

MICROFILM 156207
 PLAT CAB. No. A-369

Sheet 1 of 2

Minor Partition No. 1994-18

Situated in the Northwest quarter of the Southwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=40'

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 18, Township 4 South, Range 40 East of the Willamette Meridian.

REFERENCE MATERIAL

Plat of Lewis Addition to Union
 Plat of McCully's Addition to Union
 Plat of Swackamer's Addition to Union
 Minor Partition Plat No. 1992-009
 Survey No. 72-77
 Survey No. 119-78
 Survey No. 126-78
 Survey No. 138-79
 Survey No. 139-78
 Survey No. 38-81
 Survey No. 69-81
 Survey No. 22-83

DEED REFERENCES

Deed Volume D Page 114
 Deed Volume E Page 161
 Deed Volume F Page 798
 Deed Volume G Page 139
 Deed Volume H Page 750
 Deed Volume I Page 23
 Deed Volume J Page 373
 Deed Volume K Page 182
 Deed Volume L Page 473
 Deed Volume M Page 331
 Microfilm No. 34016
 Microfilm No. 87208
 Microfilm No. 102076
 Microfilm No. 133038
 Microfilm No. 133174
 Microfilm No. 136169

Preliminary Title Report Number 94-6677
 by Eastern Oregon title, incorporated

LEGEND

- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition Plat number 1992-009
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey shown on plat.
- Found 5/8" Iron pin with plastic cap marked APA set by Survey Number 69-81
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 22-83
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- △ Computed position--no monument set
- ⊕ Utility Pole
- Existing fence line
- - - Centerline

WATER RIGHTS STATEMENT

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

NARRATIVE

This partition was done at the request of Carol Neely, on behalf of the owners of the property. I base the location of the exterior of the parcel on the surveys and deeds listed in the reference material. The tract to be partitioned and the parcels North and West (including 1st Street) are described by metes and bounds and are not within any subdivision. The description of the partitioned tract is senior to the land West of the partition. Both of these parcels are junior to the tract North of the partition. The North line of the partition is placed on a line between a point 260 feet North of the Northeast corner of Block 3 of Lewis Addition, and a point 260 feet North of the Northeast corner of Block 2 of Lewis Addition, as per the senior deed call. Subsequent deeds call this line at right angles to the West right of way line of Main Street, not considering the senior description. Survey 69-81 used the right angle call. This is the reason for the discrepancy along the adjoining line with the partition. The first tract South of this line was a 200'x200' tract West of Main Street and North of Lewis

Addition. At a later date, the owner transferred First Street to the City of Union by Quit Claim deed. The description is based on the West line of First Street in Lewis Addition, and calls 60 feet East of that line. I use the found monuments on the right of way line, however there is not 60 feet left after placing the 200'x200' tract previously transferred by the same owner. I feel the street is a remnant and monument the West line of the partition at the 200 ft. call of the senior deed. I use the record dimensions of survey number 22-83 to place Main Street. The monuments set in Main Street have been destroyed by a road project currently under way. I place the dividing line between the two parcels at the direction of my client. I find an encroachment of a shed on the East line of Parcel 2 as shown. The fences along the North and South line are shifted South of the deeded position as shown. This was also documented on the adjacent surveys. I find no easement in the listed title report for the utility pole and down guys along the West line of the partition. I therefore show them as an encroachment. I find no other unusual conditions on this survey.

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

Minor Partition No. 1994-18

Situated in the Northwest quarter of the Southwest quarter of Section 18,
Township 4 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted the annexed partition, situated in the Northwest quarter of the Southwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at a point South 69°41'41" West, a distance of 170.67 feet from the Southwest corner of Minor Partition Number 1992-009.

Thence: South 0°03'47" West, a distance of 200.00 feet, to the North right of way line of Fir Street, said line also being the North line of Lewis Addition to Union, Oregon.

Thence: North 89°42'18" West, along said North line, a distance of 100.00 feet, to the East right of way line of First Street.

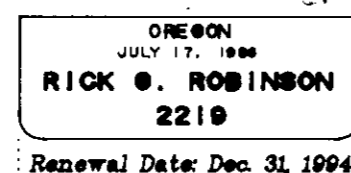
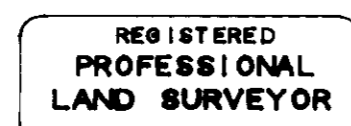
Thence: North 0°03'47" East, along said East line, a distance of 200.00 feet.

Thence: South 89°42'32" East, a distance of 100.00 feet to the Point of Beginning of this description.

Said parcel containing 0.459 Acres. (20,000 sq. ft.)

I further depose and say that I made the survey and plat by order of and under the direction of the owners 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



DECLARATION

Know all people by these presents that Thomas L. McPhee and Teresa A. McPhee are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Thomas L. McPhee
Thomas L. McPhee

Teresa A. McPhee
Teresa A. McPhee

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.

9/23/94
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.

9/26/94
Date Geneva Burford Deputy
Peggy Sutton, Union County Treasurer

City of Union City Council

Approved this 11 day of October, 1994.

Susan P. Hoff

Union County Surveyor

Approved this 29TH day of SEPT, 1994.

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

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 11th day of OCT, 1994, at 2:43 o'clock A.M., and recorded in Plat Cabinet No. A-369 Union County records. Microfilm Number 156207

R. NELLIE DOOLE HIBBERT
Union County Clerk
by S. Nelson, Deputy

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 23 day of September 1994, before me a Notary Public in and for said State and County, personally appeared Thomas L. McPhee and Teresa A. McPhee, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Regina J. Scott
Notary Public for
the State of Oregon

Notarial Seal