

# MINOR PARTITION PLAT NO. 1996-09

## DECLARATION

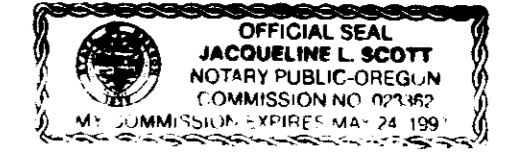
KNOW ALL PEOPLE BY THESE PRESENTS THAT JULIE GERACI OWNER OF THE LAND REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT SHE HAS CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92

*Julie Geraci*  
 JULIE GERACI

## ACKNOWLEDGEMENT

STATE OF OREGON  
 COUNTY OF UNION  
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF MAY, 1996, BEFORE ME, A NOTARY PUBLIC AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JULIE GERACI AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

*Jacqueline L. Scott*  
 NOTARY PUBLIC OF THE STATE OF OREGON  
 COMMISSION EXPIRES:



## APPROVALS

APPROVED THIS 14<sup>th</sup> DAY OF MAY, 1996

*Gregory J. Blackman*  
 GREGORY J. BLACKMAN  
 UNION COUNTY SURVEYOR

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 1996-1997 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.

*Dorcas Lewis* Chief Deputy for *Patty Gooderham*  
 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.

*Peggy Sutton*, County Treasurer  
 PEGGY SUTTON, UNION COUNTY TREASURER

APPROVED THIS 15 DAY OF MAY, 1996

*Bob O'Hare*  
 UNION COUNTY PLANNING COMMISSION

## FILING STATEMENT

STATE OF OREGON  
 COUNTY OF OREGON  
 I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 15<sup>th</sup> DAY OF MAY, 1996, AT 2:35 P.M., AND RECORDED AS PARTITION PLAT NO. 1996-09, UNION COUNTY RECORDS.

*R Nellie Bogue Hibbert*  
 By: *R. Church*, deputy  
 UNION COUNTY CLERK

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED IN APRIL OF 1996 FOR JULIE GERACI FOR THE PURPOSE OF SEPARATING A 1.2 ACRE PARCEL FROM THE LARGER PARCEL. COUNTY SURVEY #30-90 WAS USED TO DEFINE THE EXTERIOR OF THIS NEW PARCEL WITH THE NORTHERLY AND WESTERLY LINES BEING THE CENTERLINE OF THE EXISTING ROAD. MONUMENTS FROM THAT SURVEY AND FROM MINOR LAND PARTITION # 1992-02 WERE LOCATED AND NO DISCREPANCIES WITH RECORD DATA WERE NOTED. THE REMAINDER PARCEL WAS NOT SURVEYED AND ITS BOUNDARIES WERE TAKEN FROM COUNTY SURVEY # 6-73.

## SURVEYOR'S CERTIFICATE

I, HARMON E. McLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537. DO HEREBY STATE THAT I HAVE PREPARED THIS MINOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONER AND IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT OF THE WESTERLY RIGHT-OF-WAY OF 12TH STREET FROM WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 17 BEARS N06°26'06"E A DISTANCE OF 384.25 FEET; THENCE N89°46'07"W A DISTANCE OF 134.74 FEET; THENCE S00°09'41"W A DISTANCE OF 184.95 FEET; THENCE N89°42'20"W A DISTANCE OF 143.15 FEET; THENCE S35°17'24"W A DISTANCE OF 140.77 FEET; THENCE S20°57'14"W A DISTANCE OF 172.35 FEET; THENCE S48°58'30"W A DISTANCE OF 204.12 FEET; THENCE S41°01'29"W A DISTANCE OF 141.49 FEET TO A POINT OF CURVATURE; THENCE 76.71 FEET ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE MEASURES 97°40'04" TO A POINT OF TANGENCY; THENCE N41°78'27"W A DISTANCE OF 39.68 FEET TO A POINT ON A CURVE; THENCE 19.47 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE MEASURES 18°35'16" AND WHOSE LONG CHORD BEARS N09°23'47"E A DISTANCE OF 19.38 FEET; THENCE N41°78'27"W 7.77 FEET; THENCE N69°40'28"W A DISTANCE OF 129.68 FEET; THENCE N59°48'36"W A DISTANCE OF 120.70 FEET; THENCE N66°49'53"W A DISTANCE OF 86.36 FEET; THENCE N50°50'14"W A DISTANCE OF 53.35 FEET; THENCE N36°57'19"W A DISTANCE OF 155.78 FEET; THENCE N89°53'15"W A DISTANCE OF 85 FEET MORE OR LESS; TO THE WEST LINE OF THE N 1/4 SE 1/4, THENCE N00°09'04"W A DISTANCE OF 768.94 FEET; THENCE EAST A DISTANCE OF 227± FEET; THENCE S00°09'04"E A DISTANCE OF 316.28 FEET; THENCE S88°26'00"E A DISTANCE OF 394.26 FEET; THENCE S02°38'00"E A DISTANCE OF 89.00 FEET; THENCE N89°43'06"E A DISTANCE OF 275.21 FEET; THENCE N00°16'54"W A DISTANCE OF 92.58 FEET; THENCE N89°43'36"E A DISTANCE OF 388.17 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY OF 12TH STREET; THENCE S00°24'54"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 102.04 FEET TO THE POINT OF BEGINNING, CONTAINING 16.517 ACRES MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

