

Minor Partition No. 1995-12

Situated in the Southwest 1/4 of the Northwest 1/4 and in the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, and a portion of vacated First Street of Hannah's Addition to Union

Microfilm # 159478
Plat sub A-394

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"=40'

REFERENCE MATERIAL

- Plat of Hannah's Addition to Union
- Plat of Second Street Extension
- Survey Number 65-75
- Survey Number 41-76
- Survey Number 42-76
- Survey Number 101-77
- Survey Number 40-78
- Survey Number 51-78
- Survey Number 54-78
- Survey Number 55-78
- Survey Number 23-89
- Minor Partition Number 1991-012
- Deed Volume 144 Page 251
- Preliminary Title Report Number 95-6990 prepared by Eastern Oregon Title, Inc.

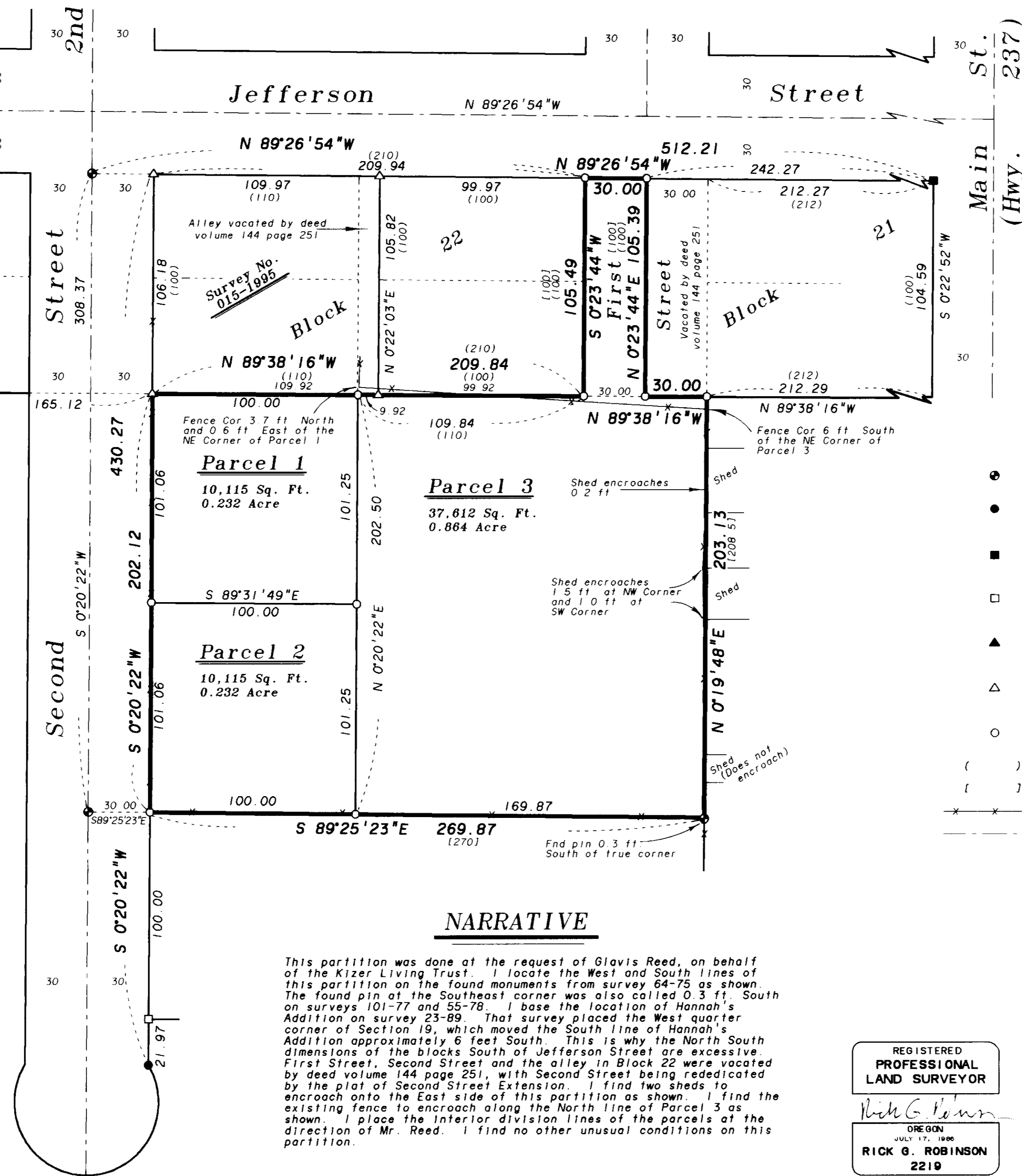
LEGEND

- Found 5/8" iron pin set by survey number 64-75
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 41-76
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 42-76
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 101-77
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by partition plat no. 1991-012
- △ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 015-1995
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER set
- () Record distance of Hannah's Addition
- [] Record distance of preliminary title report
- Existing fence line
- - - Centerline

