

# Major Partition Plat No. 1996-18

Microfilm No. 963678  
Plat Cabinet No. B-438

Situated in the Southwest quarter of the Southeast quarter, and in the Southeast quarter of the Southwest quarter of Section 10, Township 1 North, Range 39 East of the Willamette Meridian.

## BASIS OF BEARING

Solar observation taken at the South quarter corner of Section 10, Township 1 North, Range 39 East of the Willamette Meridian

SCALE: 1"=60'

## LEGEND

- Found brass or aluminum monument as per Union County monumentation records
- ▲ Found 3/4" iron pipe set by survey number 96-77
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 68-81 unless otherwise noted
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 034-1992
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 026-1993
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 021-1996
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record information of cited description
- [ ] Record information of survey no. 68-81
- Centerline
- \*- Existing fence line

## REFERENCE MATERIAL

Union County Monumentation Records  
Plat of Hug's Addition to Elgin  
Survey Number 96-77  
Survey Number 68-81  
Survey Number 034-1992  
Survey Number 026-1993  
Survey Number 021-1996

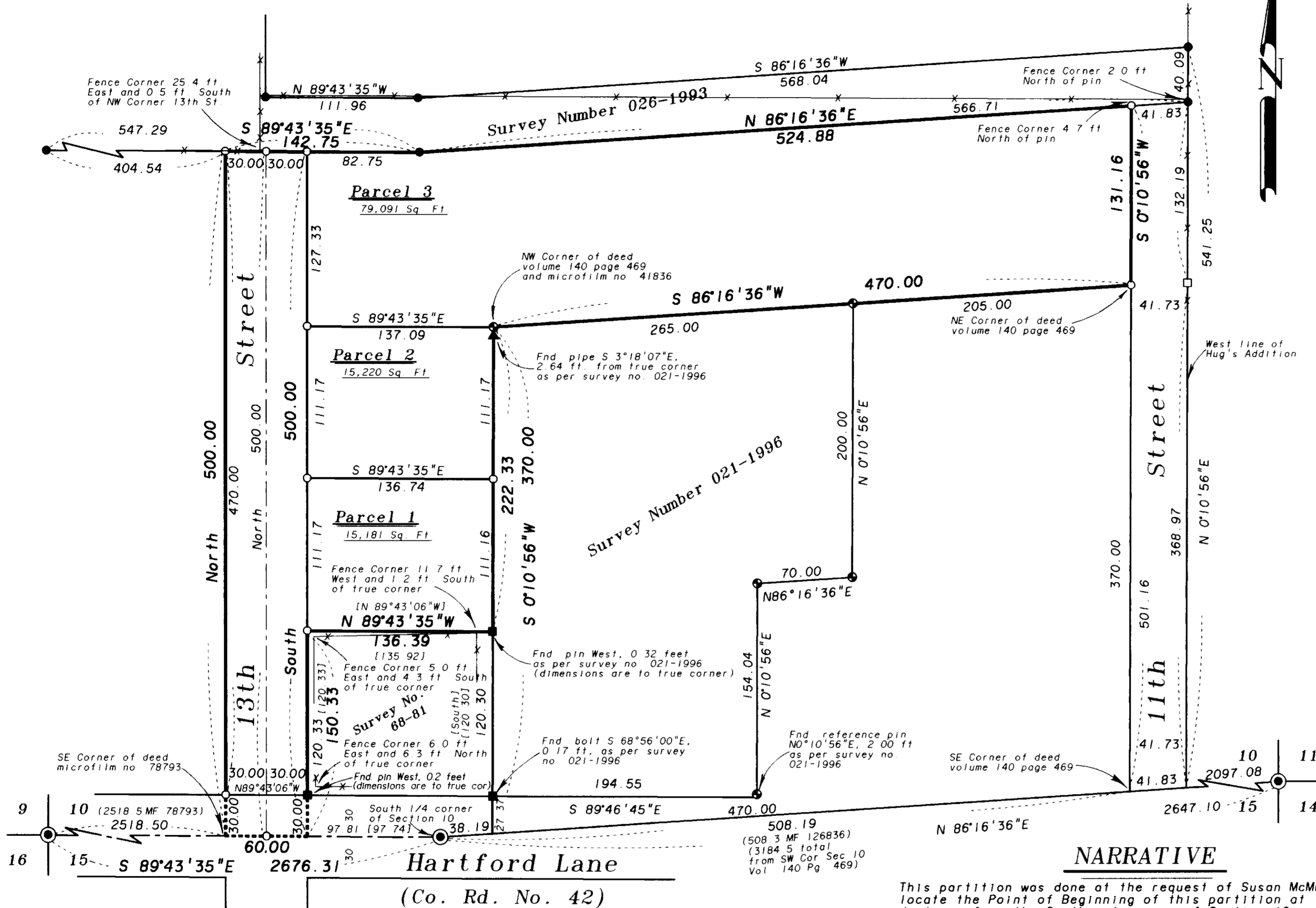
### DEED RECORDS

Volume 136 Page 349  
Volume 140 Page 469  
Microfilm Numbers  
41836 111743  
76425 133182  
78793 126836  
111742 960451

Partition Plat Report No. 96-7904  
prepared by Eastern Oregon Title, Inc.