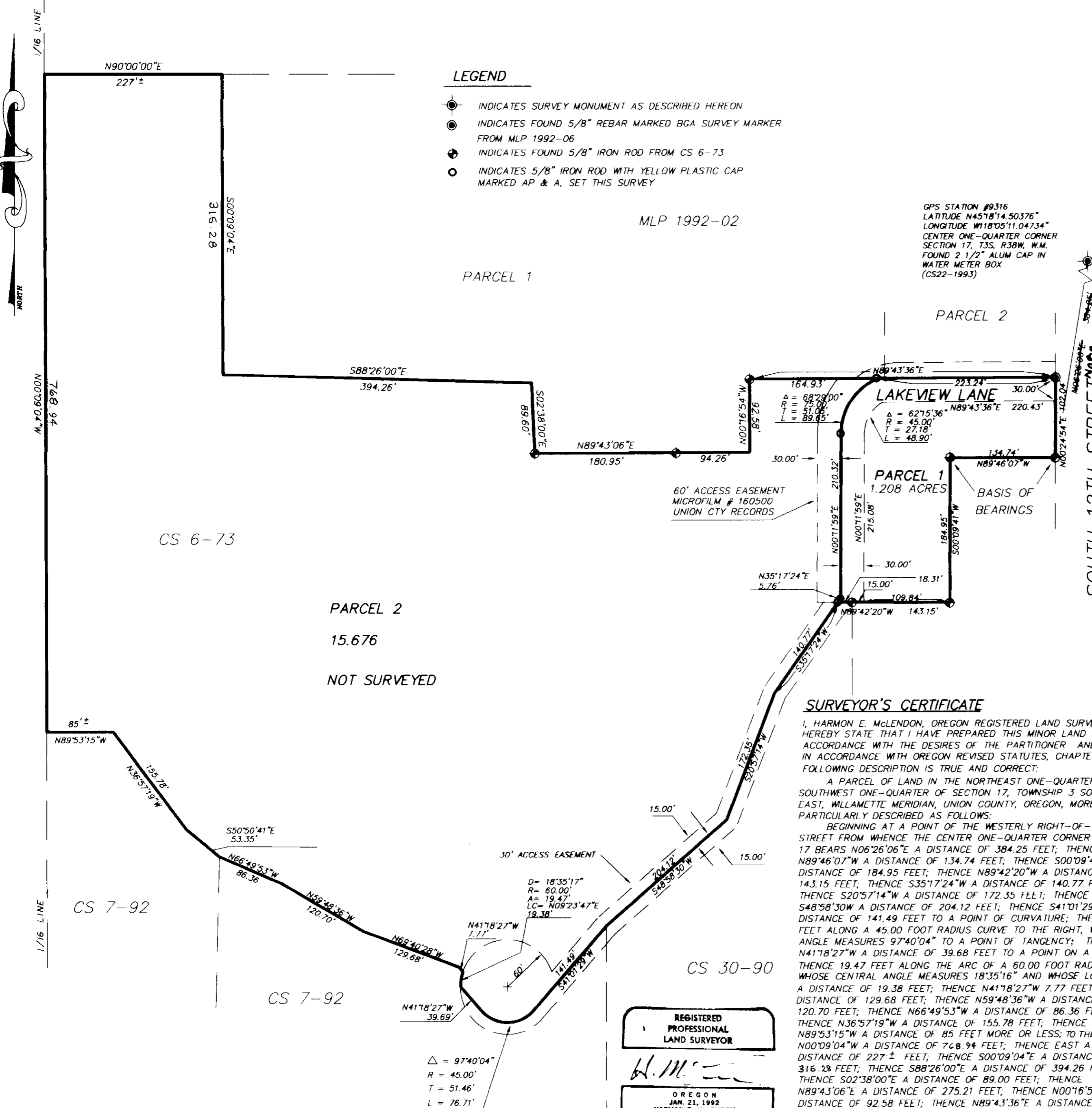
*H. M. McLendon*  
 HARMON E. McLENDON  
 2537

## SUBJECT TO:

AN EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH COMPANY DATED MAY 7, 1941 RECORDED IN BOOK 102, PAGE 394, UNION COUNTY RECORDS  
 EASEMENT TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE DATED MAY 24TH, 1990, RECORDED AS MICROFILM #133550, UNION COUNTY RECORDS

## LEGEND

- INDICATES SURVEY MONUMENT AS DESCRIBED HEREON
- INDICATES FOUND 5/8" REBAR MARKED BGA SURVEY MARKER FROM MLP 1992-06
- INDICATES FOUND 5/8" IRON ROD FROM CS 6-73
- INDICATES 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED AP & A, SET THIS SURVEY



## REFERENCE MATERIAL

MINOR LAND PARTITION PLAT NO 1992-06  
 COUNTY SURVEY NO. 3-73  
 COUNTY SURVEY NO. 30-90  
 COUNTY SURVEY NO. 7-1992  
 COUNTY SURVEY NO. 22-1993  
 PARTITION PLAT REPORT #96-7589  
 EASTERN OREGON TITLE, INC.  
 COUNTY SURVEY NO. 38-1995

*Bob Bogue*  
 Rick G. Johnson  
 Deputy Co. Surveyor

<b>MINOR LAND PARTITION</b> IN THE NE 1/4 OF THE SW 1/4 OF SECTION 17 T3S, R38E, W.M., UNION COUNTY, OREGON	
FOR JULIE GERACI	
SCALE: 1" = 100'	 ANDERSON PERRY ASSOCIATES, INC. ENGINEERING - SURVEYING - MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.
DATE: APRIL 1996	
JOB NO. 2704-60	
SHEET 1/1	