGINNING.
- THIS PARCEL CONTAINS 2.29 ACRES OF LAND, MORE OR LESS.

SUBJECT TO EASEMENTS FOR ROADS, UTILITIES, AND DITCHES AS THE SAME MAY APPEAR OF RECORD OR EXIST OVER, UNDER, AND UPON SAID PREMISES.

DATE OCTOBER 15, 1993

Gary L. Langlitz
GARY L. LANGLITZ, PLS 1099



I, GARY L. LANGLITZ, OREGON REGISTERED LAND SURVEYOR NO. 1099, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 15TH DAY OF OCTOBER, 1993.

Gary L. Langlitz
GARY L. LANGLITZ, PLS 1099
10-15-93
DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES A. WEAVER, PRESIDENT OF WEAVER CONSTRUCTION COMPANY, AN OREGON CORPORATION, AND MICHAEL AND CAROL MALEY, HUSBAND AND WIFE, AS THE OWNER AND CONTRACT PURCHASER RESPECTIVELY OF THE LAND REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, DO HEREBY DECLARE THAT THEY, AS SAID OWNER AND CONTRACT PURCHASER HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN.

James A. Weaver
JAMES A. WEAVER, PRESIDENT
WEAVER CONSTRUCTION COMPANY

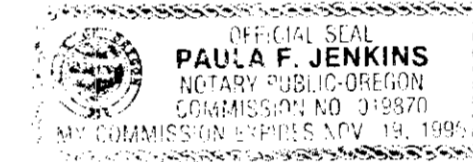
Carol Maley
CAROL MALEY
Michael Maley
MICHAEL MALEY

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF October, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES A. WEAVER, MICHAEL MALEY AND CAROL MALEY AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Paula F. Jenkins
NOTARY PUBLIC OF THE STATE OF OREGON
MY COMMISSION EXPIRES: NOV 18, 1995



APPROVALS

APPROVED THIS 15th DAY OF November, 1993

Susan Briggs
SUSAN BRIGGS, MAYOR
CITY OF UNION

APPROVED THIS 23rd DAY OF February, 1993

Gregory T. Blackman
GREGORY T. BLACKMAN
UNION COUNTY SURVEYOR

STATEMENT OF WATER RIGHTS

WATER RIGHTS MAY BE APPURTENANT TO THIS MINOR LAND PARTITION UNDER THE FOLLOWING CERTIFICATE:

CERTIFICATE NUMBER 6627

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MICHAEL AND CAROL MALEY TO PROVIDE FOR THE DIVISION OF PROPERTY OWNED BY WEAVER CONSTRUCTION COMPANY OF WHICH THE MALEY'S ARE THE CONTRACT PURCHASERS OF A PORTION THEREOF. THE SURVEY FOR THIS MINOR LAND PARTITION WAS BEGUN IN NOVEMBER, 1991. THE FIELD SURVEY WAS COMPLETED AND THE MONUMENTS SHOWN ON THIS PLAT WERE SET IN THE FIRST ONE-HALF OF 1992, THEREFORE, THE FIELD CONDITIONS DESCRIBED ON THIS PLAT REFLECT THE CONDITIONS EXISTING IN EARLY 1992.

IN THE PERFORMANCE OF THIS SURVEY, A REVIEW WAS MADE OF NUMEROUS DEED AND SURVEY RECORDS IN AN EFFORT TO DETERMINE AN ACCEPTABLE BASIS FOR THE FIELD PLACEMENT OF THE NECESSARY DEED LINES. DEEDS FOR THE PROPERTIES IN THE VICINITY GENERALLY UTILIZE EITHER THE NE OR NW CORNER OF THE NW1/4 OF THE SW1/4 OF SECTION 19 AS THEIR REFERENCE CORNER AND DESCRIBE PROPERTY BY USE OF CARDINAL DIRECTIONS AND DISTANCES THEREFROM. UNION COUNTY SURVEY 23-89 DOCUMENTS THE RELATIONSHIPS OF THE BOUNDARIES OF SECTION 19 AND OTHER SURVEYS AND SUBDIVISIONS IN THE AREA. THE EFFORT TO RECONCILE THE DEEDS, SURVEYS, SUBDIVISIONS, AND EVIDENCE OF OCCUPATION IN THE VICINITY RESULTED IN NO ACCEPTABLE METHOD OR PATTERN WITH WHICH TO PLACE THE DESCRIBED DEED LINES FOR THIS MINOR LAND PARTITION.