Partition No. 1991-012

WATER RIGHTS STATEMENT

Union County Watermaster records indicate there are no water rights appurtenant to the land within this partition



NARRATIVE

This partition was done at the request of Glavis Reed, on behalf of the Kizer Living Trust. I locate the West and South lines of this partition on the found monuments from survey 64-75 as shown. The found pin at the Southeast corner was also called 0.3 ft. South on surveys 101-77 and 55-78. I base the location of Hannah's Addition on survey 23-89. That survey placed the West quarter corner of Section 19, which moved the South line of Hannah's Addition approximately 6 feet South. This is why the North South dimensions of the blocks South of Jefferson Street are excessive. First Street, Second Street and the alley in Block 22 were vacated by deed volume 144 page 251, with Second Street being rededicated by the plat of Second Street Extension. I find two sheds to encroach onto the East side of this partition as shown. I find the existing fence to encroach along the North line of Parcel 3 as shown. I place the interior division lines of the parcels at the direction of Mr. Reed. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1990
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1996

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Plat Cab A-394

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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 Southwest quarter of the Northwest quarter and in the Northwest quarter of the Southwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, and being a portion of vacated First Street of Hannah's Addition to the City of Union, Union County, Oregon, the exterior of which being more particularly described as follows.

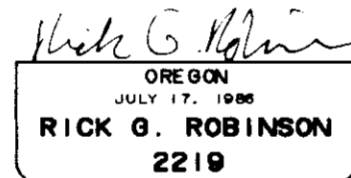
Beginning at the Southwest corner of Block 22 of Hannah's Addition to Union, said point also being on the East right of way line of Second Street.

- Thence: South 0°20'22" West, along said East line, a distance of 202.12 feet.
- Thence: South 89°25'23" East, a distance of 269.87 feet.
- Thence: North 0°19'48" East, a distance of 203.13 feet, to the Southwest corner of Block 21 of said Hannah's Addition.
- Thence: North 89°38'16" West, along the South line of said Addition, a distance of 30.00 feet, to the Centerline of vacated First Street.
- Thence: North 0°23'44" East, along said centerline, a distance of 105.39 feet, to the South right of way line of Jefferson Street.
- Thence: North 89°26'54" West, along said South line, a distance of 30.00 feet, to the Northeast corner of Block 22 of said Addition.
- Thence: South 0°23'44" West, along the East line of said Block 22, a distance of 105.49 feet, to the South line of said Addition.
- Thence: North 89°38'16" West, along said South line, a distance of 209.84 feet, to the Point of Beginning of this description.

Said parcel containing 1.328 Acres. (57,842 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
Bageff-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



Renewal Date: Dec. 31, 1996

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 13th day of June, 1995, at 4:46 o'clock P.M., and recorded in Plat Cabinet No. A-394 Union County records. Microfilm Number 159478

Union County Clerk by R. Nellie Roque Hibbert
L. Church, Deputy

DECLARATION

Know all people by these presents that the KIZER LIVING TRUST is the owner of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate and that Milo J. Kizer and Karen J. Tattersall, as trustees of the Kizer Living Trust, have 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.

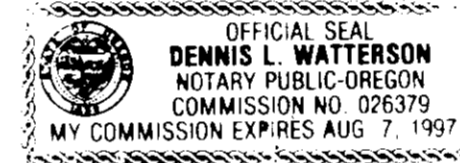
Milo J. Kizer, Trustee Karen J. Tattersall, Trustee
Milo J. Kizer, Trustee Karen J. Tattersall, Trustee
Kizer Living Trust Kizer Living Trust

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 16th day of MAY, 1995, before me a Notary Public in and for said State and County, personally appeared Milo J. Kizer, Trustee of the KIZER FAMILY TRUST, 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.

Dennis L. Waterson
Notary Public for
the State of Oregon

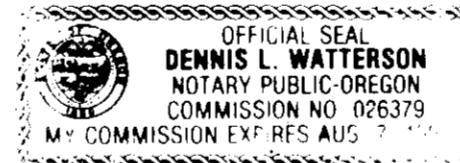


Notarial Seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 16th day of MAY, 1995, before me a Notary Public in and for said State and County, personally appeared Karen J. Tattersall, Trustee of the KIZER FAMILY TRUST, known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Dennis L. Waterson
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 tax year but not yet certified to the tax collector for collection have been paid to me.

5/23/95 Patty Gooderham
Date 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.

5/23/95 Peggy Sutton
Date Peggy Sutton, Union County Treasurer

City of Union City Council

Approved this 12 day of June, 1995.

Susan M. Dreyer
Mayor

Union County Surveyor

Approved this 30th day of MAY, 1995.

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