

# Minor Partition Number 194-15

Situated in the Southwest 1/4 of the Southeast 1/4 of Section 7 and in the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 3 South, Range 38 East of the Willamette Meridian.

## Curve Data

① (Property Line)  
 $\Delta = 21^{\circ}40'32''$   
 $R = 245.00'$   
 $L = 92.69'$   
 $T = 46.90'$   
 $L.C. = 92.13'$   
 $S 61^{\circ}17'58''W$

② (Property Line)  
 $\Delta = 48^{\circ}15'20''$   
 $R = 70.00'$   
 $L = 58.96'$   
 $T = 35.83'$   
 $L.C. = 57.22'$   
 $S 26^{\circ}20'00''W$

③ (Centerline)  
 $\Delta = 21^{\circ}40'32''$   
 $R = 275.00'$   
 $L = 104.04'$   
 $T = 52.65'$   
 $L.C. = 103.42'$   
 $S 61^{\circ}17'58''W$

④ (Centerline)  
 $\Delta = 21^{\circ}40'02''$   
 $R = 100.00'$   
 $L = 84.22'$   
 $T = 44.79'$   
 $L.C. = 81.76'$   
 $S 26^{\circ}20'00''W$

## BASIS OF BEARING

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

## NARRATIVE

This partition was done at the request of Robert L. Fallow on behalf of Fallow Properties, Inc. Mr. Fallow wished to partition that parcel located by survey number 106-77. I find a 6 second rotation from this partition to that survey as shown. I find the Northerly monuments of that survey along with the Southwesterly monument, but the monuments set along the right of way line of the county road have been apparently destroyed by road construction. The Northwest and Southwest corners of the total parcel are on the centerline of Sections 7 and 18. I find the monument at the Northwest corner away from this line as shown. Survey number 106-77 did not subdivide Section 18. The Southwest corner of this tract was originally set due South of the North 1/4 corner of the section, with the owners aware that this did not represent the actual property boundary. This falls away from the true centerline of Section 18 as shown. In order to avoid confusion, I did not set new monuments at either of these corners. I established the location of Parcels 2 and 3 at the direction of Mr. Fallow. The location of the easements shown are located at the position of the actual utility lines. The descriptions of the easements all contain wording to place the easements as constructed on the ground. I find no other unusual conditions on this partition.

SCALE: 1"=100'

## WATER RIGHTS STATEMENT

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

## REFERENCE MATERIAL

Union County monumentation records  
 Survey Number 84-77  
 Survey Number 106-77  
 Survey Number 024-1994