## NARRATIVE

This partition was done at the request of Susan McMurdo. I locate the Point of Beginning of this partition at the record distance from the Southwest corner of Section 10, along the South line of the section, as per microfilm number 78793, and documented by survey number 68-81. I then place the West line of 13th Street North from this point to its intersection with the South line of survey number 026-1993. The North line of this partition is in common with the monumented line of that survey. I drive this line Easterly, to its intersection of the West line of 11th Street. This line was placed by coming along the South line of the section record distance from the Southwest corner of the section (3184.5 ft), and driving a line parallel with the West line of Hug's Addition, placed by survey numbers 034-1992 and 026-1993. The remaining lines of the exterior retrace survey numbers 68-81 and 021-1996. There is a slight bearing switch between this partition and survey number 68-81 as shown. As discussed on survey numbers 026-1993 and 021-1996, the East-West lines falling East of the South 1/4 corner of Section 10 are parallel with the South line of the Section. This was not reflected on survey number 96-77, which extended the section line as it is West of the quarter corner. This creates the skew shown and is the reason the fences do not match the true deed lines. I find no other unusual conditions on this partition.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1996  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1996

# Major Partition Plat No. 1996-18

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## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached Major Partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows:

A tract of land situated in the Southwest quarter of the Southeast quarter, and in the Southeast quarter of the Southwest quarter of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of said Section 10, said point being South 89°43'35" East, a distance of 2518.50 feet from the Southeast corner of said Section 10, said point being the Southeast corner of the land sold to the Richland Baptist Church by deed recorded as Microfilm Document No. 78793.

Thence: North, along the East line of said land, a distance of 500.00 feet.

Thence: South 89°43'35" East, parallel with the South line of said Section 10, a distance of 142.75 feet, to an angle point in said line.

Thence: North 86°16'36" East, parallel with the South line of said Section 10, a distance of 524.88 feet, to the West right of way line of 11th Street.

Thence: South 0°10'56" West, along said West line, and parallel with the West line of Hug's Addition to Elgin, a distance of 131.16 feet, to the Northeast corner of land conveyed to the Southern Idaho Conference Association of Seventh Day Adventists by deed recorded as volume 140, page 469.

Thence: South 86°16'36" West, along the North line of said tract, said line being parallel with the South line of said Section 10, a distance of 470.00 feet, to the Northwest corner of the said tract, said point also being the Northwest corner of land conveyed to Welbie and Goldie Spainhower by deed recorded as Microfilm Document No. 41836.

Thence: South 0°10'56" West, along the West line of said Spainhower land, a distance of 222.33 feet.

Thence: North 89°43'35" West, a distance of 136.39 feet.

Thence: South, a distance of 150.33 feet, to the South line of said Section 10.

Thence: North 89°43'35" West, along said South line, a distance of 60.00 feet, to the Point of Beginning of this description.

Said parcel containing 3.20 acres (139,493 Sq. Ft.).

Said parcel subject to County Road Number 42 (Hartford Lane) over and across the South 30 feet thereof.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1996  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1996

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Bogett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon 97850

## DEDICATION

Know all people by these presents that Douglas A. McMurdo and Susan E. McMurdo are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels as shown on the annexed map in accordance with O.R.S. Chapter 92, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the area shown on the annexed map as 13th Street.

*Douglas A. McMurdo*  
Douglas A. McMurdo

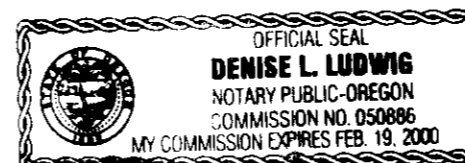
*Susan E. McMurdo*  
Susan E. McMurdo

## ACKNOWLEDGEMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 19<sup>th</sup> day of August, 1996, before me a Notary Public in and for said State and County, personally appeared Douglas A. McMurdo and Susan E. McMurdo, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Denise L. Ludwig*  
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 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 certified to the tax collector for collection have been paid.

by *Patty Gooderham* Date: 8/19/96  
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 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: 8/17/96  
Peggy Sutton, Union County Treasurer

### UNION COUNTY SURVEYOR

Examined and approved this 19 day of Aug., 1996.

*James D. Hanley*  
James D. Hanley, Baker County Surveyor  
for the Union County Surveyor

### CITY OF ELGIN

Examined, approved and right of way dedication accepted this 19<sup>th</sup> day of August, 1996.

*Joe Garlitz*  
Joe Garlitz, City Recorder

### UNION COUNTY BOARD OF COMMISSIONERS

Examined and approved this 21<sup>st</sup> day of August, 1996.

*John Howard*  
John Howard

*Loren D. Savage*  
Loren D. Savage

*Steve McClure*  
Steve McClure

## 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 21<sup>st</sup> day of Aug., 1996, at 7:45 o'clock A.M. and in Plat Cabinet No. B438, Union County records.

Microfilm No. 963678  
*R. NELLIE ZAGHE HIBBELT*  
Union County Clerk  
by *CS Nelson, Deputy*