

Minor Partition No. 1994-14

Situated in the Southeast quarter of the Southeast quarter of Section 13,
Township 4 South, Range 39 East of the Willamette Meridian.

BASIS OF BEARING

Solar observation taken at the Southeast corner of Section 13, Township 4 South, Range 39 East of the Willamette Meridian.

SCALE: 1"=60'

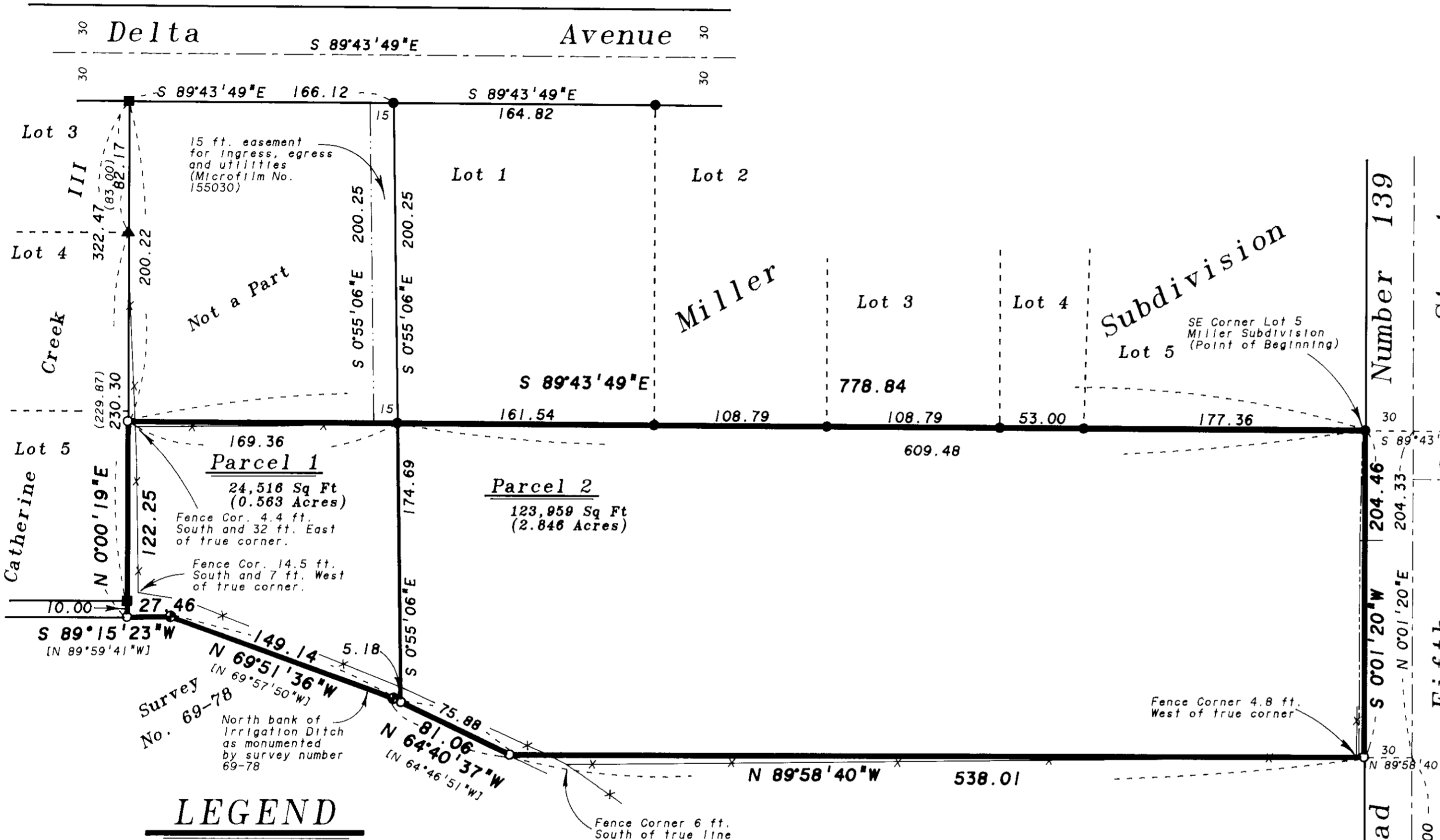
REFERENCE MATERIAL

Union County monumentation records
Plat of Catherine Creek III Addition to Union
Plat of Miller's Subdivision
Plat of Lewis Addition to Union
Survey Number 69-78

Deed Volume 42, Page 560
Deed Microfilm Number 155030
Preliminary Title Report number 34389
by Abstract and Title Company