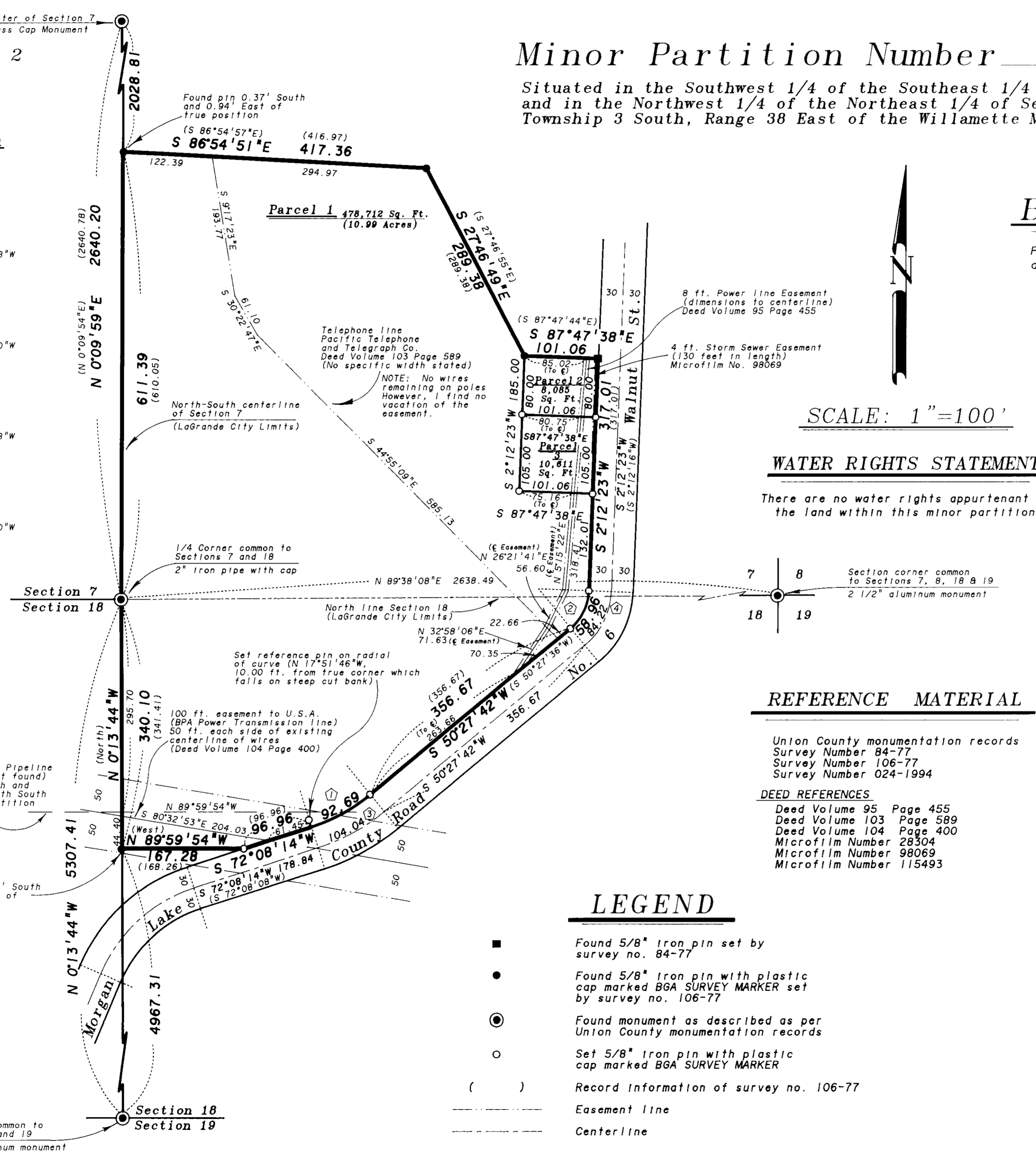
### DEED REFERENCES

Deed Volume 95 Page 455  
 Deed Volume 103 Page 589  
 Deed Volume 104 Page 400  
 Microfilm Number 28304  
 Microfilm Number 98069  
 Microfilm Number 115493

## LEGEND

- Found 5/8" iron pin set by survey no. 84-77
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey no. 106-77
- ⊙ Found monument as described as per Union County monumentation records
- Set 5/8" iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record information of survey no. 106-77
- Easement line
- Centerline

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 13, 1973  
 GREGORY T. BLACKMAN  
 991  
 Renewal Date: Dec. 31, 1995



# Minor Partition Number 1994-15

Situated in the Southwest 1/4 of the Southeast 1/4 of Section 7  
and in the Northwest 1/4 of the Northeast 1/4 of Section 18,  
Township 3 South, Range 38 East of the Willamette Meridian.

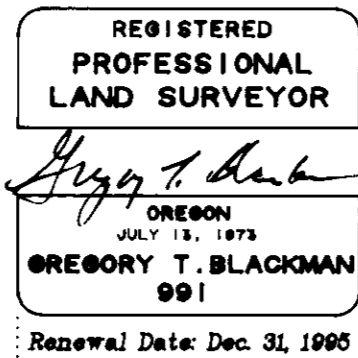
## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Oregon Professional Land Surveyor 991, depose and say that I have surveyed and platted this minor partition as per O.R.S. Chapter 92, said partition situated in the Southwest 1/4 of the Southeast 1/4 of Section 7 and in the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

- Beginning at the 1/4 section corner common to said sections 7 and 18,
- Thence: North 0°09'59" East, along the North-South centerline of said Section 7, a distance of 811.39 feet,
  - Thence: South 86°54'51" East, a distance of 417.36 feet,
  - Thence: South 27°46'49" East, a distance of 289.38 feet,
  - Thence: South 87°47'38" East, a distance of 101.06 feet, to the West right of way line of Walnut Street,
  - Thence: Along the West right of way line of Walnut Street and the Northerly and Westerly right of way line of Morgan Lake County Road Number 6 the following courses:
    - South 2°12'23" West, a distance of 317.01 feet, to the point of curvature of a 70.00 ft. radius curve right,
    - Southwesterly around said curve, a distance of 58.96 feet, (Long Chord bears South 26°20'00" West, 57.22 ft.)
    - South 50°27'42" West, a distance of 356.67 feet, to the point of curvature of a 245.00 ft. radius curve right,
    - Southwesterly around said curve, a distance of 92.69 feet, (Long Chord bears South 61°17'58" West, 92.13 ft.)
    - South 72°08'14" West, a distance of 96.96 feet,
  - Thence: Departing from said right of way line, North 89°59'54" West, a distance of 167.28 feet, to the North-South centerline of said Section 18,
  - Thence: North 0°13'44" West, along said centerline, a distance of 340.10 feet, to the Point of Beginning of this description.
- Said parcel containing 11.419 acres. (497,408 sq. ft.)

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

Gregory T. Blackman  
Gregory T. Blackman, OPLS 991  
Baggett-Griffith & Associates  
2006 Adams Avenue  
LaGrande, Oregon



## DECLARATION

Know all people by these presents that Fallow Properties, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

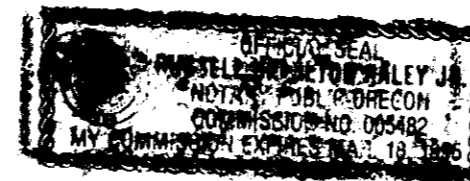
Robert L. Fallow, President  
Fallow Properties, Inc.  
Robert L. Fallow, President

## ACKNOWLEDGEMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 4th day of August 1994, before me a Notary Public in and for said State and County, personally appeared Robert L. Fallow, President of said Corporation, 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 on behalf of said Corporation.

Russell H. Halcy, Jr.  
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 subdivision or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid to me.

8/12/94  
Date: Patty Goodfham  
Patty Goodfham, 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 subdivision and that now are due and payable have been paid to me.

8/12/94  
Date: Peggy Smith  
Peggy Smith, Union County Treasurer

### LaGrande City Planner

Approved by the City Planner this 11th day of August, 1994.

Dan Moore  
Dan Moore, City Planner

### LaGrande City Surveyor

Approved this 11th day of August, 1994.

Norman J. Paulius, Jr.  
Norman J. Paulius, Jr., LaGrande City Surveyor

## 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 12th day of Aug, 1994, at 2:15 o'clock P.M. and filed in Plat Cabinet No. A-366, Union County records.  
Microfilm No. 155236.

R. NEVUE DOUGUE HIBBERT  
Union County Clerk  
by S. Nelson, Deputy