

MINOR LAND PARTITION PLAT NO. 1994-26

LOCATED IN NE1/4 OF SW1/4 SECTION 18
 T.4S., R.40E., W.M., UNION CO.

BASIS OF BEARINGS
 S 26° 54' 29.4" E BETWEEN POINT NO. 7 AND POINT NO. 8, AS SHOWN ON UNION CO. SURVEY NO. 012-1992 (SEE SURVEY NARRATIVE).

- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - SET 5/8" X 30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP ATTACHED, MARKED "AP14"
 - UNMONUMENTED PROPERTY CORNER AS NOTED
 - () RECORD DIMENSION PER UNION COUNTY SURVEY NO. 22-83
 - < > RECORD DIMENSION PER PLAT OF McCULLY'S ADDITION
 - X-X- EXISTING FENCE

REFERENCE MATERIAL

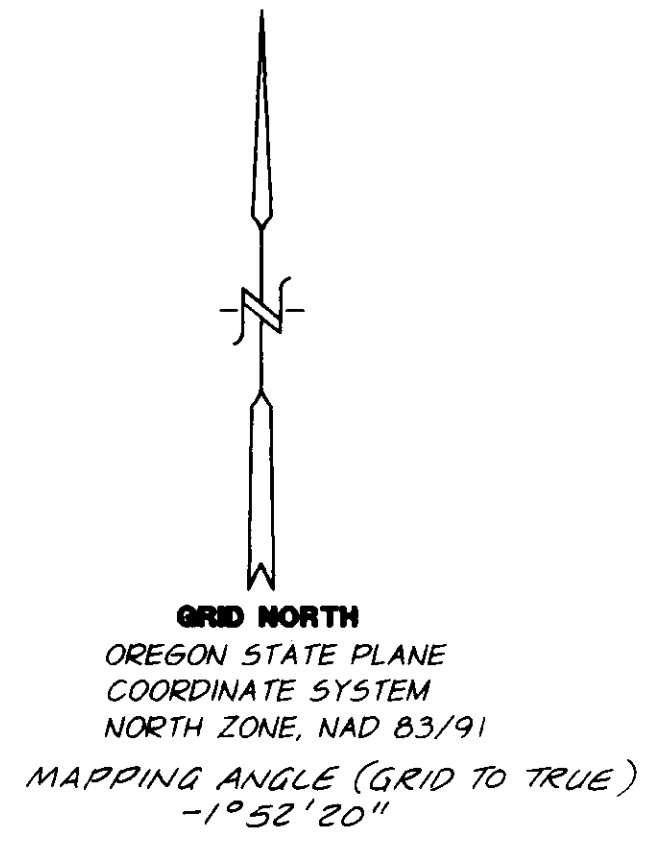
UNION COUNTY DEED RECORDS
 MICROFILM DOCUMENT NO. 54637
 MICROFILM DOCUMENT NO. 147774

UNION COUNTY SURVEY RECORDS

PLATS:
 McCULLY'S ADDITION TO NORTH UNION

SURVEYS:
 NO. 11-68, NO. 22-83, and NO. 012-1992

MISCELLANEOUS RECORDS
 PRELIMINARY TITLE REPORT, DATED OCTOBER 13, 1994,
 ORDER NO. 94-6756, BY EASTERN OREGON TITLE, INC.



SURVEY NARRATIVE

THIS PARTITION SURVEY WAS PERFORMED AT THE REQUEST OF MR. DEAN LINGAFELTER OF LESTER REAL ESTATE, INC., FOR THE PURPOSE OF DIVIDING THE SOUTH 1/2 OF BLOCK 10, McCULLY'S ADDITION TO NORTH UNION, INTO TWO PARCELS.