NARRATIVE

This partition was done at the request of Steve and Beth Huntington. They are the prospective buyers of Parcel 1 of this partition. I base the location of this parcel on the information listed in the reference material. I place the South line of the partition by coming record distance North from the Southeast corner of Section 13, along the centerline of the County Road (Fifth Street) as established by the plat of Miller Subdivision. I place the South line at right angles to the centerline as inferred by the deed courses in the stated title report. I extend this South line to its intersection of the Northerly line of survey number 69-78, as located by the found monuments shown. I find a rotation of approximately 6 minutes is necessary to match the bearings of the survey. I then follow the North line of the survey to its intersection of the East line of Catherine Creek III Addition, extended Southerly a distance of 10.00 feet, as called for in the deeds. I then run North along the East line of the Addition to its intersection with the Westerly prolongation of the South line of Block 12 of Lewis Addition to Union, determined by the plat of Miller Subdivision to be in common with the South line of the Subdivision. The East line of the partition was placed 30 feet West and parallel with the centerline of the County Road (Fifth Street) as per the plat of Miller Subdivision. I find the existing lines of occupation relatively harmonious as shown. The fence line along the Northerly line of survey number 69-78 was not constructed on the true line due to the brush along the banks of the ditch. The stated title report indicates an easement for irrigation ditches as they exist on and across the premises. I find there is an existing irrigation ditch along the East line of the partition as shown, however no specific width for the easement is stated in the report. I find no other unusual conditions on this partition.



LEGEND

- Found 1/2" steel pipe as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked APBA set by survey number 69-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Miller Subdivision
- Found 5/8" iron pin set by Catherine Creek III Addition
- ▲ Found 1/2" iron pin set by Catherine Creek III Addition
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance of Catherine Creek III
- [] Record bearing of survey number 69-78
- Centerline
- Existing fence line
- Existing irrigation ditch
- Easement line

WATER RIGHTS STATEMENT

Water Right Certificate Number 6296 is appurtenant to the land within this partition

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1994

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Township 4 South, Range 39 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and plotted the annexed partition, situated in the Southeast quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at the Southeast corner of Lot 5 of Miller Subdivision, said point being on the South line of Block 12 of Lewis Addition to Union, extended Westerly, said point also being on the West right of way line of Union County Road Number 139 (commonly called Fifth Street).

Thence: South 0°01'20" West, along said West line, a distance of 204.46 feet, to a point North 0°01'20" East, 904.00 feet and North 89°58'40" West, 30.00 feet from the Southeast corner of said Section 13.

Thence: North 89°58'40" West, perpendicular to said West line, a distance of 538.01 feet, to the Northerly bank of an irrigation ditch, as monumented by Union County survey number 69-78.

Thence: North 64°40'37" West, along said Northerly line, a distance of 81.06 feet.

Thence: North 69°51'36" West, continuing along said Northerly line, a distance of 149.14 feet.

Thence: South 89°15'23" West, continuing along said Northerly line, a distance of 27.46 feet, to the East line of Catherine Creek III Addition to Union, prolonged Southerly.

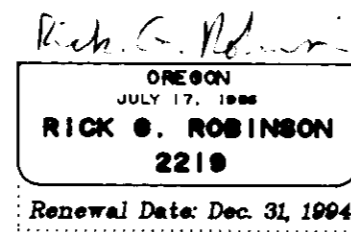
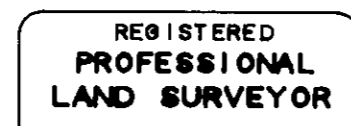
Thence: North 0°00'19" East, along said prolongation and said East line, a distance of 122.25 feet to the South line of Block 12 of Lewis Addition to Union, prolonged Westerly, said line also being the South line of Miller Subdivision, prolonged Westerly.

Thence: South 89°43'49" East, along said prolongations and said South line of Miller Subdivision, a distance of 778.84 feet, to the Point of Beginning of this description.

Said parcel containing 3.409 Acres. (148,475 sq. ft.)

I further depose and say that I made the survey and plat by order of and under the direction of the owner thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

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



FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 10th day of Aug, 1994, at 4:15 o'clock P.M., and recorded in Plat Cabinet No. A 365 Union County records. Microfilm Number 155199

R. NEWBODDUE HIBBERT
Union County Clerk
by S. Nelson, Deputy

DECLARATION

Know all people by these presents that Harold V. Hall is the sole owner of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate and has caused the same to be surveyed and plotted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Harold V. Hall
Harold V. Hall

ACKNOWLEDGEMENT

State of Oregon
County of Union

Know all these people by these presents, on this 5th day of August, 1994, before me a Notary Public in and for said state and county, personally appeared Harold V. Hall, known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

Williams
Notary Public for
the State of Oregon

Notarial Seal

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 the law to be placed on the 1994-1995 tax roll which became a lien on this partition or will become a lien during the calendar year but not yet certified to the tax collector for collection have been paid to me.

8/9/94
Date Patty Gooderham
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 on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.

8/9/94
Date Peggy Sutton
Peggy Sutton, Union County Treasurer

City of Union City Council

Approved this 8th day of August, 1994.

Leonard Almquist
Administrator

Union County Surveyor

Approved this 10th day of AUGUST, 1994.

by Wallawa County Surveyor Jack W. Burris
Jack W. Burris