THE DECISION WAS MADE TO SEEK TO ESTABLISH THE BOUNDARIES OF THIS PARTITION BY MUTUAL AGREEMENT WITH THE ADJOINING OWNERS, AND AS A RESULT, A PROPERTY LINE AGREEMENT HAS BEEN RECORDED AS UNION COUNTY MICROFILM DOCUMENT NO. 149553. PLEASE NOTE THAT AT THE TIME OF THE PREPARATION OF THIS PLAT, TWO PARTIES WITH A RECORDED INTEREST IN THE ADJOINING LANDS HAVE NOT AGREED TO THE BOUNDARIES SHOWN ON THIS PLAT. SEE NOTE.

THE BOUNDARIES SHOWN ON THIS PLAT ARE ESTABLISHED AND MONUMENTED ALONG THE EXISTING FENCELINES ON THE EAST AND NORTH

NOTE

THE ONE REMAINING PARTY WITH A RECORDED INTEREST OTHER THAN A MORTGAGE IN LANDS ADJOINING THIS PLAT HAS SIGNED A PROPERTY LINE AGREEMENT WHICH DOCUMENTS THEIR AGREEMENT WITH THE BOUNDARIES SHOWN ON THIS PLAT. THIS PROPERTY LINE AGREEMENT IS RECORDED AS UNION COUNTY MICROFILM DOC. NO. 152015.

Gary L. Langlitz
GARY L. LANGLITZ, PLS 1099
2-23-94

SIDES OF THIS PARTITION. THE WEST AND SOUTH BOUNDARIES OF THIS PARTITION, WHICH ARE ALONG APPARENT "PUBLIC USAGE ROADS" WERE ESTABLISHED WITH CONSIDERATION FOR THE EXISTING FENCES AND PUBLIC UTILITIES WHICH EXIST IN THE AREA. THE SOUTH BOUNDARY WAS ALSO ESTABLISHED AS PARALLEL TO THE NORTH LINE OF THE UNION ORCHARDS TRACTS SUBDIVISION AS DETERMINED FROM SURVEY 23-89 AND MONUMENTS FOUND IN THE FIELD. NOTE THAT THE 1-1/2" IRON PIPE FOUND ALONG THE EAST LINE OF MAIN STREET WHICH DEFINES THE NORTH LINE OF THIS SUBDIVISION WAS FOUND TO DISAGREE WITH THE LOCATION SHOWN ON SURVEY 23-89. THIS MONUMENT APPEARED TO BE UNDISTURBED AND NO OTHER MONUMENTS WERE FOUND IN THE VICINITY, THEREFORE, ITS POSITION WAS ACCEPTED AS FOUND.

THE DIVISION OF THE LANDS DEPICTED AND DESCRIBED ON THIS PARTITION PLAT WAS MADE ACCORDING TO THE DESIRES OF THE OWNER AND CONTRACT PURCHASERS.

FILING STATEMENT

STATE OF OREGON
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 24th DAY OF Feb, 1993, AT 5 O'CLOCK PM., AND RECORDED AS PARTITION PLAT NO. 1994-02, UNION COUNTY RECORDS.

UNION COUNTY CLERK
By: *Kevin Ferguson*

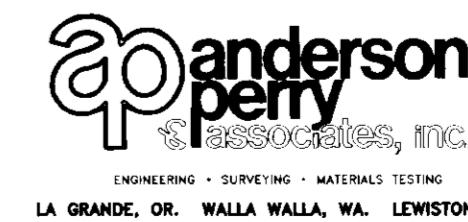
MINOR LAND PARTITION

LOCATED IN SECTION 19
T.4S., R.40E., W.M., UNION CO.

FOR: MICHAEL AND CAROL MALEY

265 W. OREGON
UNION, OR 97003

SCALE:
NO SCALE
DATE: NOV. 1991-
SEPT. 1993
JOB NO.
2708-00



SHEET

2/2