UNION COUNTY SURVEY NO. 22-83 PROVIDED THE BASIS FOR THE LOCATION AND DIMENSION OF BLOCK 10 OF McCULLY'S ADDITION AS SHOWN ON THIS PARTITION SURVEY. MONUMENTS SET BY SURVEY 22-83 ALONG DEWEY AVENUE AT THE INTERSECTIONS OF GRAPE ST. AND ELM ST. WERE FOUND AND DETERMINED TO OCCUPY THE POSITIONS INDICATED ON SURVEY NO. 22-83. THE MONUMENTS SET BY SURVEY 22-83 ALONG BELLWOOD AVE. AT THE INTERSECTIONS OF GRAPE ST. AND ELM ST. WERE NOT TIED BY THIS PARTITION SURVEY DUE TO THEIR INACCESSIBILITY BENEATH AN ASPHALT-SURFACED ROADWAY. THE MONUMENTS AND SET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 10 BY UNION COUNTY SURVEY NO. 11-68 WERE SEARCHED FOR BUT NOT FOUND BY THIS PARTITION SURVEY.

THE MONUMENTS AND REFERENCE POINTS SHOWN ON SURVEY 22-83 ALONG MAIN STREET AT THE INTERSECTIONS OF GRAPE ST. AND FIR ST. HAVE BEEN REMOVED BY THE RECENT RECONSTRUCTION OF MAIN STREET BY THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT). UNION COUNTY SURVEY NO. 012-1992, PERFORMED BY ODOT PRIOR TO THIS STREET RECONSTRUCTION, DETERMINED AND DOCUMENTED THE COORDINATE LOCATIONS FOR THE EXISTING SURVEY MONUMENTS AND REFERENCE POINTS ALONG MAIN ST. IN THE CONSTRUCTION PROJECT AREA. SURVEY 012-1992 ALSO DOCUMENTS THE LOCATION OF SEVERAL ADDITIONAL SURVEY CONTROL POINTS IN THE CITY OF UNION.

THIS PARTITION SURVEY FOUND AND UTILIZED POINT NO. 7 (FOUND HUB AND TACK), POINT NO. 8 (FOUND HUB AND TACK), AND POINT NO. 15 (FOUND PK NAIL) AS SHOWN ON SURVEY 012-1992. USING THESE THREE POINTS AS A BASIS, THE COORDINATE LOCATIONS OF THE INTERSECTIONS OF MAIN ST. AND GRAPE ST., AND MAIN ST. AND FIR ST. WERE RESTORED. THE BEARINGS SHOWN ON SURVEY 22-83 WERE ROTATED TO THE SURVEY 012-1992 BASIS, AND THE EXTERIOR LINES AND INTERIOR DIVISION LINES IN BLOCK 10 WERE ESTABLISHED.

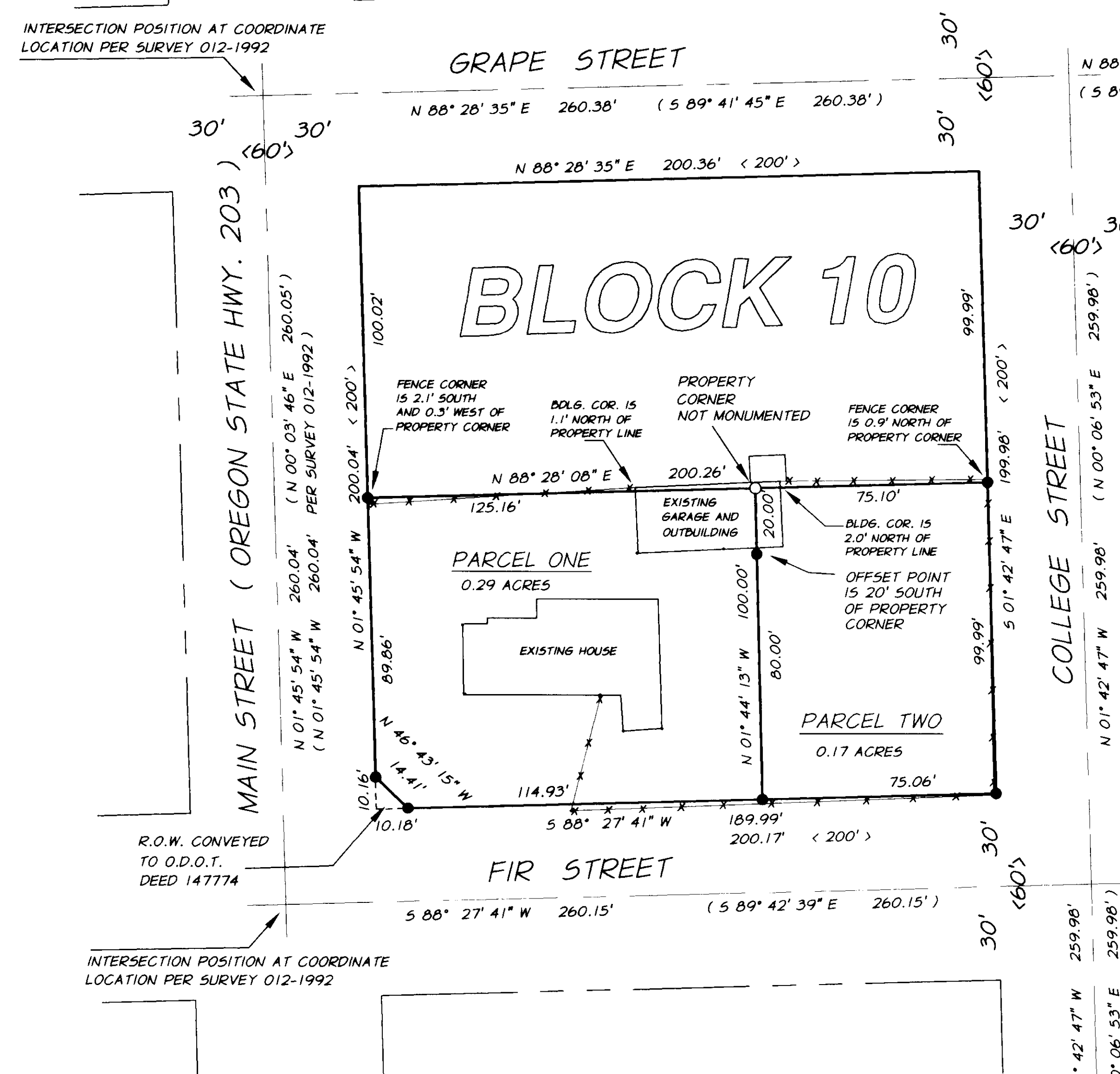
AS PART OF THE MAIN ST. RECONSTRUCTION, ODOT ACQUIRED A TRIANGULAR PIECE OF LAND FOR NEW RIGHT-OF-WAY AT THE SOUTHWEST CORNER OF BLOCK 10. THIS RIGHT-OF-WAY IS DESCRIBED IN UNION COUNTY DEED MICROFILM DOCUMENT NO. 147774 AND UTILIZES THE SAME BASIS OF BEARINGS AS SURVEY NO. 012-1992. THE LOCATION OF THE DESCRIBED RIGHT-OF-WAY LINE WAS DETERMINED BY A COORDINATE COMPUTATION USING THE COORDINATE BASIS DEFINED BY SURVEY 012-1992 AND FOLLOWING THE DIMENSIONS GIVEN IN DEED MICROFILM NO. 147774.

THE LINE DIVIDING THE SOUTH 1/2 OF BLOCK 10 WAS ESTABLISHED AS DIRECTED BY MR. LINGAFELTER AND THE EXISTING FENCE AND EXISTING BUILDING LOCATIONS ARE AS SHOWN.

INTERSECTION POSITION AT COORDINATE LOCATION PER SURVEY 012-1992

R.O.W. CONVEYED TO O.D.O.T. DEED 147774

INTERSECTION POSITION AT COORDINATE LOCATION PER SURVEY 012-1992



FD. 5/8" IRON ROD W/ PLASTIC CAP SET IN SURVEY NO. 22-83 AT INTERSECTION OF DEWEY AVE. AND ELM STREET

N 88° 26' 47" E 783.11'
 (S 88° 43' 33" E 783.11')

REGISTERED PROFESSIONAL SURVEYOR
 GARY L. LANGLITZ
 JULY 22, 1974
 1039
 EXPIRES 12-31-94

MINOR LAND PARTITION		267 W. MAIN UNION, OR 97863	
LOCATED IN SOUTH 1/2 OF BLOCK 10, McCULLY'S ADDITION TO NORTH UNION			
FOR: LESTER REAL ESTATE		SHEET	
SCALE: 1" = 30'		1/2	
DATE: NOV., 1994			
JOB NO. 2712-60			
ENGINEERING - SURVEYING - MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.			

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 NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH ONE-HALF OF BLOCK 10 IN McCULLY'S ADDITION TO NORTH UNION, IN THE CITY OF UNION, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION.

EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO THE STATE OF OREGON BY AND THROUGH IT'S DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, BY WARRANTY DEED DATED MAY 27, 1993, RECORDED JUNE 16, 1993, AS MICROFILM DOCUMENT NO. 147774, RECORDS OF UNION COUNTY, OREGON.

SAID PARCEL BEING APPROXIMATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 10 OF McCULLY'S ADDITION TO NORTH UNION; THENCE 588*27*41"W 189.99 FEET ALONG THE SOUTH LINE OF SAID BLOCK 10 TO A POINT ON THE NORTHEASTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF OREGON BY AND THROUGH IT'S DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, BY WARRANTY DEED RECORDED AS MICROFILM DOCUMENT NO. 147774, RECORDS OF UNION COUNTY, OREGON; THENCE N46*43*15"W 14.41 FEET ALONG SAID NORTHEASTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF OREGON TO A POINT ON THE WEST LINE OF SAID BLOCK 10; THENCE N1*45*54"W 89.86 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID BLOCK 10; THENCE N88*28*08"E 200.26 FEET ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID BLOCK 10 TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF OF BLOCK 10; THENCE 51*42*47"E 99.99 FEET ALONG THE EAST LINE OF SAID BLOCK 10 TO THE POINT OF BEGINNING.

DATE Dec 12, 1994
Gary L. Langlitz
GARY L. LANGLITZ, PLS 1099

STATEMENT OF WATER RIGHTS

NO WATER RIGHTS ARE APPURTENANT TO THIS PARTITION

APPROVALS

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 1994-1995 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

BY Patty Gooderham DATE 12/29/94
PATTY GOODERHAM
UNION COUNTY ASSESSOR

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 12/29/94
PEGGY SUTTON
UNION COUNTY TREASURER

MINOR LAND PARTITION

PLAT NO. 1994-26

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM R. GALE, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA C. COLLINS, DECEASED, OWNER OF THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THAT HE, ON BEHALF OF THE ESTATE OF DONNA C. COLLINS, HAS CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN.

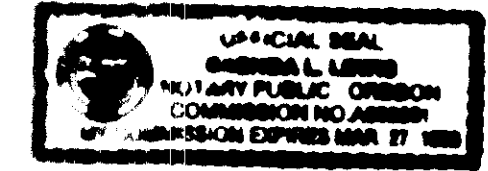
William R. Gale
WILLIAM R. GALE
PERSONAL REPRESENTATIVE OF THE ESTATE
OF DONNA C. COLLINS, DECEASED

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF December, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM R. GALE AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA C. COLLINS.

Brenda H. Lewis
NOTARY PUBLIC OF THE STATE OF OREGON
MY COMMISSION EXPIRES: March 27, 1998



APPROVALS

APPROVED THIS 12 DAY OF December, 1994

Susan M. Briggs
SUSAN BRIGGS, MAYOR
CITY OF UNION

APPROVED THIS 28 DAY OF December, 1994

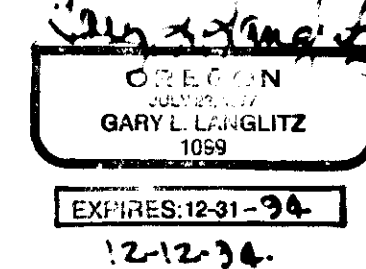
Gregory T. Blackman
GREGORY T. BLACKMAN
UNION COUNTY SURVEYOR

FILING STATEMENT

STATE OF OREGON
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 29 DAY OF DEC, 1994, AT 4:00 CLOCK PM., AND RECORDED AS PARTITION PLAT NO. A 378, UNION COUNTY RECORDS.

R. Nellie Doane Hibbett
UNION COUNTY CLERK
BY: S. Nelson, Deputy



MINOR LAND PARTITION	
LOCATED IN SOUTH 1/2 OF BLOCK 10 McCULLY'S ADDITION TO NORTH UNION	
FOR: LESTER REAL ESTATE, INC. 267 W. MAIN UNION, OR 97063	
SCALE: NO SCALE	SHEET 2/2
DATE: NOV. 1994	 ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.
JOB NO. 2712-60	